



Detailed Window Inspection Report

1 Sample Street, Melbourne VIC 3022 – RP 1234

- ✓ 30+ Years' Experience In Reporting Services
- ✓ Our Quality Reports Make Roscon The Number #1 Choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ Domestic Unlimited Builders (DB-U 13329)
- ✓ Commercial Unlimited Builders (CB-U 4272)
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management
- ✓ Member - The Real Estate Institute of Australia

Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial/ industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

Instructed By

Name	XXX
Title Company	Owners Corporation
Address	XXX

Inspected & Compiled by

Inspector ID	LIJ-466
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26 November 2015

Dear XXX,

Thank you for using Roscon Property Services Pty Ltd for your Property Window Conditions Inspection. I have attached a copy of the report that has been compiled by an experienced auditor.

Should you require further assistance or need clarification of anything that is contained within the report then please do not hesitate to contact us.

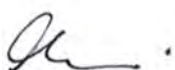
The attached report includes the following:

Part 1	Inspection Notes
Part 2	Detailed Windows Inspection
	- Unit 1
	- Unit 2
	- Unit 3
	- Unit 4
	- Unit 5
	- Unit 6
	- Unit 7
	- Unit 8
	- Unit 9
	- Unit 10 IS EXCLUDED DUE TO BEING INACCESSIBLE AT TIME OF INSPECTION
	- Unit 11
	- Unit 12
Part 3	Scope of works
Part 4	Terms and Conditions

The team at Roscon Property Services are available to assist you with any concern that may eventuate and look forward to your call. Thank you for your continued business.

Yours Sincerely

Roscon Property Services Pty Ltd



Paul Cummaudo

Managing Director

AREI, RBP, CRE, Licensed Estate Agent

Registered Building Practitioner DB-U 13329, CB-U 4272

Member REIV, MBAV, SCA, NCTI

Part 1: Inspection Notes

Roscon Property Services have been engaged by On er Corporation to investigate the condition of the window frames, glazing and associated hardware of the building. Access was gained to each unit to inspect all internal & external windows except for units 3, 5.

The following points encapsulate the inspection:

- Access was gained to the following units (in the order of inspection conducted):

- Unit 9	Internal & external inspection
- Unit 7	Internal & external inspection
- Unit 11	Internal & external inspection
- Unit 1	Internal & external inspection
- Unit 2	Internal & external inspection
- Unit 3	No tenant
- Unit 4	Internal & external inspection
- Unit 5	No tenant
- Unit 6	Internal & external inspection
- Unit 8	Internal & external inspection
- Unit 10	Internal & external inspection
- Unit 12	Internal & external inspection

- Timber awning windows were used predominantly throughout the building.
- Significant number of windows within the building are serviceable i.e. they are not deteriorated due to weather completely.
- In some cases it appears the windows have been recently painted (at least 2-3 years ago) with an oil based paint.
- Unit 2 had broken glazing on bedroom window facing Sample Rd.
- Window hardware for awning windows were inspected, the hardware on some frames appear to be corroded and in some cases dysfunctional. This could impact the normal operation of the windows.
- Each individual unit has been inspected and the following inspection report provides a recommendation for each window within the unit.

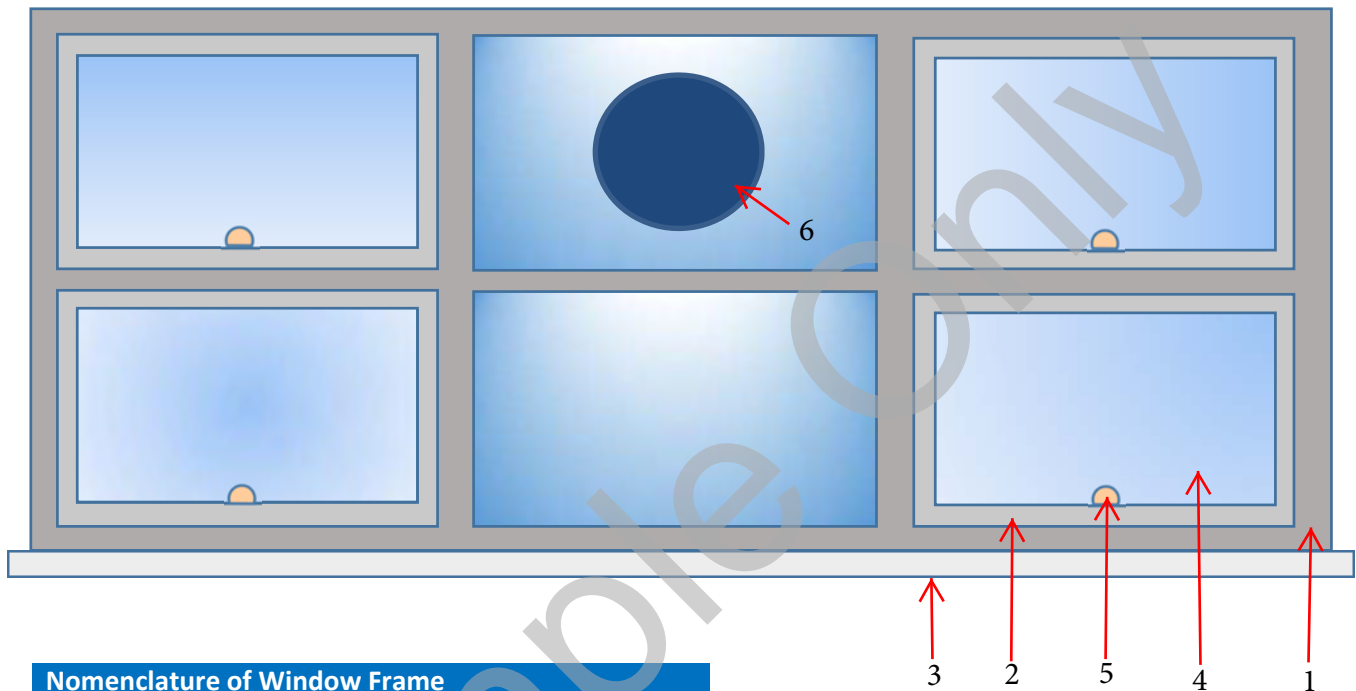
Please note: All diagrams not to scale .







The following report contains photographic evidence of internal window conditions throughout the building.

Consequently, there is also photographic evidence of windows needing attention.

Part 2: Detailed Windows Inspection

2.1. General nomenclature of a standard timber window assembly and legend for corresponding maintenance

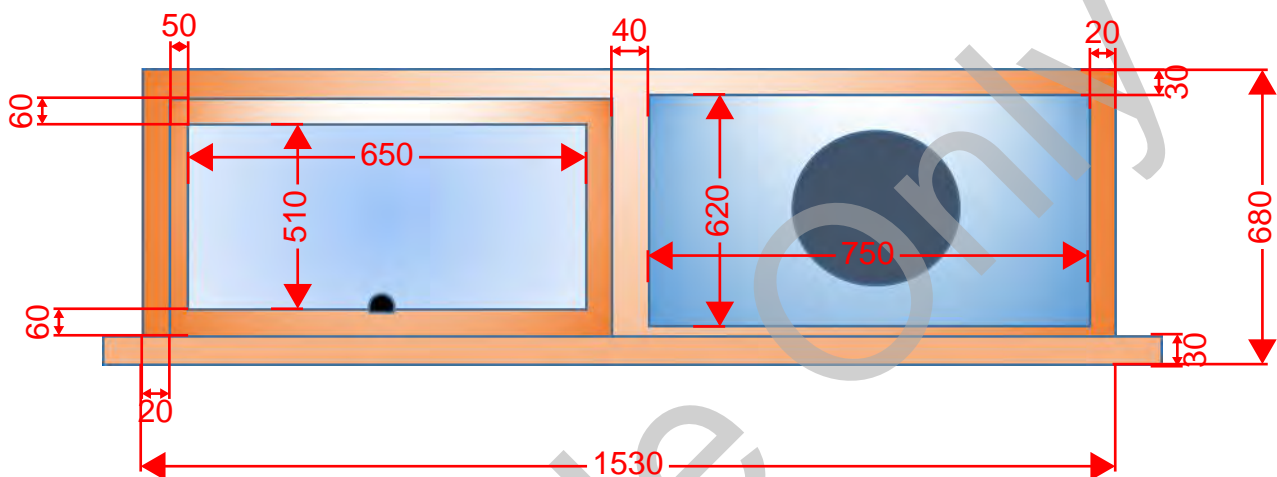


Nomenclature of Window Frame	
Part 1	Frame
Part 2	Sash
Part 3	Sill
Part 4	Fixed Glazing
Part 5	Hardware
Part 6	Exhaust fan cut out
	Requires Replacement
	Prepare and paint
	Hardware intact
	Requires lubrication on hardware
	Missing hardware
	Replace Fly screen

