OWNER INSPECTIONS
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DILAPIDATION REPORT

Sample Property

Sample Property

Name withheld

08/09/2026

Inspector
Kosie (Kosmas) Touretsoglou
Registered Building Practitioner & Pest Inspector
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1.3.1 + Inspection Details - + Views: + General views of the property at the time of the inspection
2.1.1 + Inspection Summary Notes - inspection summary: Inspection Purpose
2.1.2 + Inspection Summary Notes - inspection summary: Existing Footing Configuration – Not Verified
3.1.1 Excavation - Excavation : Excavation Depth – Discrepancy with Engineering Assessment
4.1.1 External walls - Brickwork: Minor Brickwork Cracking – 1.2 mm
4.1.2 External walls - Brickwork: Brickwork Cracking – Greater Than 4.5 mm
5.1.1 Inspection conclusion - Inspection conclusion: Inspection Conclusion – Adjoining Excavation Works
5.1.2 Inspection conclusion - Inspection conclusion: Crack Monitoring Recommended
5.1.3 Inspection conclusion - Inspection conclusion: Excavation Conditions – Ongoing Monitoring
5.1.4 Inspection conclusion - Inspection conclusion: Existing Cracking – Timing and Causation

1: + INSPECTION DETAILS

Information

+ General: In Attendance
Owner

+ General: Occupancy
Occupied

+ General: Weather Conditions
Clear, Dry

+ General: Type of Building
Freestanding, Residential, House

+ General: How Many Levels?
Single Storey

+ General: External Building Material
Brick Veneer

+ General: Roof

Tiled

Limitations

+ Limitations / Obstructions

+ SUBFLOOR/BASEMENT:

Not applicable

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ ROOF SPACE:

Not applicable

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ INTERNAL:

Not applicable

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ EXTERNAL:

Work trades, External fixtures

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ ROOF EXTERNAL:

Height

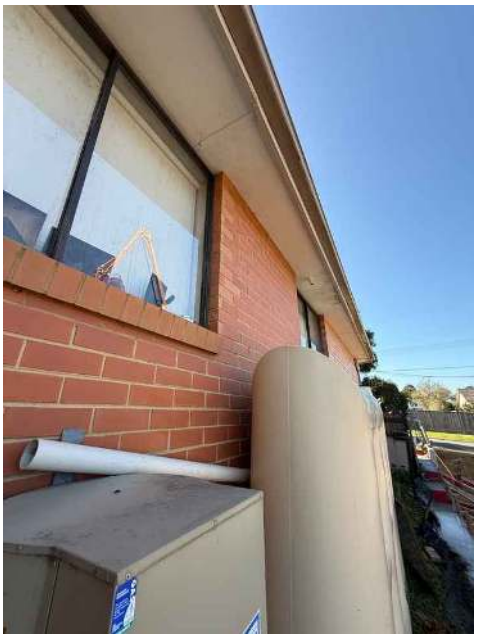
Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

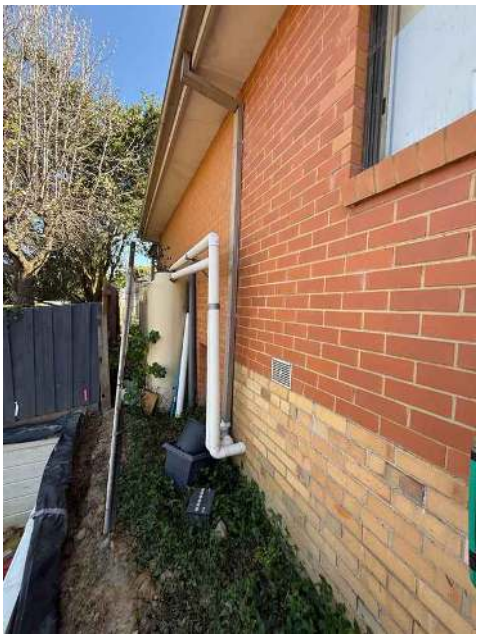
Observation

1.3.1 + Views

Maintenance Item/Information Only

+ GENERAL VIEWS OF THE PROPERTY AT THE TIME OF THE INSPECTION





2: + INSPECTION SUMMARY NOTES

		V	D	M	U
2.1	inspection summary	X			

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Observation

2.1.1 inspection summary

Maintenance Item/Information Only

INSPECTION PURPOSE

The purpose of this inspection was to assess and document the existing condition of the subject property, with particular consideration given to adjoining construction works currently being undertaken at the neighbouring property.

