



BUILDING INSPECTION & CONDITION REPORT

12 Brumby Court, Marlow Lagoon NT 0830

25th November, 2025

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Building Inspection & Condition Report

INSPECTION DETAILS

Inspection Weather	Partly Cloudy 
Inspection Address	12 Brumby Court, Marlow Lagoon NT 0830
Inspection Date	25th November, 2025
Start Time	11:00 AM

INSPECTOR

Inspector Name	Cameron Versteegh
Inspector Company	Aussie Inspections
Inspector Email	info@aussieinspections.com.au
Inspector Company Phone	0413 245 519

Building Inspection & Condition Report

DEFECT SUMMARY

External Building Details		
Eaves & Gutters	p. 12	Minor Defect
Windows & Doors (External)	p. 18	Minor Defect
External Features		
Deck/Verandah	p. 22	Minor Defect
Pool/Spa	p. 25	Minor Defect
Yards & Gardens		
Gardens	p. 43	Minor Defect
Internal Rooms		
Hallway	p. 46	Minor Defect
Dining Room	p. 50	Minor Defect
Main Bathroom	p. 57	Minor Defect
Master Bedroom	p. 61	Minor Defect
Ensuite	p. 64	Major Defect
Bedroom 2	p. 68	Minor Defect

TYPE OF BUILDING

Type Of Property	
Occupancy Status	Occupied
Use of Building	Residential
Type of Building	Free Standing House
Storeys	Single Storey
Foundations	Concrete Slab
Sub-Floor	Slab
 	
	

SITE SERVICES

Power Connection	
Inspector Notes	It is common for properties in this area to be serviced by underground power, rather than overhead power lines
Type of Power Connection	Underground, Solar
	
	

Power Connection - Continued



Sewerage Connection

Inspector Notes

It is common for properties in this location to be connected to the mains (or 'town') sewerage system, rather than having an individual septic system.

Type of Sewerage Connection

Town

Water Supply

Inspector Notes

It is common for properties in this area to be connected to the mains (or 'town') water supply, rather than relying on a private bore or rainwater tanks.

Property Water Supply

Town

Water Supply - Continued



Hot Water

Condition	Good Condition
Type of Hot Water System	Solar
Location of Hot Water Unit	Roof



Air Conditioner

Inspector Notes	Air condition units present. Photos of each unit (internal and external) and commentary have been
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Air Conditioner - Continued	
uploaded to relevant rooms	
Air Conditioners Present	Yes - Split System AC

Gas Supply	
Inspector Notes	Gas supply appeared serviceable at the time of the inspection.
Type of Gas Supply	Bottle



EXTERNAL BUILDING DETAILS

Main Roof (External)	
Condition	Good Condition
Inspector Notes	The roof exterior was viewed from roof level, allowing closer visual access to accessible surfaces. No obvious defects were visible within the areas inspected at the time of the assessment; however, this observation remains limited to what could be safely reached and seen without removing roof materials or conducting invasive investigation. This visual inspection does not confirm: • structural adequacy, • waterproofing performance, • compliance with NCC/BCA roofing standards, • condition of concealed fixings, battens, or underlayments, • future weather performance. Areas obstructed by pitch, roofing geometry, debris, or safety considerations could not be inspected, and concealed deterioration may exist outside the visible areas.
Roof Material	Colorbond
Roof Type	Pitched Roof
Are there any skylights	No
	