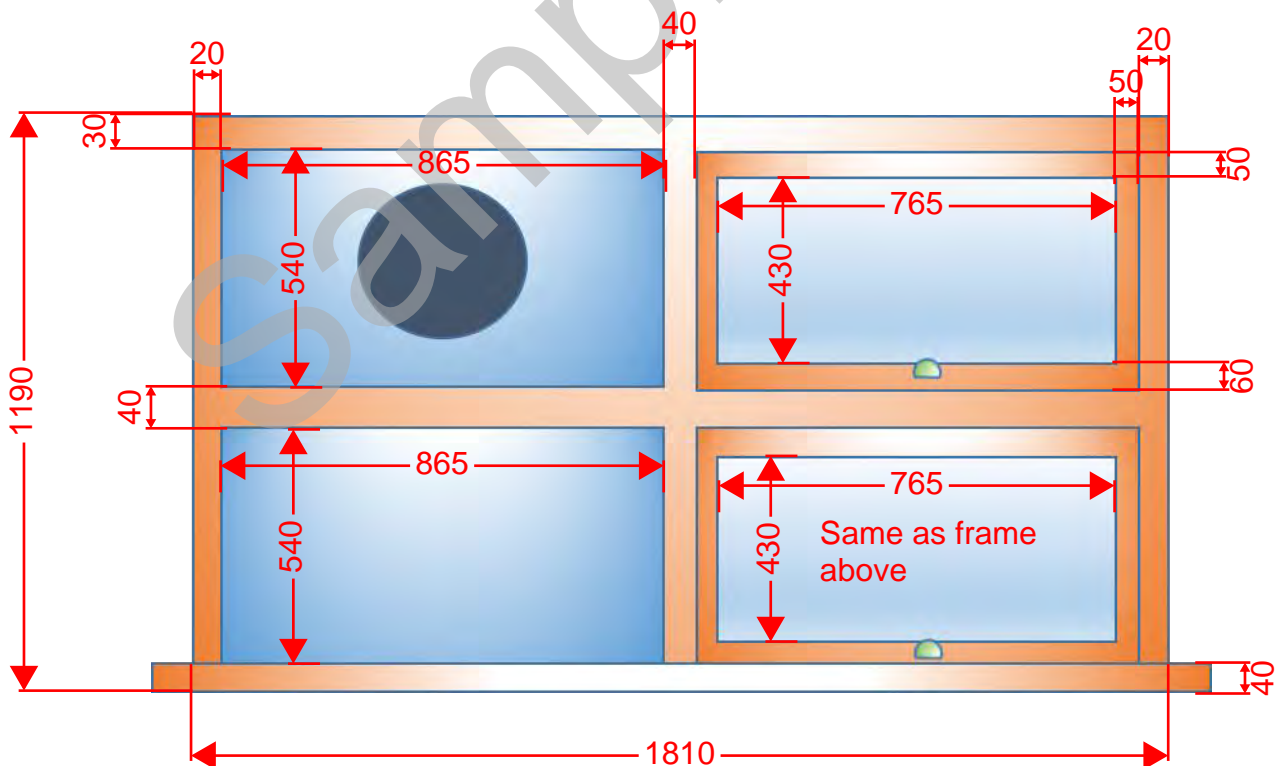
Window layout types and dimensions

There are five (5) main window layouts, some of which have small variations to the following due to the post-construction installation of heating units or a mirrored reversal in regards to door or exhaust locations. Please find the five layout types below with their corresponding dimensions (in mm).

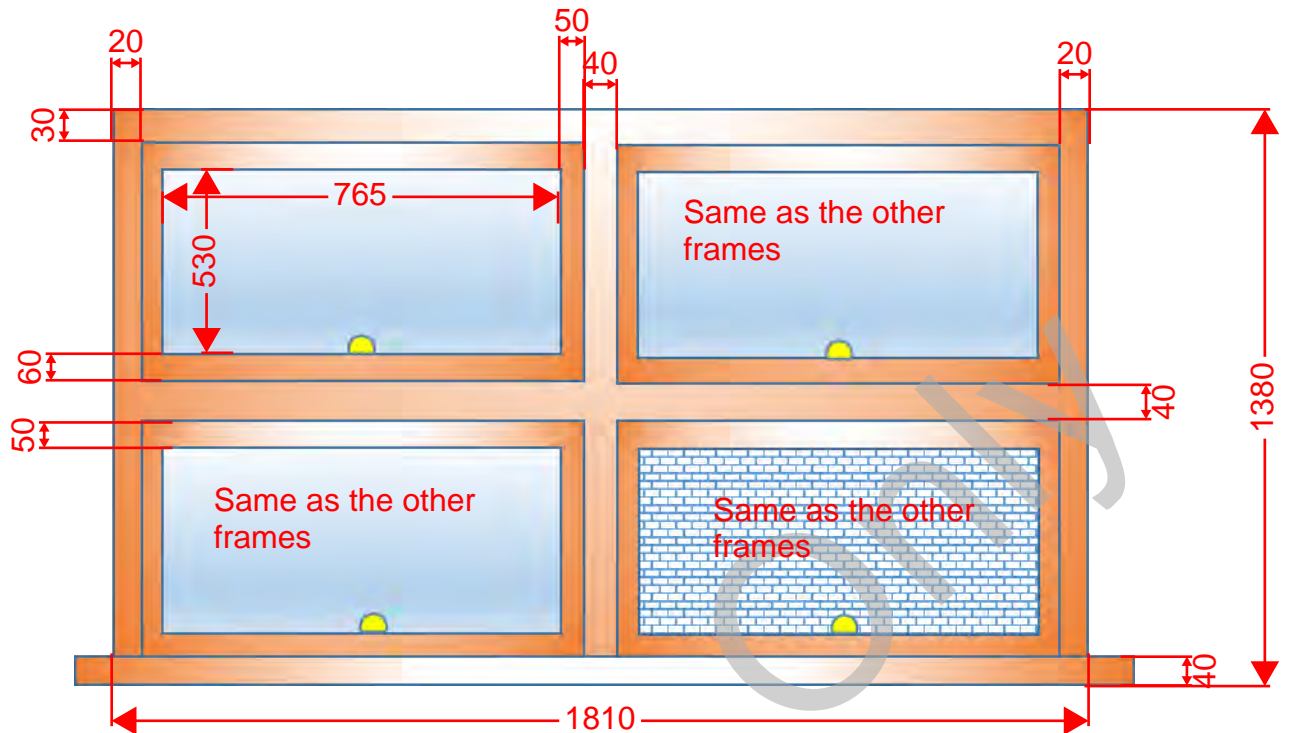
Type 1 – Two windows; one can open with a hinge while the other is fixed and has an exhaust fan installed (variably)