The inspection was requested following concerns regarding excavation works being carried out in close proximity to the subject dwelling. Particular attention was given to the apparent depth and proximity of the excavation, the existing condition of the adjoining dwelling, and any visible evidence of movement, cracking or other conditions that may be relevant to the neighbouring works.

Where accessible, measurements and photographic records were taken to document the site conditions observed at the time of inspection. This report is intended to provide a factual record of those observations and measurements and, where appropriate, identify matters that may warrant further assessment by the relevant building surveyor and/or suitably qualified structural or geotechnical engineer.

The inspection does not constitute a structural or geotechnical engineering assessment, nor does it determine the adequacy of temporary or permanent excavation support or protection works.

2.1.2 inspection summary

Maintenance Item/Information Only

EXISTING FOOTING CONFIGURATION – NOT VERIFIED

The depth, width and configuration of the existing footings to the subject dwelling could not be visually established during this inspection, and no invasive investigation was undertaken.

Accordingly, no determination is made within this report regarding the actual founding depth or configuration of the existing footings. Where the relationship between the adjoining excavation and the existing footing support zone is required to be conclusively established, this should be assessed by a suitably qualified structural engineer, with further investigation of the existing footing configuration undertaken where considered necessary.

3: EXCAVATION

		V	D	M	U
3.1	Excavation				

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Observation

3.1.1 Excavation

Major Defects/Safety Hazards

EXCAVATION DEPTH – DISCREPANCY WITH ENGINEERING ASSESSMENT

The engineering report provided for the adjoining works describes the excavation adjacent to the subject property as being approximately 1.0 m deep relative to the adjoining existing ground level. This dimension forms a significant basis of the engineer's subsequent 45-degree assessment and conclusion regarding the potential zone of influence.

During this inspection, the vertical distance from the adjoining existing ground level to the base of the excavation was physically measured at the depicted location at approximately 1,600 mm. This measurement has been photographically documented within this report.

This represents a material difference of approximately 600 mm from the excavation depth relied upon within the engineering assessment. While the engineering report photographically documents the horizontal separation between the excavation and adjoining dwelling, no corresponding measurement photograph demonstrating the stated approximately 1.0 m excavation depth was identified within the report reviewed.

Using the same simplified 45-degree methodology adopted within the engineering report, an excavation depth of approximately 1,600 mm would result in materially different projected geometry from that assessed using a depth of approximately 1,000 mm.

No conclusion is made within this inspection as to whether the excavation has undermined or adversely affected the structural support of the adjoining dwelling. It is recommended that the actual excavation depth and site geometry documented within this report be referred back to the project structural engineer for further assessment and confirmation that the conclusions contained within the previous engineering report remain applicable.

SJ Engineers
Civil & Structural Engineer
Basic Energy Efficiency Assessor
Inf.sj@ejeng.com.au, www.ejeng.com.au

Reference: 260486
Date: 2026-09-05

1. Project Details
Subject Property:
39 Leonard Street, Burwood VIC 3125
Adjoining Property:
42 Finch Street, Burwood VIC 3125
Inspection Date:
2026-09-04

Subject:
Assessment of excavation adjacent to boundary and potential impact on adjoining dwelling footing.

2. Purpose of Inspection
An engineering inspection was undertaken at **39 Leonard Street, Burwood VIC 3125** to assess the excavation being undertaken adjacent to the common boundary with **42 Finch Street, Burwood VIC 3125**. The primary purpose of the inspection was to determine whether the excavation has the potential to undermine, destabilise or otherwise adversely affect the existing footing and external wall of the adjoining dwelling.
The assessment included:
- visual inspection of the excavation and surrounding ground;
- consideration of the relative position of the excavation and adjoining dwelling;
- measurement of the excavation and separation distances where accessible;
- review of the available engineering design information; and
- assessment of the excavation geometry in relation to the likely support zone of the existing adjoining footing.

3. Site Observations
At the time of inspection, construction works were in progress at 39 Leonard Street.
The excavation adjacent to the boundary with 42 Finch Street was observed to be approximately **1.0 m deep** relative to the adjoining existing ground level.
The existing adjoining dwelling at 42 Finch Street is a brick masonry building. The external brick wall is located approximately **1.2 m horizontally from the relevant excavation location**, based on the site measurements and conditions observed during the inspection.
The photographs taken during the inspection show:
- the existing brick external wall of the adjoining dwelling;
- the ground immediately adjacent to the existing wall;
- the excavation/construction zone at the subject property;
- reinforcement and formwork associated with the new construction; and
- the separation between the existing adjoining building and the excavation.

