🏢 PROFESSIONAL INSPECTION REPORT

# Test Building Complex

|  |  |
| --- | --- |
| **Building Name:** | Test Building Complex |
| **Address:** | 123 Test Street, Melbourne VIC 3000 |
| **Inspection Date:** | 2025-01-15 |
| **Total Units:** | 5 |
| **Unit Types:** | 2BR Apartment, 3BR Apartment |
| **Report Generated:** | 10 August 2025 at 03:04 PM AEDT |

*This comprehensive inspection report covers 5 units with 4 total defects identified across all inspection points.*

# Executive Summary

|  |  |
| --- | --- |
| **Metric** | **Value** |
| **Total Units Inspected** | 5 |
| **Total Defects Found** | 4 |
| **Overall Defect Rate** | 16.00% |
| **Average Defects per Unit** | 0.8 |
| **Units Ready for Settlement** | 2 (40.0%) |
| **Units Requiring Minor Work** | 3 (60.0%) |
| **Units Requiring Major Work** | 0 (0.0%) |
| **Units Requiring Extensive Work** | 0 (0.0%) |

# Settlement Readiness Analysis

Units have been categorized based on the number of defects found during inspection:

|  |  |  |  |
| --- | --- | --- | --- |
| **Category** | **Criteria** | **Units** | **Percentage** |
| **✅ Ready** | 0-2 defects | 2 | 40.0% |
| **⚠️ Minor Work** | 3-7 defects | 3 | 60.0% |
| **🔧 Major Work** | 8-15 defects | 0 | 0.0% |
| **🚧 Extensive Work** | 15+ defects | 0 | 0.0% |

# Top Problem Trades

|  |  |  |
| --- | --- | --- |
| **Rank** | **Trade** | **Defect Count** |
| **1** | Plumbing | 1 |
| **2** | Flooring - Tiles | 1 |
| **3** | Carpentry & Joinery | 1 |
| **4** | Flooring - Carpets | 1 |

# Units Requiring Attention

|  |  |  |
| --- | --- | --- |
| **Rank** | **Unit** | **Defect Count** |
| **1** | 101 | 1 |
| **2** | 102 | 1 |
| **3** | 104 | 1 |
| **4** | 105 | 1 |

# Detailed Component Analysis

The following table shows which specific units have defects for each trade, room, and component combination:

|  |  |  |  |
| --- | --- | --- | --- |
| **Trade** | **Room** | **Component** | **Units with Defects** |
| Plumbing | Kitchen Area | Kitchen Sink | 101 |
| Flooring - Tiles | Bathroom | Tiles | 102 |
| Flooring - Carpets | Bedroom | Carpets | 104 |
| Carpentry & Joinery | Kitchen Area | Cabinets | 105 |

*Report generated on 10 August 2025 at 03:04 PM AEDT | Professional Inspection Report Processor v2.0*