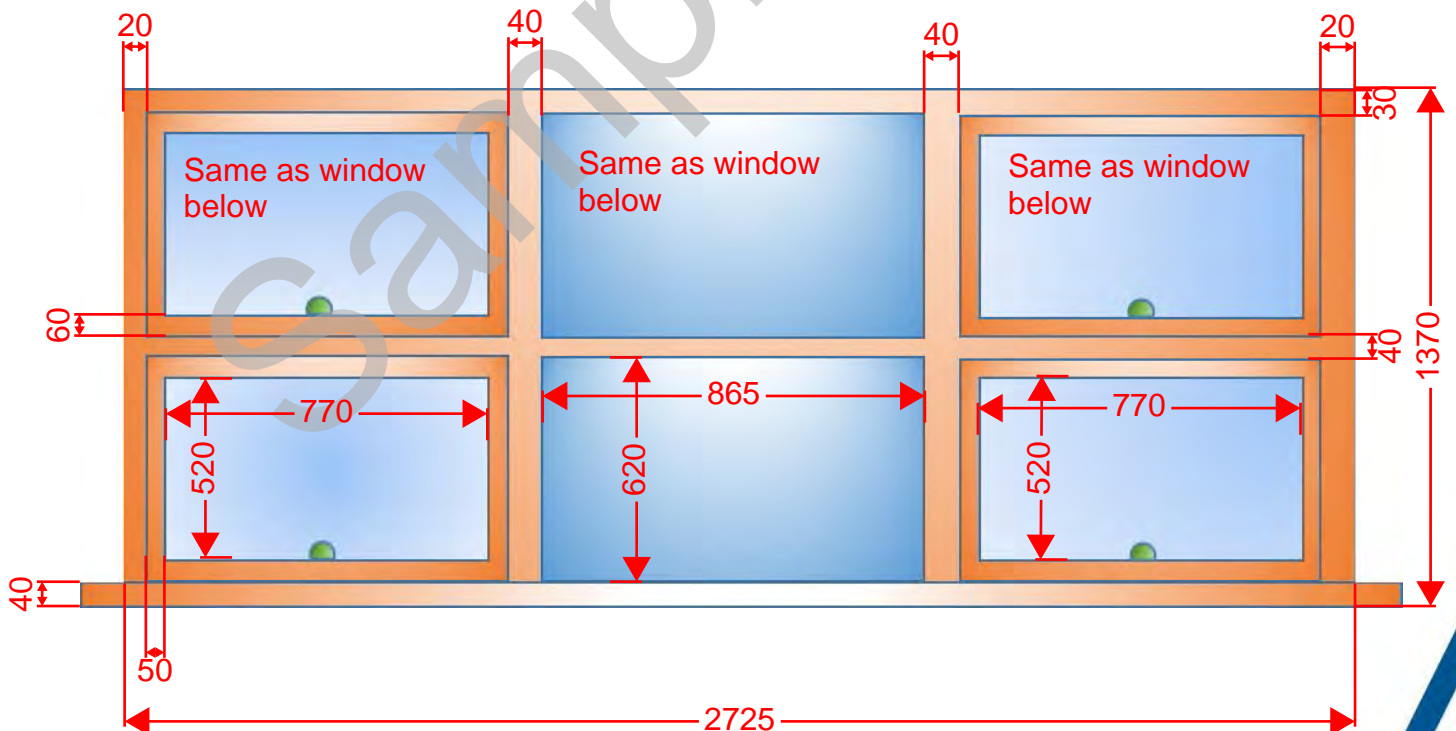
Type 2 – Four windows; two open with a hinge while the other two are in situ (one variably having an exhaust fan installed)



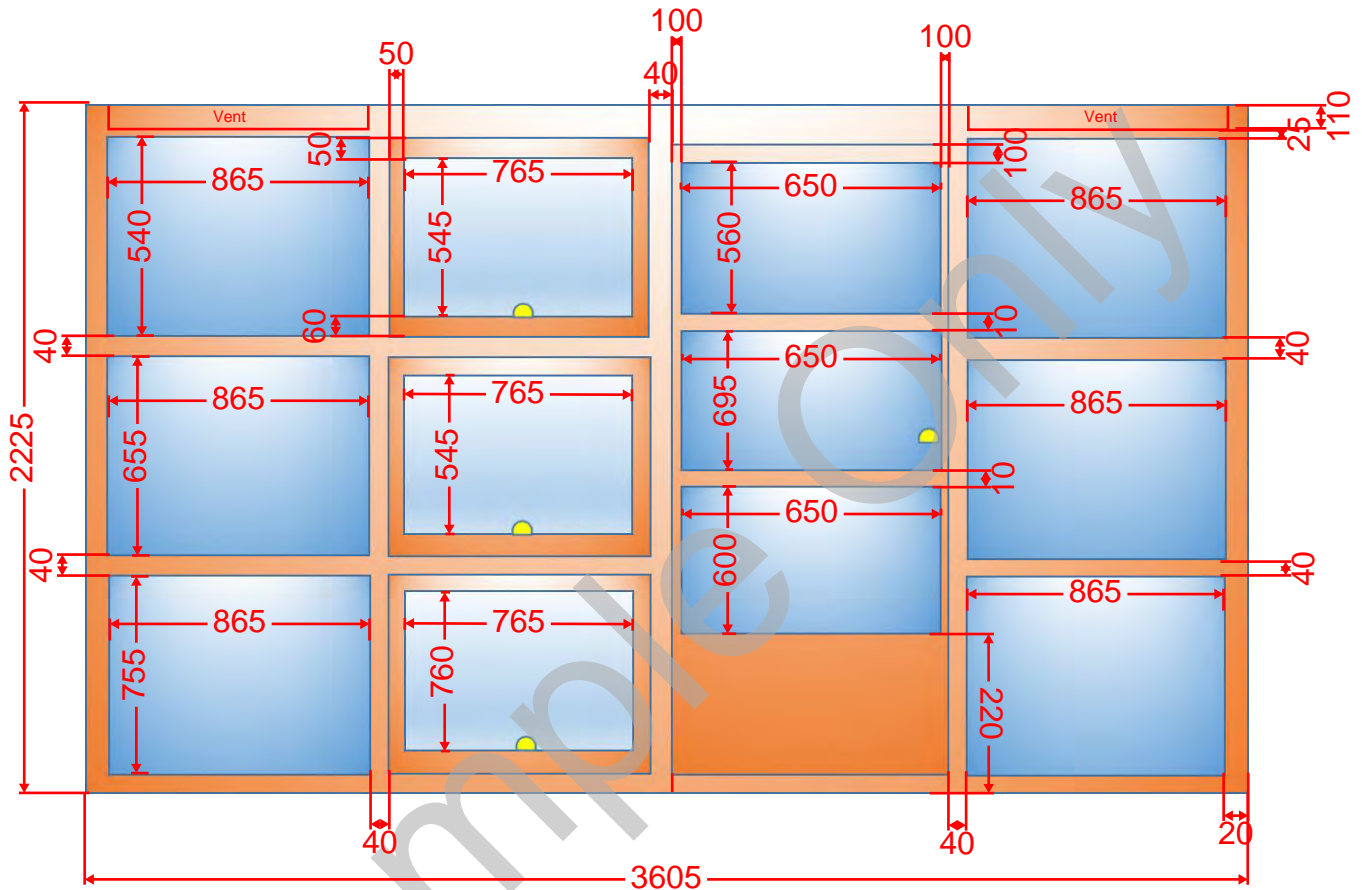
Type 3 - Four windows; all can open with a hinge