No obvious evidence of active movement, collapse, excessive ground loss or undermining of the adjoining external wall was observed at the time of inspection.
The existing adjoining wall remained supported by the existing ground and footing system.

4. Excavation Geometry and 45-Degree Assessment
The principal engineering consideration for an excavation adjacent to an existing building is whether the excavation extends into the soil zone that provides bearing support to the existing footing.
For this assessment, the excavation has been considered using a **45-degree projection from the bottom of the excavation** toward the adjoining property.
The observed excavation is approximately:
Excavation depth: approximately 1.0 m

Using a 45-degree projection:
Vertical depth = 1.0 m
Corresponding horizontal projection = approximately 1.0 m
The adjoining external wall is approximately **1.2 m from the excavation.**
Accordingly, the horizontal separation between the excavation and adjoining wall is greater than the corresponding 1.0 m horizontal projection from the base of the excavation.
In simplified form:
Excavation depth = 1.0 m
45° horizontal projection = 1.0 m
Separation to adjoining wall = 1.2 m
Available margin = 0.2 m
Therefore, the indicative 45-degree line projected upward from the bottom of the excavation **does not intersect the location of the adjoining external wall.**
More importantly, the excavation does not appear to remove the soil immediately beneath the existing building footing or extend into the principal bearing zone supporting the adjoining structure.

5. Assessment of Potential Footing Undermining
The purpose of applying the 45-degree assessment is to establish whether excavation-induced loss of lateral soil support could affect the existing footing of the adjoining dwelling.
An excavation can potentially cause adverse effects to an adjoining building where it is sufficiently deep and close to the building that the excavation cuts through the soil supporting the existing footing.
In the present case, the excavation depth is approximately **1.0 m**, while the adjoining wall is approximately **1.2 m away**.
The 45-degree projection from the excavation base therefore terminates before reaching the adjoining wall.
This indicates that there remains a layer of ground between the excavation and the adjoining building which is not directly intercepted by the excavation.
Accordingly, the excavation is not considered to have removed the ground necessary to maintain the existing footing's bearing support.
The existing footing therefore remains supported by the underlying ground, and the excavation is **not considered to constitute an undermining of the adjoining dwelling footing** based on the observed geometry.

6. Consideration of Existing Building Stability
The existing dwelling at 42 Finch Street is founded on the existing ground conditions and has been in place prior to the current construction works.
The excavation at 39 Leonard Street is located sufficiently away from the adjoining building that the excavation does not extend beneath the existing wall.
The presence of the approximately **1.2 m separation** provides a buffer of ground between the excavation and the adjoining structure.
Based on the observed conditions, there was no visible evidence at the time of inspection indicating that the existing dwelling had experienced movement as a consequence of the excavation.
In particular, no obvious:
- footing exposure;
- localised soil collapse beneath the wall;
- void formation;
- loss of ground beneath the adjoining wall;
- sudden settlement; or
- significant cracking attributable to the excavation

was observed during the inspection.
On the basis of the available information and observed site conditions, the excavation is therefore not expected to adversely affect the structural stability of the adjoining dwelling.

7. Review of Engineering Design
The available engineering design documentation for the proposed construction at 39 Leonard Street was reviewed as part of this assessment.

The observed construction arrangement, including the reinforced concrete footing/slab construction and boundary formwork, is generally consistent with the proposed construction methodology.
The excavation observed during the inspection is approximately 1.0 m deep and remains separated from the existing adjoining dwelling.
The construction should continue in accordance with the structural engineering documentation and the excavation should not be extended beyond the dimensions assessed in this report without further engineering review.

8. Engineering Opinion
Based on:
- the site inspection undertaken at **39 Leonard Street, Burwood VIC 3125**;
- the observed excavation depth of approximately **1.0 m**;
- the measured/observed separation of approximately **1.2 m between the excavation and the adjoining external wall at 42 Finch Street**;
- the observed condition of the adjoining building;
- the available engineering design information; and
- assessment of the excavation using a 45-degree projection from the bottom of the excavation,

it is my engineering opinion that the excavation **does not extend into the principal soil support zone of the existing adjoining dwelling.**
The 45-degree projection from the bottom of the approximately 1.0 m deep excavation remains within the available ground separation and does not intersect the adjoining dwelling.
Consequently, the excavation is **not considered to undermine the existing footing of the dwelling at 42 Finch Street, Burwood VIC 3125.**
Provided the excavation remains within the assessed limits and the construction works are undertaken in accordance with the engineering design and appropriate excavation safety practices, the works at 39 Leonard Street are **not expected to adversely affect the structural stability or footing support of the adjoining dwelling.**
This opinion is based on the conditions visible and accessible at the time of inspection. If the excavation is subsequently deepened, widened, or otherwise altered, or if previously concealed footing conditions differ materially from those assumed in this assessment, further engineering assessment will be required.