Main Roof (External) - Continued



Main Roof (External) - Continued



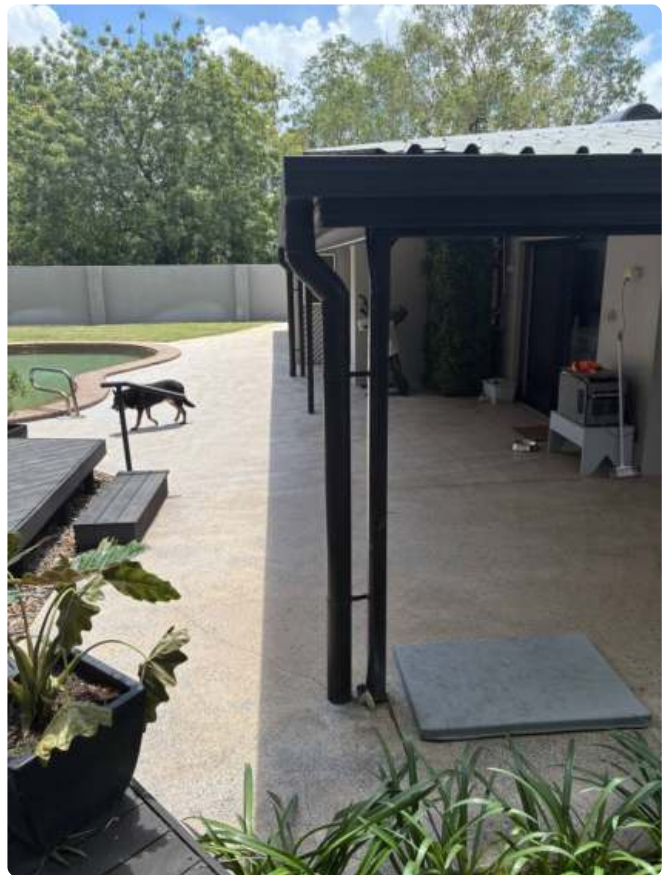
Eaves & Gutters

Condition	Minor Defect
Inspector Notes	Eaves and gutters appeared functional at the time of limited visual inspection. No obvious deterioration was visible from roof and ground-level viewing. Gutters exhibited visible debris accumulation restricting drainage. Clearing of debris is recommended to maintain effective water flow.
Eaves Material	Fibre Cement Sheets
Gutters Present	Yes
Downpipes Present	Yes
Downpipes Material	PVC Pipes

Eaves & Gutters - Continued



Eaves & Gutters - Continued



Eaves & Gutters - Continued



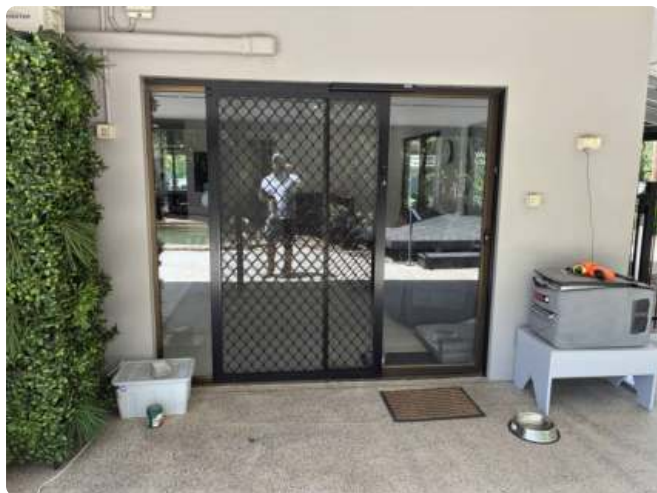
Eaves & Gutters - Continued



Main Walls (External)

Condition	Good Condition
Inspector Notes	Windows and doors appeared functional at the time of inspection. Minor wear was visible to seals and frames. Operation was assessed only by basic opening and closing where accessible; no performance, weather-tightness, or compliance testing was conducted.
External Walls Material	Brick Veneer
External Walls Finish	Cement Render

Main Walls (External) - Continued



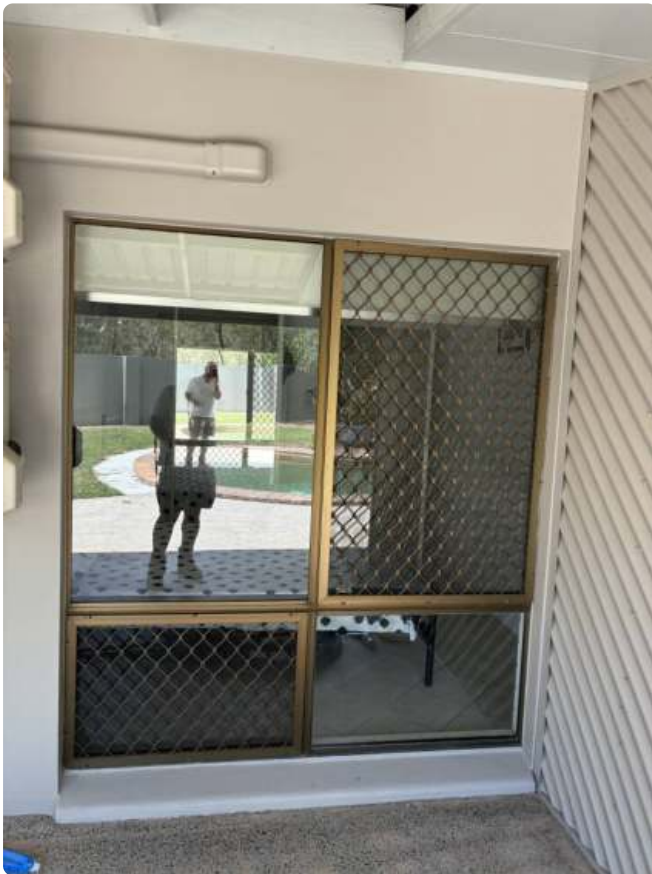
Main Walls (External) - Continued



Windows & Doors (External)