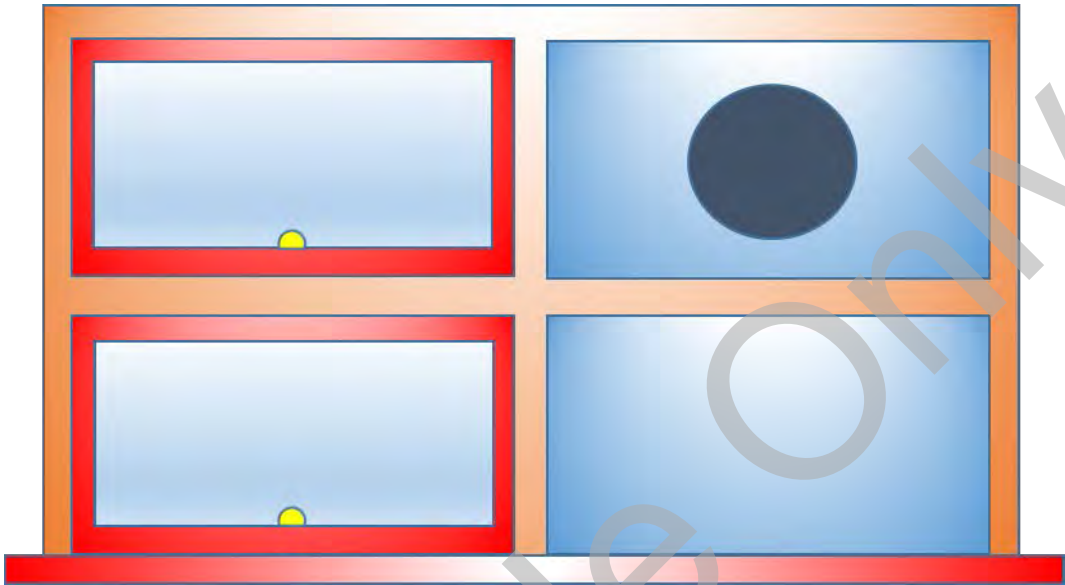

Type 4 – Six windows; four at the ends can open with a hinge, the centre two are fixed

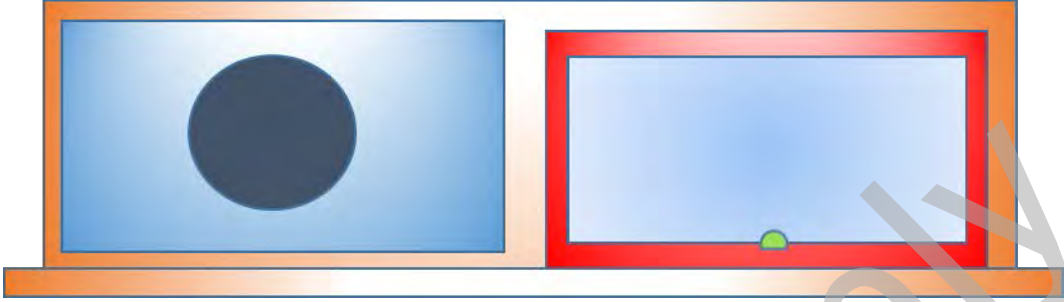



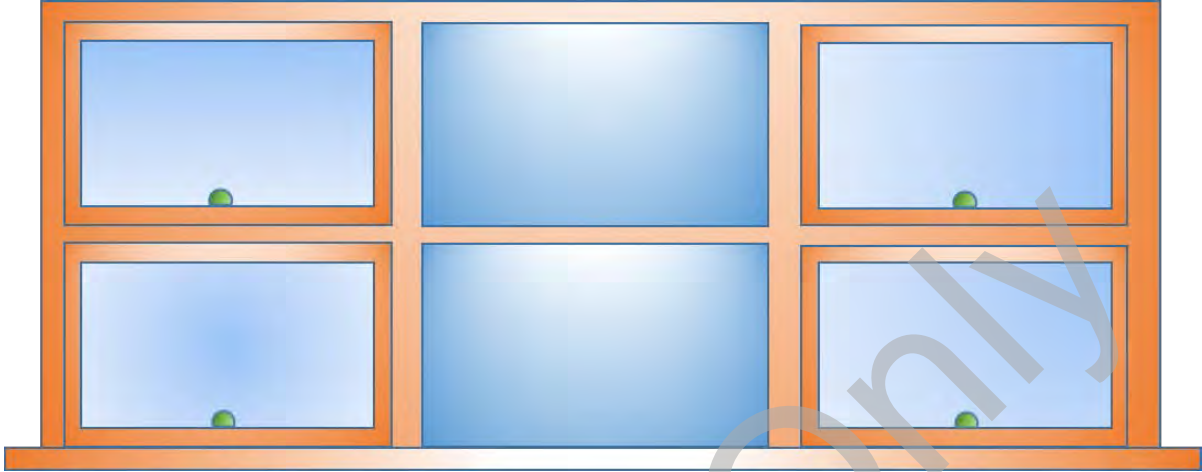

Type 5 – Terrace / Balcony arrangement with the inclusion of a door and variably having a blank section for the installation of heating units



Unit 1

# 1	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 3	Location	Bedroom - Type 4 layout
Sketch		
		
Reference Photos		
		

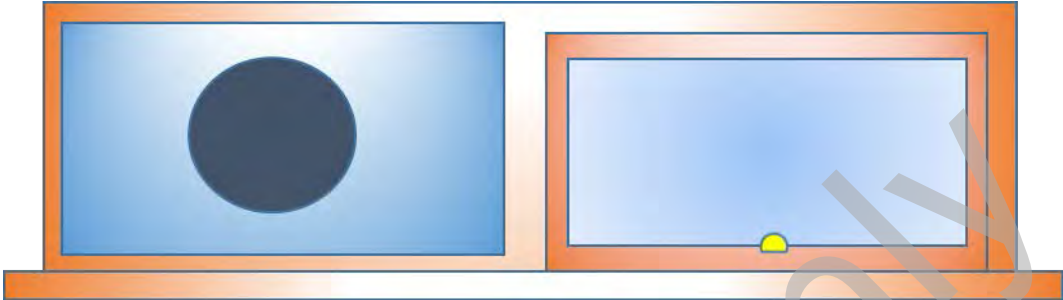
# 4	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

Unit 2

# 1	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

# 3	Location	Bedroom 1 - Type 4 layout
Sketch		
		
Reference Photos		
		

# 4	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 5	Location	Bedroom 2 - Type 3 layout
Sketch		
		
Reference Photos		
		

Unit 3

# 1	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		

# 3	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

# 4	Location	Bedroom - Type 3 layout
Sketch		
		
Reference Photos		
		

# 5	Location	Bedroom - Type 3 layout
Sketch		
		
Reference Photos		
<div>   </div>		

Unit 4

# 1	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
<div>   </div>		

A close-up photograph of a window frame. A small, dark insect is visible on the white-painted wooden sill. The window frame is made of light-colored wood, and the glass is partially visible. The background is a blurred outdoor scene with green grass and a path.