9. Photographic Record
Photograph 2 – Existing adjoining brick wall and excavation/construction area
The photograph shows the existing brick external wall of the dwelling at 42 Finch Street and the construction/excavation area immediately adjacent to the boundary.
Photograph 3 – Measurement of separation
The photograph records the site measurement associated with the separation between the existing adjoining structure and the excavation/construction zone.
Photograph 4 – Reinforced concrete construction
The photograph shows the reinforced concrete footing/slab construction and boundary formwork at 39 Leonard Street.

Engineering Conclusion:
The approximately 1.0 m deep excavation at 39 Leonard Street is considered to remain outside the 45-degree zone of influence of the adjoining dwelling at 42 Finch Street. Based on the observed conditions, the excavation is not considered to undermine the existing adjoining footing or adversely affect the structural stability of the neighbouring dwelling.

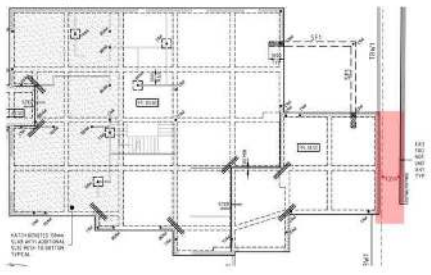
The retaining wall is to be completed within 1 week from the date of the inspection.

As above, end of the report.

Yours sincerely,

Eric Shunggeng LUO of SJ Bb. Env. Eng. P/L
DCEng, MCMPrev, MIEAust, CPEng, NER, RSE
Endorsed Building Engineer
Email: eric.lu@ejeng.com.au
Endorsed building engineer area of engineering: Civil engineer
Endorsed building engineer registration no : PE0001299
Date: 2026-09-05
Signature: *sig line*

1. location in question (shade in red)



4: EXTERNAL WALLS

		V	D	M	U
4.1	Brickwork		X		

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Observation

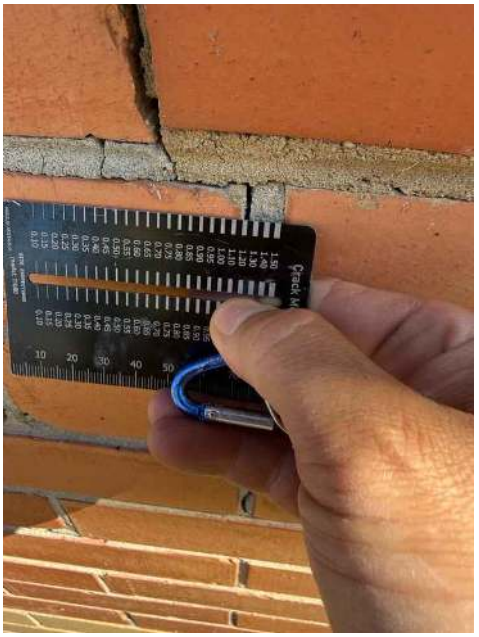
4.1.1 Brickwork

Defects

MINOR BRICKWORK CRACKING – 1.2 MM

Minor cracking was noted to the brickwork at the front left corner of the dwelling. At its widest observed point, the crack was measured at approximately 1.2 mm.

In isolation, the cracking does not appear to represent a structural concern at the time of inspection. The location, extent and measured crack width have been documented to provide a reference of the condition observed prior to the progression of the adjoining construction works.



4.1.2 Brickwork

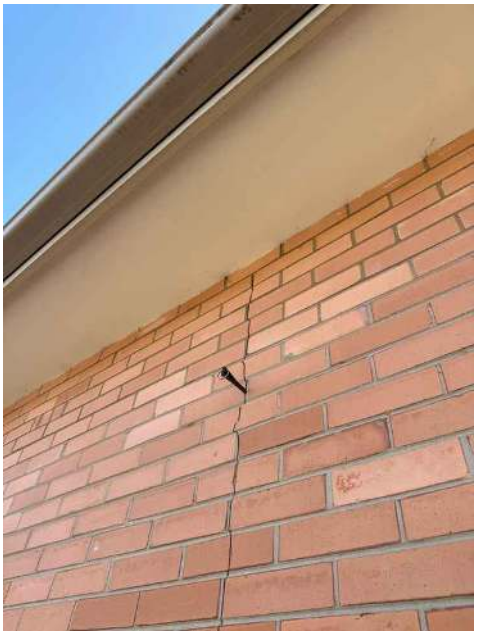
Defects

BRICKWORK CRACKING – GREATER THAN 4.5 MM

Cracking was noted to the depicted brickwork, measuring greater than 4.5 mm at the highest safely accessible measurement point. The cracking appears to widen further along the higher brick courses. Refer to the accompanying photograph identifying the location at which the measurement was taken.

