

INSPECTION REPORT

Construction Progress Inspection — Level 3 Structure

Construction Inspection

PROPERTY

Level 3, 88 Collins Street, Melbourne VIC 3000

REPORT NUMBER

INS-2026-NSTR01

CLIENT

Meridian Property Group Pty Ltd

INSPECTION DATE

21 May 2026

INSPECTOR

Dana Whitfield, MIEAust CPEng

ISSUED

21 May 2026

APPROVED FOR RELEASE

3 findings recorded

01

EXECUTIVE OVERVIEW

CONDITION SCORE

78/100

Fair

OVERALL RISK

MEDIUM

Inspector assessed

TOTAL FINDINGS

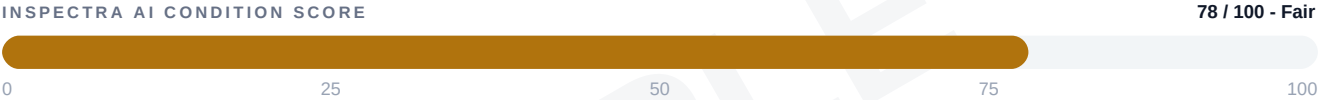
3

Across 2 categories

PHOTOS ANALYSED

31

AI-assisted, inspector reviewed



Summary of assessment

Structural works to Level 3 are substantially complete and generally conform to the issued-for-construction drawings. Two items require rectification prior to the next concrete pour, and one item should be referred to the design engineer before it is closed out.

Subject to the rectification items below, the works are assessed as suitable for progress payment.

Immediate attention required

- 01
- Close out the formwork deflection item prior to the scheduled Level 3 pour.

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PROPERTY & INSPECTION DETAIL

PROPERTY ADDRESS	CLIENT
Level 3, 88 Collins Street, Melbourne VIC 3000	Meridian Property Group Pty Ltd
INSPECTION TYPE	INSPECTION DATE
Construction Inspection	21 May 2026
INSPECTOR	REPORT NUMBER
Dana Whitfield, MIEAust CPEng	INS-2026-NSTR01
REPORT STATUS	ISSUED
Approved	21 May 2026

Scope of inspection

Level 3 slab formwork and reinforcement, columns C1 to C8, and the eastern edge beam. Inspection carried out prior to the scheduled pour.

Methodology

Evidence captured on site by the named inspector. Photographs were analysed by an AI vision model to assist defect identification and categorisation. All AI-generated content was reviewed and edited by the inspector prior to approval.

Evidence coverage

Thirty-one photographs across the slab, columns and edge beam. Reinforcement cover was measured at nine locations.

LIMITATIONS & EXCLUSIONS

Visual and measurement-based inspection only. No destructive testing, no concrete testing, and no assessment of temporary works design.

SAMPLE

Illustrative content — not a real inspection

03

DETAILED FINDINGS

STRUCTURAL

2 findings

F-01 | STRUCTURAL

▲ HIGH

Formwork deflection beyond stated tolerance

OBSERVATION

Measured deflection of the soffit formwork between grids C4 and C6 is approximately 18mm over a 4.2 metre span, exceeding the 12mm tolerance stated on the temporary works drawing. Propping spacing in this bay was observed at approximately 1.4 metres against a specified 1.1 metres.

LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Level 3 slab, grid C4 to C6	Within 30 days	EV-001 (Photo)

RECOMMENDATION

Install additional propping to the specified spacing and re-measure deflection prior to the pour. Refer to the temporary works engineer if deflection does not return within tolerance.

PHOTOGRAPHIC EVIDENCE



Formwork deflection beyond stated tolerance
Level 3 slab, grid C4 to C6

F-02 | STRUCTURAL

◆ MEDIUM

Reinforcement cover below specification

OBSERVATION

Cover to the bottom reinforcement of the eastern edge beam measured between 22mm and 26mm at three of nine locations, against a specified 30mm minimum for this exposure classification.

LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Edge beam, eastern elevation	Within 90 days	EV-002 (Photo)

RECOMMENDATION

Adjust bar chairs at the affected locations and re-measure before the pour. Budget: minimal, labour only.

F-02 (CONTINUED)

PHOTOGRAPHIC EVIDENCE



Reinforcement cover below specification
Edge beam, eastern elevation

EXTERIOR

1 finding

F-03 | EXTERIOR

LOW

Surface honeycombing to previously poured column

OBSERVATION

Minor surface honeycombing observed to the lower 400mm of column C2. Depth appears superficial and no reinforcement is exposed.