# 4	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

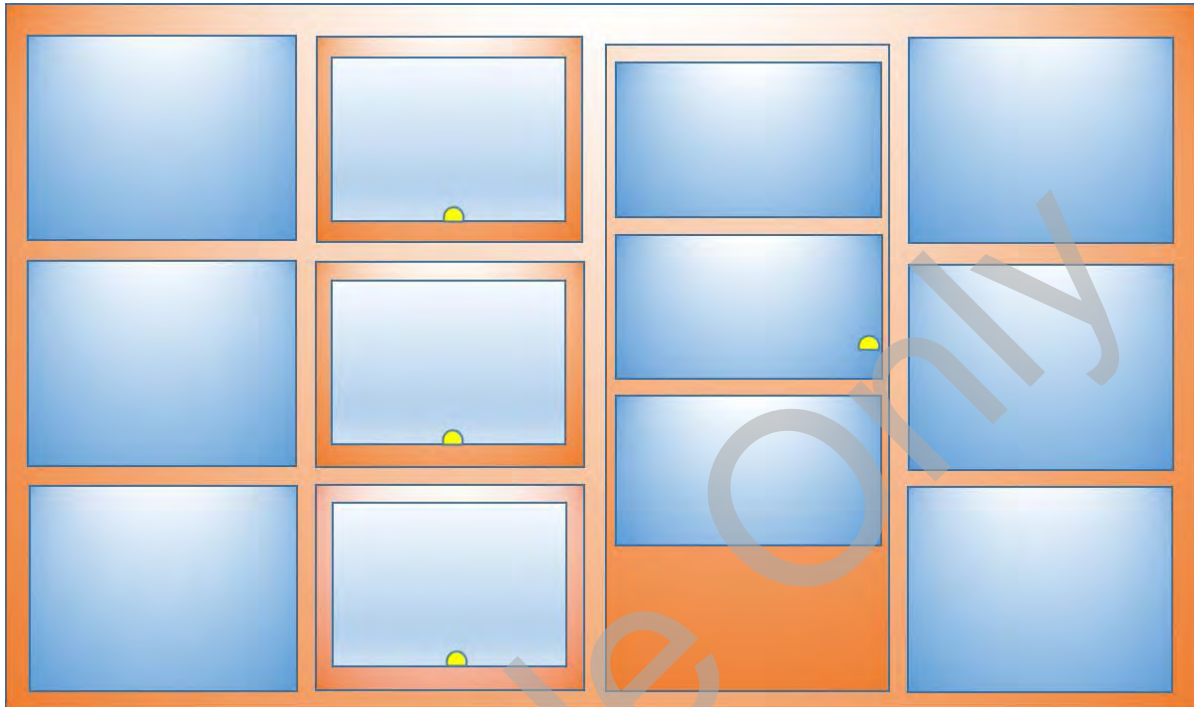
Unit 5

# 1	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Bedroom 1 - Type 4 layout
Sketch		
		
Reference Photos		
   		

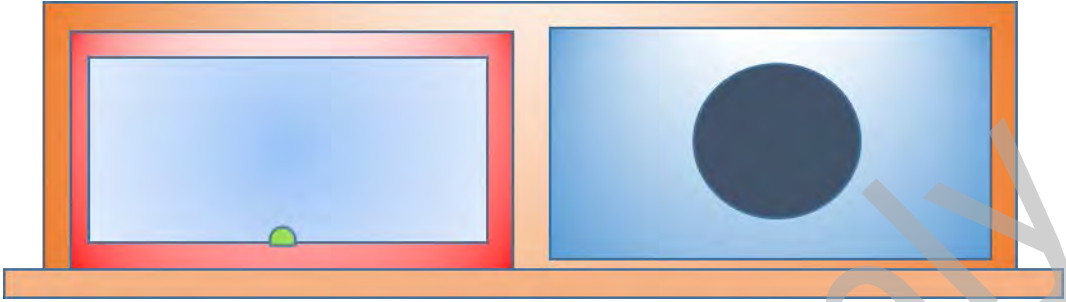

# 3	Location	Lounge - Type 5 layout
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Sketch



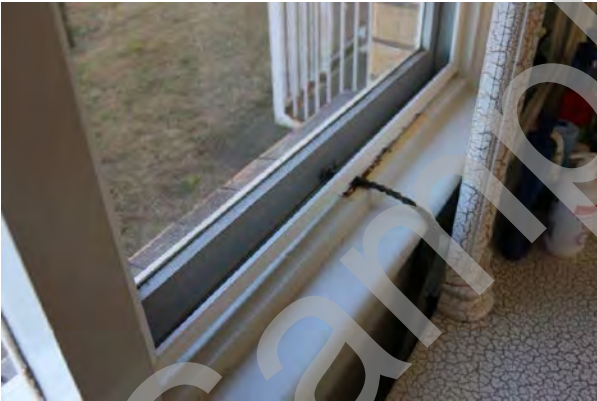
Reference Photos



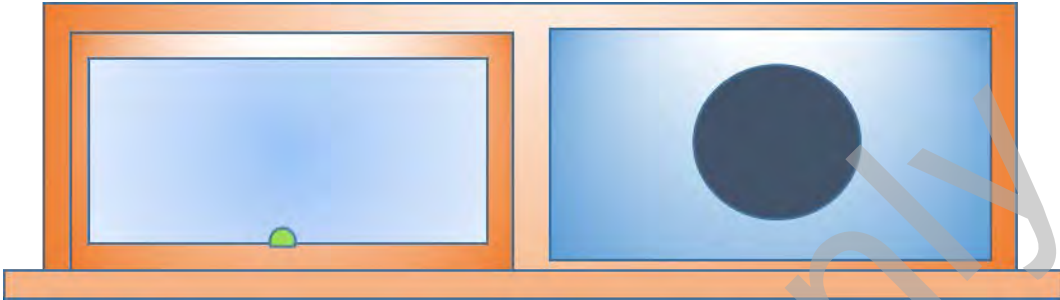

# 4	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

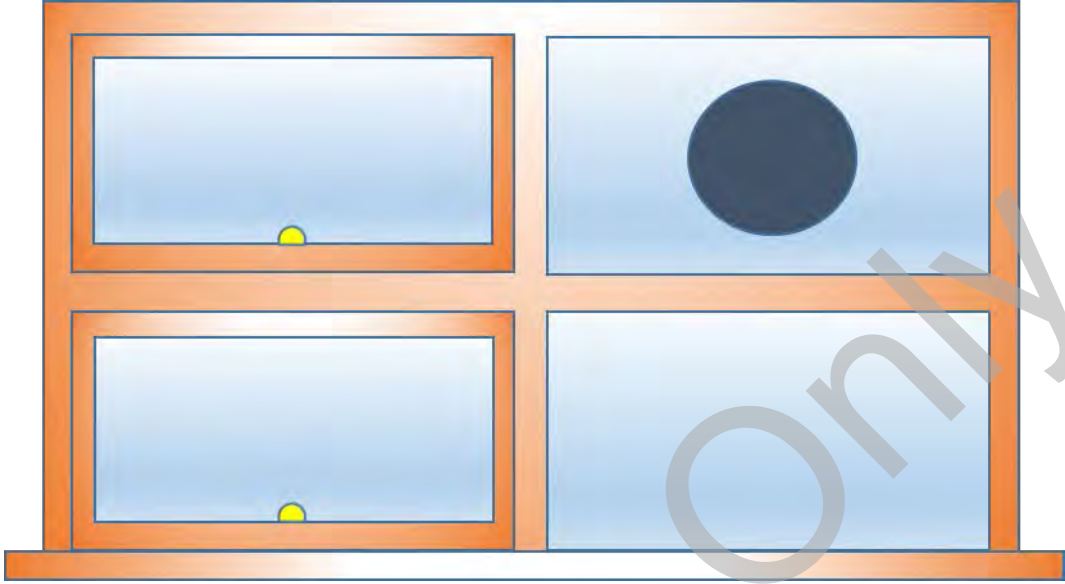

Unit 6

# 1	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Bedroom 1 - Type 4 layout
Sketch		
		
Reference Photos		
<div>   </div>		

# 3	Location	Bedroom 2 - Type 3 layout
Sketch		
		
Reference Photos		
		

# 4	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 5	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		

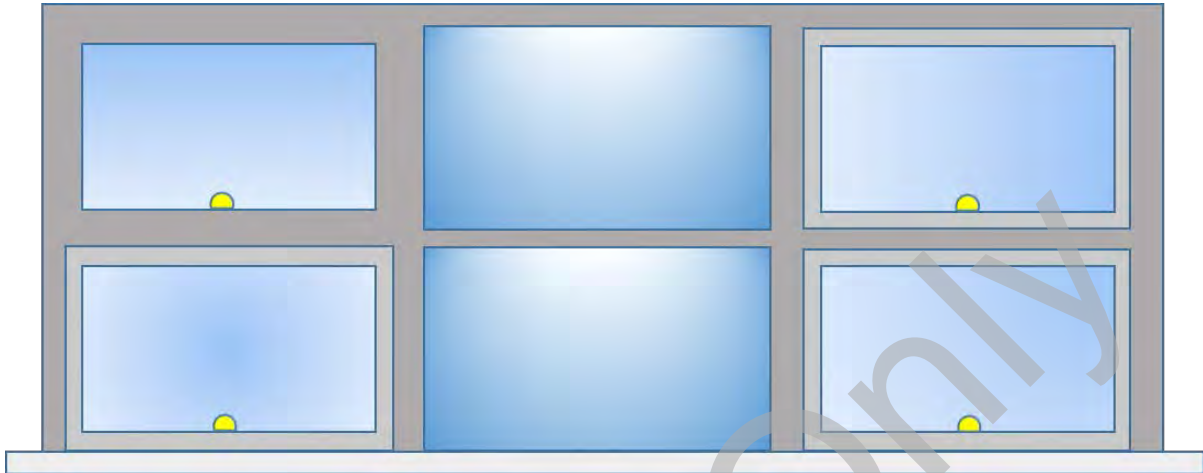
Unit 7

# 1	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 3	Location	Bedroom 1 - Type 4 layout
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Sketch