It could not be established during this inspection whether the cracking was present prior to the commencement of the adjoining excavation works. Based on the visible cracking pattern and direction, there is no clear indication that it is directly associated with the adjoining excavation; however, causation cannot be determined from visual inspection alone.

Given the extent of the cracking and the nearby excavation works, assessment by a suitably qualified structural engineer is recommended to determine its significance, likely cause and whether further investigation, monitoring or rectification is required.



5: INSPECTION CONCLUSION

		V	D	M	U
5.1	Inspection conclusion				

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Observation

5.1.1 Inspection conclusion

Major Defects/Safety Hazards

INSPECTION CONCLUSION – ADJOINING EXCAVATION WORKS

Based on the conditions observed at the time of inspection, no clear evidence was identified to indicate that the adjoining excavation works have caused movement, settlement or structural damage to the subject dwelling. **While existing cracking was documented, including cracking warranting further assessment, a direct relationship between this cracking and the adjoining excavation works could not be established during this inspection.**

Of concern, however, is the discrepancy between the excavation depth observed and measured during this inspection and that relied upon within the engineering assessment provided for the adjoining works. The engineering report adopts an excavation depth of approximately 1.0 m and uses this dimension as a fundamental component of its 45-degree assessment, together with an approximately 1.2 m separation from the adjoining dwelling.

During this inspection, the excavation was measured at approximately 1.6 m deep relative to the adjoining existing ground level at the depicted location. This represents a material difference of approximately 600 mm from the depth adopted within the engineering assessment.

It is also noted that the engineering report provides photographic evidence demonstrating the measurement of the horizontal separation between the excavation and adjoining dwelling; however, no equivalent photographic measurement was provided to substantiate the stated approximately 1.0 m excavation depth. The photograph depicting the excavation provides a general view of the works but does not, in itself, establish the depth upon which the engineering calculations and subsequent conclusions were based.

Given that the stated excavation depth is fundamental to the 45-degree assessment undertaken, the difference between approximately 1.0 m and the approximately 1.6 m measured during this inspection is considered material and warrants further engineering review.

While there is presently no clear evidence that the subject dwelling has been adversely affected by the excavation, the engineering conclusion provided should not, in my opinion, be relied upon without further review of the actual excavation depth and geometry observed on site. ***It is recommended that these measurements and photographic evidence be provided to the relevant structural engineer and/or an independent suitably qualified structural engineer for assessment and confirmation that the adjoining dwelling remains adequately protected and supported.***

5.1.2 Inspection conclusion

CRACK MONITORING RECOMMENDED

Maintenance Item/Information Only

Cracking identified and measured during this inspection has been photographically documented to provide a record of its condition at the time of assessment.

Given the adjoining excavation and construction works, it is recommended that the identified cracking be periodically monitored and remeasured during and following the works. Any measurable increase in crack width, development of new cracking or other evidence of movement should be referred to a suitably qualified structural engineer for further assessment.

5.1.3 Inspection conclusion

EXCAVATION CONDITIONS – ONGOING MONITORING

Maintenance Item/Information Only

The excavation and surrounding ground conditions documented within this report represent the conditions visible and accessible at the time of inspection.

As excavation, retaining and associated construction works continue, site conditions may change. Particular attention should be given to any further excavation, ground loss, deterioration of the excavation face, water accumulation or other changes that may potentially influence the adjoining property.

Any material alteration to the excavation depth or geometry should be appropriately assessed by the project structural engineer.

5.1.4 Inspection conclusion

EXISTING CRACKING – TIMING AND CAUSATION

Maintenance Item/Information Only

Where cracking or other defects have been identified within the subject dwelling, it was not possible to conclusively determine whether these conditions existed prior to commencement of the adjoining construction works unless supported by reliable pre-construction photographic or condition-report evidence.

The cracking has therefore been documented based on its condition at the time of this inspection. No conclusion regarding the timing or cause of the cracking should be inferred unless specifically stated within this report.