



Mobile : 0487623456

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Existing Condition (Defect) Inspection

JOB NO. BI 65-1

INTRODUCTION:

During construction, demolition or earthworks; neighbouring properties may on occasion develop minor damage and defects due to the various activities. As a protection to ensure any property or existing building does not incur new or further damage, defects or cracks that otherwise did not exist, it is essential that a formal inspection and report be undertaken to record the property condition prior to any works being undertaken. This should assist in limiting any problem or dispute that may arise between the property owner and the contractor undertaking the works.

DESCRIPTION

Property Address: addresss 785875, MELBOURNE, VIC, 3001

Date of Inspection: 15-05-2025

Weather: Windy

Inspection Type: Residential

Building Type: House

Building Size: 2 Storey

Building Description:

Owner Refusal of Entry: Exterior of Building



EXTERNAL RESIDENTIAL FEATURES

Fences & Gates :

Defect Observed

Description & Location of Defect:

"true"

Driveway & Paved Areas :

Retaining Walls :

Garage/Carport :

Sheds & Outbuildings :

Defect Observed

Description & Location of Defect:

"true"

Swimming Pool/Spa & Paving :

Defect Observed

Description & Location of Defect:

"true"



- Swimming Pool & Barriers :
- Bungalow/Pool House :
- Alfresco Area :
- Verandah/Pergola/Gazebo :
- Balconies/Handrails :
- Decks/Timber Floors & Steps :
- Stairways/Handrails :
- Eaves & Ceiling Linings :
- Brickwork & Masonry Cladding :
- Weatherboard & Other Cladding :
- Painting & Render :

Defect Observed

Description & Location of Defect:

"true"

- Windows/Doors :
- Roofing/Gutters & Downpipes :

INTERNAL RESIDENTIAL FEATURES

- Living Room :
- Family Room :
- Dining Area :

Defect Observed

Description & Location of Defect:

"true"



- Rumpus Room :
- Sunroom :
- Theatre/TV Room :
- Hallway/Passage :
- Stairways & Landings :
- Kitchen :
- Laundry & European Laundry :
- Powder Room/WC 1 :
- Powder Room/WC 2 :
- Bedroom 1 EXAMPLE ONLY :
- Bedroom 2 :
- Bedroom 3 :
- Bedroom 4 :
- Bedroom 5 :
- Study/Office :
- Storeroom/Attic :
- Main Bathroom :
- Ensuite - Bedroom 1 :
- Ensuite - Bedroom 2 :
- Additional Kitchen 2 :
- Additional Room :
- Additional Room :
- Additional Bathroom :
- Electrical Fixtures & Fittings :
- Plumbing & Drainage :

SUMMARY OF INSPECTION

OTHER GENERAL PHOTO'S



ACKNOWLEDGEMENT - OWNER/OCCUPIER

"It is hereby agreed that to my knowledge, this Existing Condition Report is a true and fair assessment of all the defects and cracks that were present on the day of inspection."

Owner or Occupier

Owner/Occupier Name: first name

Mobile Number:5764824356

Email Address: jalpa@beedev.co.in

Signature of Owner/Occupier:

TERMS & CONDITIONS:

The building inspector has been engaged to undertake a limited visual building inspection. The Inspection company or its inspectors, employees or sub-contractors will not be held liable for any defects or faults which may or may not be discovered at the property as a result of this inspection that may lead to any claim for damages or compensation by any party as a direct or indirect result of any works undertaken by the builder/contractor, its employees or sub-contractors. It is herein agreed that the inspection company, its building inspectors, employees or sub-contractors shall at all times be indemnified by the builder/contractor against any actions, claims for damage or legal costs of any kind by any party.

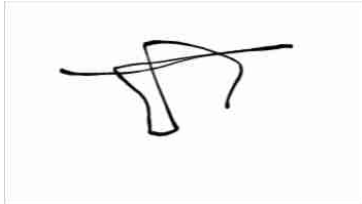
SCOPE & LIMITATIONS:

Scope & limitations are changed

INSPECTOR

Inspector's Name: Harry Inspector

Inspector's Signature:

A handwritten signature in black ink, appearing to be 'Harry Inspector', enclosed in a thin black rectangular border. The signature is stylized with a horizontal line crossing through the middle of the letters.

Date of Inspection: 15-05-2025