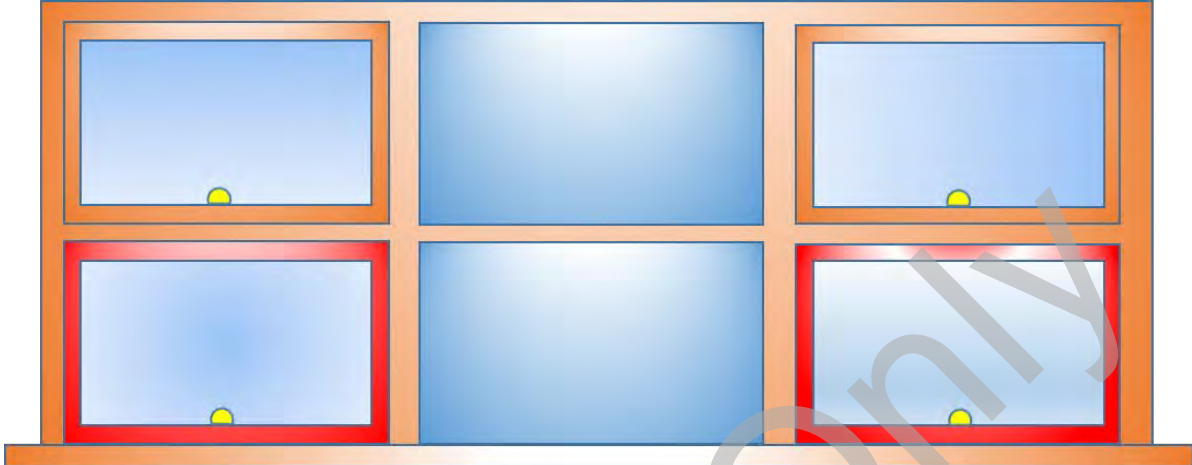

Reference Photos



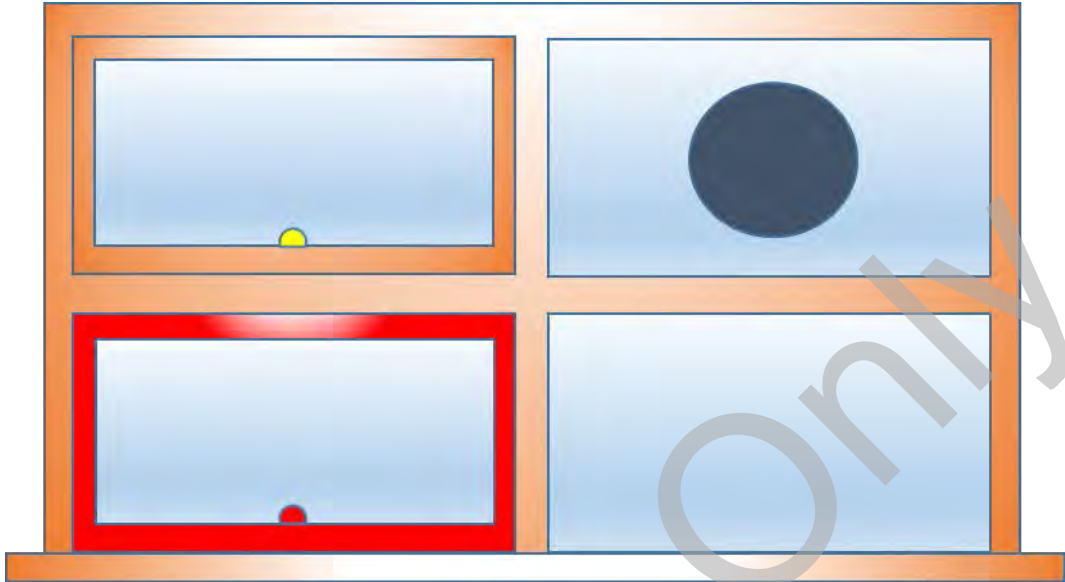

# 4	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
<div>   </div>		

Unit 8

# 1	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
<div>   </div>		

# 2	Location	Bedroom 1 - Type 4 layout
Sketch		
		
Reference Photos		
		

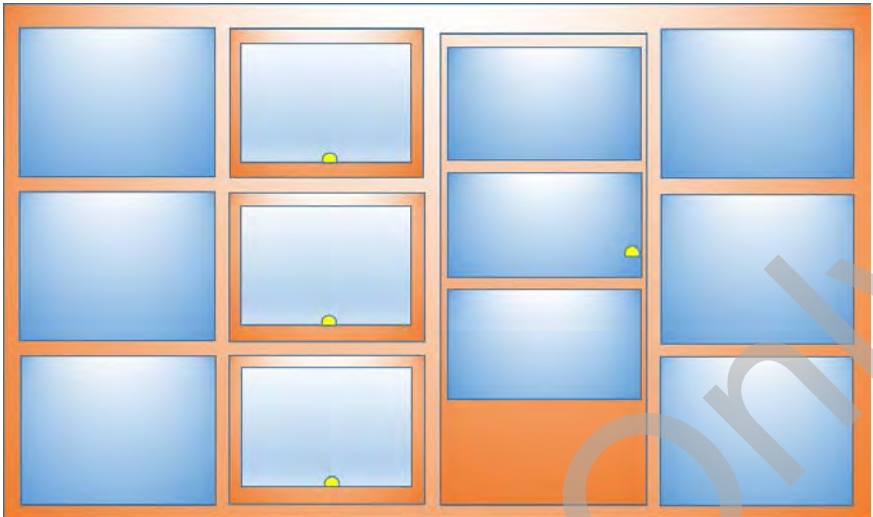

# 3	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 4	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
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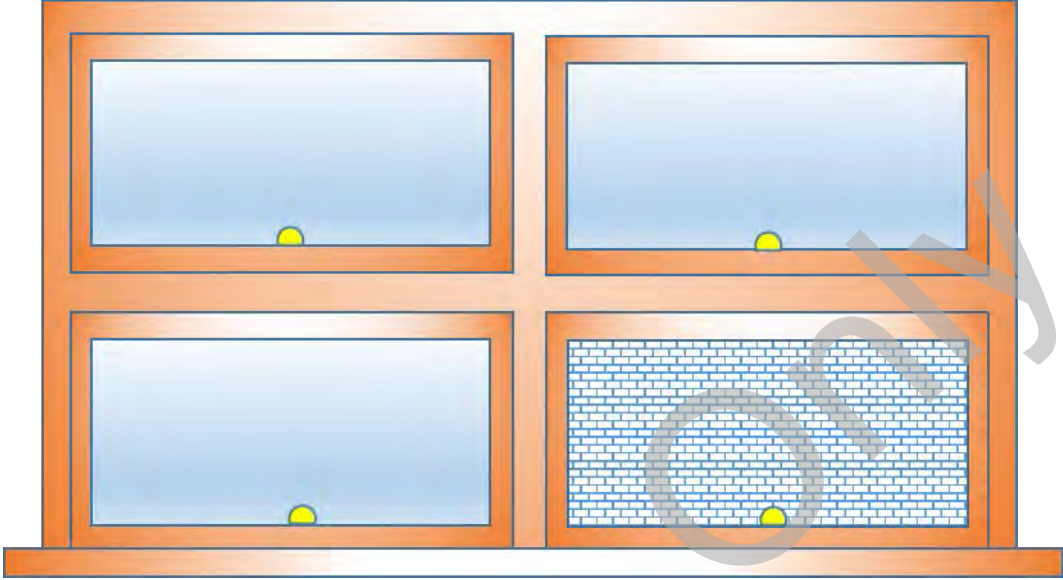


