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Existing Condition (Defect) Report

JOB NO. EC 80-1

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: street addresss, MELBOURNE, VIC, 8070

Date of Inspection: 21-05-2025

Weather: Fine

Inspection Type: Residential

Building Type: Unit/Townhouse

Building Size: 3 Storey

Building Description: Polystyrene, Metal Cladding

Owner Refusal of Entry: Interior of Building



EXTERNAL RESIDENTIAL FEATURES

- Fences & Gates :
- Driveway & Paved Areas :
- Retaining Walls :
- Garage/Carport :
- Sheds & Outbuildings :
- Swimming Pool/Spa & Paving :
- 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 :
- Windows/Doors :
- Roofing/Gutters & Downpipes :

INTERNAL RESIDENTIAL FEATURES

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

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yufhjvn

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:5734193544

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:

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum

INSPECTOR

Building Inspector Name: Harry Thakur

Registration No.: 12345

Inspector's Signature:

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line, enclosed in a thin black rectangular border.

Date of Inspection: 21-05-2025