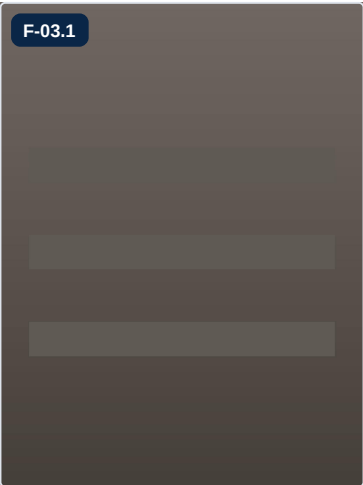
LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Column C2, Level 2 to 3	Routine maintenance	EV-003 (Photo)

RECOMMENDATION

Make good with a proprietary repair mortar. Refer to the design engineer if reinforcement is exposed once the surface is prepared.

PHOTOGRAPHIC EVIDENCE

F-03 (CONTINUED)



Surface honeycombing to previously poured column
Column C2, Level 2 to 3

04

PRIORITY ACTION PLAN

Actions are ordered by assessed risk. Timeframes are Inspectra AI recommendations based on severity and should be confirmed against the relevant trade assessment.

#	FINDING	REQUIRED ACTION	RISK	RECOMMENDED BY	EST. COST
01	F-01	Install additional propping to the specified spacing and re-measure deflection prior to the pour. Refer to the temporary works engineer if deflection does not return within tolerance.	HIGH	Within 30 days	Not estimated
02	F-02	Adjust bar chairs at the affected locations and re-measure before the pour. Budget: minimal, labour only.	MEDIUM	Within 90 days	Not estimated
03	F-03	Make good with a proprietary repair mortar. Refer to the design engineer if reinforcement is exposed once the surface is prepared.	LOW	Routine maintenance	Not estimated

ESTIMATED RECTIFICATION COST

No cost estimates were recorded against the findings in this report. Figures are indicative only, derived from the recommendations recorded against each finding, and are not a substitute for trade quotations.

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RISK ASSESSMENT

OVERALL RISK RATING

MEDIUM

Inspector assessed

CONDITION SCORE

78/100

Fair

ACTIONABLE FINDINGS

3

Excludes informational items

Overall risk is assessed as MEDIUM. The formwork deflection item is the controlling issue and must be closed prior to the pour; the remaining items do not affect structural adequacy.

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RECOMMENDATIONS & NEXT STEPS

Recommendations

- 01 | Re-measure propping spacing across all bays before the pour, not only the affected bay.
- 02 | Record cover measurements at pour hold points as standard practice.

Next steps

- 01 | Re-inspect rectification items prior to the pour.
- 02 | Issue progress payment recommendation on close-out.

07

AI ASSISTANCE & TRANSPARENCY

Inspectra AI is an assistive tool. It drafts and structures this report from evidence captured by a human inspector; it does not carry out the inspection and does not replace the judgement of a qualified inspector. Every section is reviewed by the inspector before release, and the inspector remains responsible for the content of this report.

CONTENT ORIGIN	DESCRIPTION
Inspector observations	Site notes, checklist responses, and photographs captured on site by the named inspector.
User-entered information	Property address, client details, inspection type, and scheduling data supplied by the account holder.
AI-assisted analysis	Photograph review, defect categorisation, and severity suggestions produced by an AI model from the captured evidence.
AI-generated narrative	Executive summary, scope, methodology, risk commentary, and recommendation drafting, generated from the above and edited by the inspector.
Human review	Reviewed and approved for release by Dana Whitfield on 21 May 2026.

IMPORTANT

AI-generated content can contain errors or omissions. This report describes conditions that were visible and accessible at the time of inspection. It is not a warranty, a guarantee, or a structural, electrical, or specialist engineering certification. Where a finding recommends specialist assessment, that assessment should be obtained before relying on this report for a purchase, insurance, or remediation decision.

08**CONCLUSION**

Overall condition is assessed as fair, with an Inspectra AI condition score of 78 out of 100. 3 findings were recorded across 2 categories.

Highest priority risks

- 01** | F-01 - Formwork deflection beyond stated tolerance (HIGH). Within 30 days.
- 02** | F-02 - Reinforcement cover below specification (MEDIUM). Within 90 days.
- 03** | F-03 - Surface honeycombing to previously poured column (LOW). Routine maintenance.

PREPARED BY**Dana Whitfield, MIEAust CPEng**

Inspecting Engineer

Inspectra AI

APPROVED FOR RELEASE**Dana Whitfield**

21 May 2026

INS-2026-NSTR01 - end of report