Unit 9

#1	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

#2	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
		


#3	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

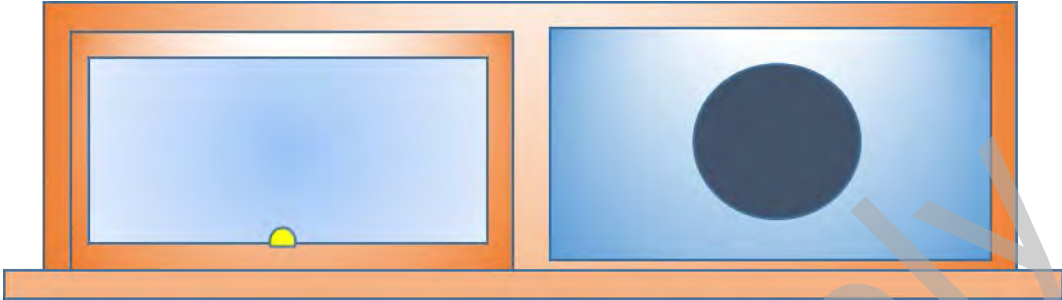
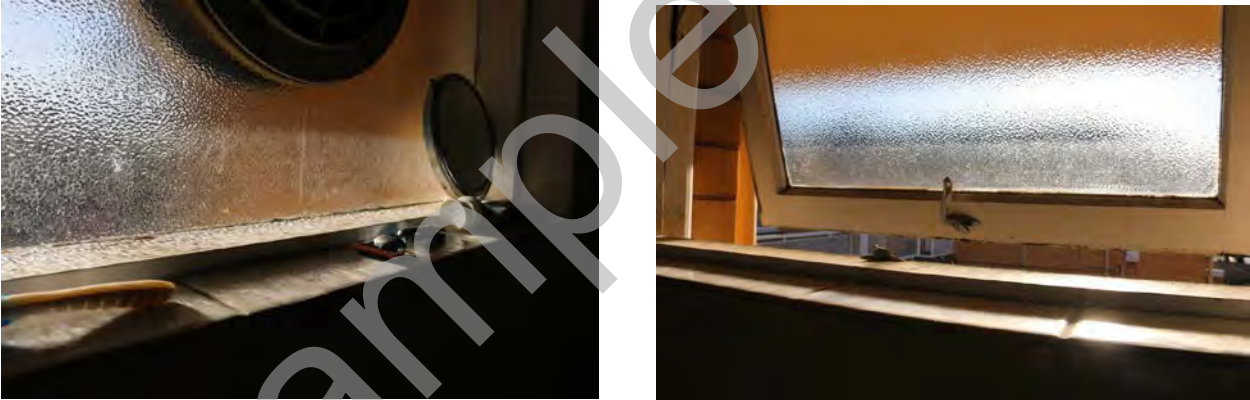
#4	Location	Bedroom 1 - Type 3 layout
Sketch		
		
Reference Photos		
		

#5	Location	Bedroom 2 - Type 3 layout
Sketch		
		
Reference Photos		
<div>   </div>		

Unit 11

# 1	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Bedroom 1 - Type 4 layout
Sketch		
		
Reference Photos		
		

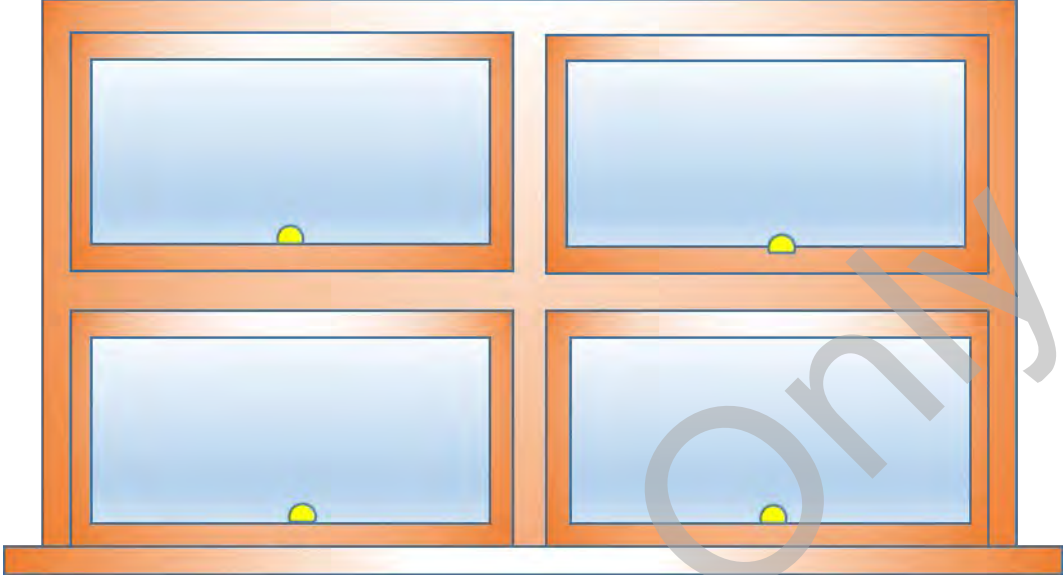


# 3	Location	Bathroom - Type 1 layout
Sketch		
		
Reference Photos		
		

# 4	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
<div>   </div>		

Unit 12

# 1	Location	Lounge - Type 5 layout
Sketch		
		
Reference Photos		
		

# 2	Location	Bedroom 1 - Type 4 layout
Sketch		
		
Reference Photos		
		

# 3	Location	Bedroom 2 - Type 3 layout
Sketch		
		
Reference Photos		
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A diagram of a two-panel window. The left panel is light blue with a small green semi-circle at the bottom center. The right panel is light blue with a large dark blue circle in the center. The window is framed by an orange border.

