**SUMMIT** FACADES

FACADE INSPECTION · PLANNED MAINTENANCE · CLADDING

# Facade Defect Inspection Report

A nine-storey residential apartment building, inner Melbourne.

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| **Report reference** | SF-2026-0142 |
| **Inspection date** | April 2026 |
| **Access methods** | Industrial rope access; elevated work platform at ground-level elevations |
| **Inspected by** | Summit Facades — IRATA-certified inspection team (names withheld in this sample) |
| **Revision** | 1.0 — Issued |

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*This is a redacted sample. Client, building and personnel details have been fictionalised or withheld.*

## 1. Document control

| Rev. | Date | Description | Author |
|---|---|---|---|
| 1.0 | April 2026 | Issued to the owners corporation. | Summit Facades |

This report is issued to the owners corporation and its appointed building manager. It may be relied upon by the owners corporation, its insurers and engineers engaged on the building.

## 2. The building

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|---|---|
| **Owners corporation** | Owners Corporation PS-XXXXXX (redacted) |
| **Building manager** | Withheld in this sample |
| **Address** | Street address redacted — inner Melbourne, Victoria |
| **Building classification** | Class 2 — residential apartments |
| **Storeys** | Nine above ground, plus a roof plant level |
| **Approximate completion** | Circa 2014 |
| **Facade types** | Aluminium composite panel, rendered substrate, glazed curtain elements, painted concrete |
| **Occupancy** | Fully occupied at the time of inspection |

## 3. Scope & purpose

Summit Facades was engaged to carry out a visual defect inspection of the building's external facade and to report on its condition.

The inspection covered all accessible external elevations and the roof-level parapet. It assessed the following facade elements:

- Composite and sheet cladding, and their fixings
- Sealants and movement joints
- Windows, glazing and balcony doors
- Concrete elements, including balcony slabs and spalling
- Render and protective coatings
- Balustrades, balconies and their fixings
- Evidence of water ingress

The purpose of the report is to give the owners corporation a clear, evidenced picture of facade condition, a prioritised schedule of defects, and recommended actions to inform planning and budgeting.

## 4. Limitations & qualifications

This is a visual inspection. It does not constitute a structural assessment, a combustible-cladding determination, or a warranty of compliance.

- Findings reflect conditions visible and accessible on the inspection date.
- Concealed elements, and elements behind finishes, were not inspected.
- Where cladding combustibility is noted, it is flagged for assessment — this report does not determine it.

- Defect severity reflects professional judgement at the time of inspection; conditions can change.
- This report should be read in full. Individual defects should not be considered in isolation.

## 5. Access

Elevations were inspected using the access method best suited to each, with no full scaffolding required:

- North, east, south and west elevations — industrial rope access, by IRATA-certified technicians.
- Ground-level elevations and the entry canopy — elevated work platform.
- Roof-level parapet — accessed safely from the roof.

## 6. Methodology

The inspection followed Summit Facades' standard visual-assessment methodology, with reference to the National Construction Code and the relevant Australian standards for facade and building inspection. Each defect is recorded against the four-tier severity scheme below, so the same fault is graded consistently.

### Severity scheme

| Code | Definition | Response |
|---|---|---|
| **P1** | Critical — immediate risk to safety or property. | Make safe immediately. |
| **P2** | High — significant defect with the potential to worsen or to affect safety. | Rectify within three months. |
| **P3** | Moderate — defect requiring rectification to prevent further deterioration. | Rectify within twelve months. |
| **P4** | Low — minor defect with limited immediate consequence. | Address within the planned maintenance cycle. |

## 7. Executive summary

The building's facade is in fair overall condition for its age, with defects that are typical of a building of this era and construction. One defect requires immediate attention; the remainder can be planned and budgeted.

One item of aluminium composite panel cladding could not be confirmed as non-combustible and is flagged for assessment. This is the most consequential finding and should be progressed promptly, separately from the works below.

### Defects by severity

| Severity | Defects identified |
|---|---|
| P1 — Critical | 1 |
| P2 — High | 3 |
| P3 — Moderate | 4 |
| P4 — Low | 1 |

| Severity | Defects identified |
|---|---|
| **Total** | **9** |

## 8. Defect schedule

Each defect is listed below with its location, the element affected, a description, its severity and the recommended action. In a full report, each entry is cross-referenced to photographs in the appendix.

| Ref | Location | Element | Defect | Sev. | Recommended action |
|---|---|---|---|---|---|
| **D-01** | West elevation, Level 8 | Composite cladding | Displaced aluminium composite panel — partially detached at the head fixing, presenting a fall risk to the pedestrian way below. | **P1** | Make safe immediately. Isolate the area below; refix or remove the panel. |
| **D-02** | North & east elevations, Levels 4–9 | Cladding | Aluminium composite panel of unconfirmed core type across the upper levels; combustibility not established. | **P2** | Arrange a combustible-cladding assessment; if confirmed, prepare a rectification plan. |
| **D-03** | East elevation, Level 3 | Concrete balcony | Spalling to the balcony slab edge with exposed, corroding reinforcement. | **P2** | Concrete repair — break out, treat reinforcement, patch and protect. |
| **D-04** | West elevation, Level 2 | Balustrade | Corrosion to a balustrade base fixing; fixing integrity reduced. | **P2** | Replace the affected fixing and inspect adjacent fixings. |
| **D-05** | All elevations | Sealant & joints | Widespread perimeter-sealant failure and gapping to window frames — open water paths. | **P3** | Programme full perimeter re-sealing across all elevations. |
| **D-06** | South elevation, Level 7 | Render | Cracked render to the spandrel below a window opening. | **P3** | Rake out, repair and recoat the affected render. |
| **D-07** | North elevation, Level 6 | Soffit & glazing | Water staining to the soffit; ingress suspected via the glazing perimeter above. | **P3** | Investigate the water path, rectify the source and make good internally. |
| **D-08** | Roof level | Parapet capping | Loose sections of metal parapet capping. | **P3** | Refix the capping and reseal laps. |
| **D-09** | Various | Coatings & steelwork | Protective-coating breakdown to exposed steel brackets and supports. | **P4** | Address within the planned maintenance cycle — clean down and recoat. |

## 9. Photographic record

A full report includes a photographic appendix — photo plates for each defect, cross-referenced to the schedule reference (D-01, D-02, and so on).

Photographs have been withheld from this redacted sample to protect the identity of the building and its occupants.

## 10. Recommendations & next steps

- Action the P1 defect (D-01) immediately — make the panel safe and isolate the area below.
- Commission a combustible-cladding assessment for the panel system flagged at D-02.

– Group the P2 and P3 defects into a scoped, costed rectification package.
– Fold the P4 item, and ongoing facade upkeep, into a planned maintenance program.
– Re-inspect the facade on an agreed cycle to keep the condition record current.

Summit Facades can carry out the rectification and combustible-cladding assessment, and can build an ongoing maintenance program around this building.

## 11. Sign-off

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|---|---|
| **Inspected by** | Summit Facades inspection team (IRATA-certified) |
| **Reviewed by** | Summit Facades — registered building practitioner |
| **Report reference** | SF-2026-0142 |
| **Date issued** | April 2026 |

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