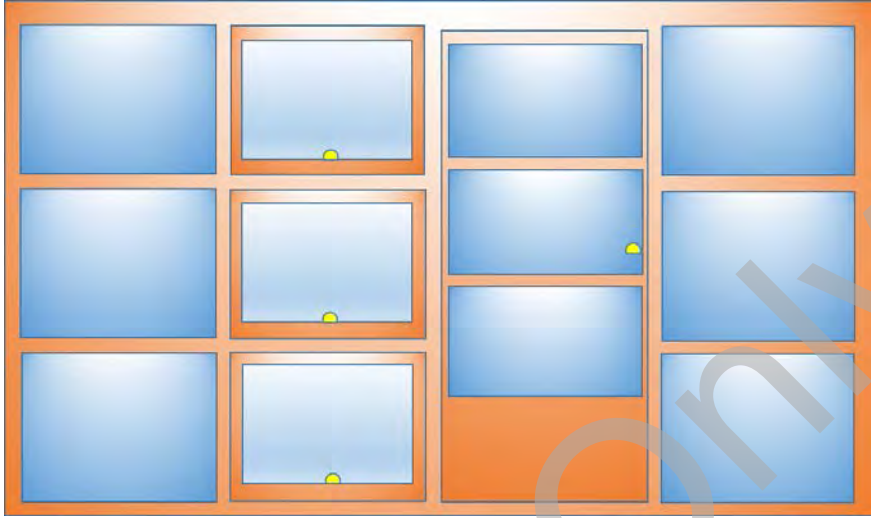

# 5	Location	Kitchen - Type 2 layout
Sketch		
		
Reference Photos		
<div>   </div>		

Unit 10

# 1	Location	Bedroom
Sketch		
		
Reference Photos		
		

# 2	Location	Bathroom
Sketch		
		
Reference Photos		
		

# 3	Location	Kitchen
Sketch		
		
Reference Photos		
<div></div>		

# 4	Location	Lounge
Sketch		
		
Reference Photos		
		

Scope of Works for Windows		
Unit - 1		
1	Kitchen - Type 2 layout	Replace 2 sash Replace window sill Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
2	Bathroom - Type 1 layout	Replace sash Hardware needs adjustment for smooth operation as required Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
3	Bedroom - Type 4 layout	Hardware needs adjustment for smooth operation as required Sand back, patch, prepare and paint all 4 sash Sand back, patch, prepare and paint entire frame
4	Lounge - Type 5 layout	Door hardware needs adjustment for smooth operation as required Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door Sand back, patch, prepare and paint 3 sash
Unit - 2		
1	Kitchen - Type 2 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 2 sash *Exhaust fan needs cleanup and service
2	Lounge - Type 5 layout	Door hardware needs adjustment for smooth operation as required Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door Sand back, patch, prepare and paint 3 sash
3	Bedroom 1 - Type 4 layout	2 Sash hardware needs adjustment for smooth operation as required Replace 1 sash Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame
4	Bathroom - Type 1 layout	Sand back, patch, prepare and paint 1 sash Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
5	Bedroom 2 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame
Unit - 3		
1	Bathroom - Type 1 layout	Sand back, patch, prepare and paint 1 sash Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
2	Kitchen - Type 2 layout	Replace entire window assembly including 2 sash and frame *Exhaust fan needs cleanup and service
3	Lounge - Type 5 layout	Replace 1 sash on bottom Sand back, patch, prepare and paint 2 sash Sand back, patch, prepare and paint door Sand back, patch, prepare and paint entire frame
4	Bedroom 1 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame
5	Bedroom 2 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame
Unit - 4		
1	Lounge - Type 5 layout	Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door
2	Kitchen - Type 2 layout	Replace entire window assembly including 2 sash and frame
3	Bedroom - Type 4 layout	Replace entire window assembly including 4 sash and frame
4	Bathroom - Type 1 layout	Replace 1 sash Hardware needs adjustment for smooth operation as required Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
Unit - 5		
1	Kitchen - Type 2 layout	Sand back, patch, prepare and paint 2 sash Sand back, patch, prepare and paint entire frame
2	Bedroom - Type 4 layout	Replace entire window assembly including 4 sash and frame
3	Lounge - Type 5 layout	Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door
4	Bathroom - Type 1 layout	Replace 1 sash Hardware needs adjustment for smooth operation as required Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
Unit - 6		
1	Lounge - Type 5 layout	Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door
2	Bedroom 1 - Type 4 layout	Replace entire window assembly including 4 sash and frame
3	Bedroom 2 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame
4	Bathroom - Type 1 layout	Sand back, patch, prepare and paint 1 sash Sand back, patch, prepare and paint entire frame Hardware needs adjustment for smooth operation as required *Exhaust fan needs cleanup and service
5	Kitchen - Type 2 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 2 sash *Exhaust fan needs cleanup and service

Unit - 7		
1	Kitchen - Type 2 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 2 sash Hardware needs adjustment for smooth operation as required
2	Bathroom - Type 1 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 1 sash
3	Bedroom 1 - Type 4 layout	No works required
4	Lounge - Type 5 layout	No works required
Unit - 8		
1	Lounge - Type 5 layout	Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door
2	Bedroom 1 - Type 4 layout	Replace 2 sash on top Sand back, patch, prepare and paint entire frame
3	Bathroom - Type 1 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 1 sash
4	Kitchen - Type 2 layout	Replace 1 sash on top Sand back, patch, prepare and paint 1 sash Sand back, patch, prepare and paint entire frame *Exhaust fan needs cleanup and service
Unit - 9		
1	Bathroom - Type 1 layout	Sand back, patch, prepare and paint 1 sash Sand back, patch, prepare and paint entire frame Hardware missing - replace as required *Exhaust fan needs cleanup and service
2	Kitchen - Type 2 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 2 sash Hardware needs adjustment for smooth operation as required *Exhaust fan needs cleanup and service
3	Lounge - Type 5 layout	Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint door
4	Bedroom 1 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame Replace flyscreen on bottom right sash
5	Bedroom 2 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame Replace flyscreen on bottom right sash
Unit - 11		
1	Lounge - Type 5 layout	Sand back, patch, prepare and paint 3 sash Sand back, patch, prepare and paint entire frame Replace glazed entry door
2	Bedroom 1 - Type 4 layout	Replace 2 sash on bottom Replace window sill Sand back, patch, prepare and paint entire frame All hardware needs adjustment for smooth operation as required Replace flyscreen on bottom right sash
3	Bathroom - Type 1 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 1 sash *Exhaust fan needs cleanup and service
4	Kitchen - Type 2 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 2 sash *Exhaust fan needs cleanup and service
Unit - 12		
1	Lounge - Type 5 layout	Replace entire door and window assembly
2	Bedroom 1 - Type 4 layout	Replace 2 sash on bottom Sand back, patch, prepare and paint 2 sash Sand back, patch, prepare and paint entire frame
3	Bedroom 2 - Type 3 layout	Sand back, patch, prepare and paint 4 sash Sand back, patch, prepare and paint entire frame
4	Bathroom - Type 1 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 1 sash Hardware needs adjustment for smooth operation as required *Exhaust fan needs cleanup and service
5	Kitchen - Type 2 layout	Sand back, patch, prepare and paint entire frame Sand back, patch, prepare and paint 2 sash *Exhaust fan needs cleanup and service
Unit - 10		
1	Bedroom - Type 4 layout	Replace 2 sash on left hand side
2	Bathroom - Type 1 layout	Replace 2 sash on bottom Replace window sill Sand back, patch, prepare and paint 2 sash Sand back, patch, prepare and paint entire frame
3	Kitchen - Type 2 layout	Replace full window frame and sash
4	Lounge - Type 5 layout	Clear glazing of excess paint Sand back, patch, prepare and paint all sash Sand back, patch, prepare and paint entire frame

Part 4: Terms and Conditions

1. This is a Visual Inspection only and in Accordance with AS4349.1

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

2. Scope of Report

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

3. Limitations

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorised building and plumbing work. Durability of exposed finishes.

4. Important Information

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

5. Disclaimer of Liability

No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to any area(s) or section(s) so specified by the Report.

6. Disclaimer of Liability to Third Parties

This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

7. Report Definition

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As the date of this report we have identified the items as listed herein, we do not accept any responsibility for items which may be damaged after the inspection has been completed. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all-encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

If any cost of work estimates is given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

8. Painting

Painting surfaces not exposed to the elements/corrosion should be included in the next painting cycle. Painting for aesthetic purposes is not included in this report.

9. Glass

This report only addresses glass requiring obvious replacement. It does not cover the Building Code, Australian Standard and safety requirements of glass installed in the common property.

10. Balcony Balustrades

Wherever balcony balustrades are installed, please be advised that a comprehensive inspection of balcony railings was not carried out as part of this report. Also this report is only a visual inspection of areas accessible from the common property; therefore all balcony balustrades are not viewed. If there are any visible signs of corrosion on the balustrade including fixings and/or if the balustrades are over 10 years old a detailed inspection and testing of balustrades should be undertaken.

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