Condition	Minor Defect
Inspector Notes	Windows and doors appeared functional at the time of inspection. Minor wear was visible to seals and frames. Operation was assessed only by basic opening and closing where accessible; no performance, weather-tightness, or compliance testing was conducted.
Door Material	Aluminium, Timber
Door Frame Material	Aluminium, Steel
Window Frame Material	Aluminum, Steel

Windows & Doors (External) - Continued



Windows & Doors (External) - Continued



Windows & Doors (External) - Continued



Building Inspection & Condition Report

EXTERNAL FEATURES

Deck/Verandah	
Condition	Minor Defect
Inspector Notes	Deck and verandah appeared functional at the time of inspection. Eco-board sections were visibly peeling. Further deterioration is possible if left unaddressed.
Deck/Verandah Present?	Yes
Construction Materials	Steel, Ecodeck, Timber
Sub Frame	Steel, Concrete
	
	

Deck/Verandah - Continued



Deck/Verandah - Continued



Decking boarder is bowing and peeling away from subframe.



Deck/Verandah - Continued



Pool/Spa

Condition

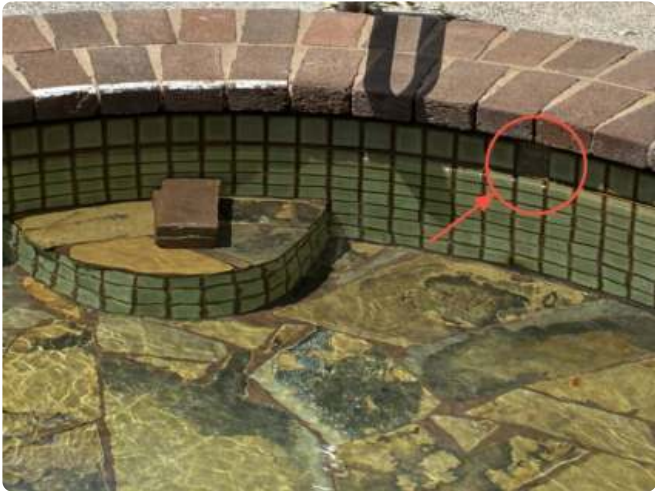
Minor Defect

Inspector Notes

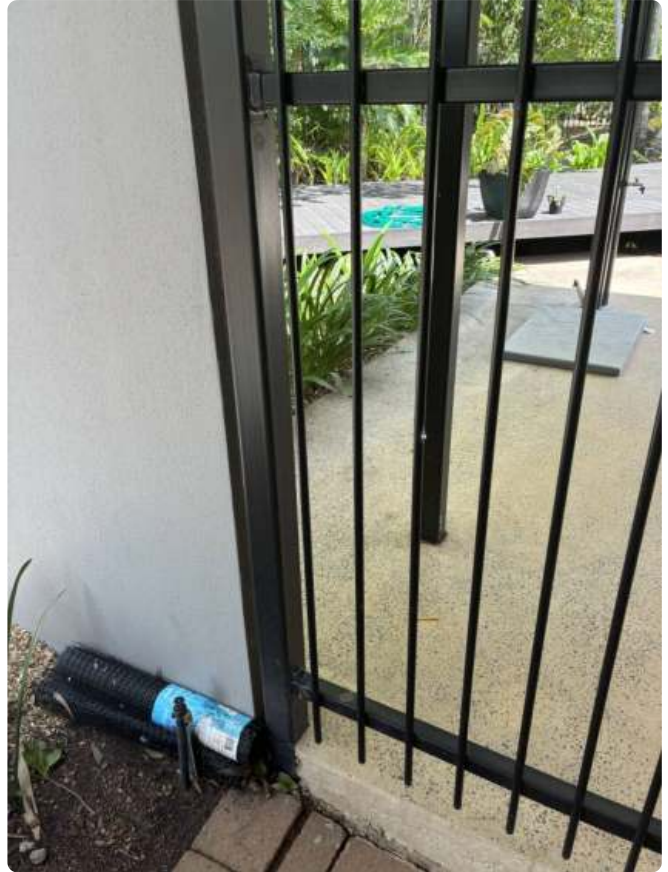
Pool structure appeared functional at the time of inspection. Several tiles were observed detaching near the steps. No assessment of pool fencing, compliance, depths, bonding, electrical components, or filtration systems was performed.

Pool/Spa Present?

Yes

Pool/Spa - Continued	
Pool Type	Concrete
Pool Filter	Sand Filter
Pump Condition	Working
Pool Fencing & Gate	Satisfactory
Pool gate equipped with self-closing and self-latching mechanisms.	Yes
 	
 	
Tiles missing inside pool structure Tiles missing inside pool structure	

Pool/Spa - Continued



Pool/Spa - Continued



Pool/Spa - Continued



Carport

Condition

Good Condition

Inspector Notes

Carport, shed, and external structures appeared functional where visible. Stored items restricted inspection in some areas. These observations do not confirm structural adequacy or compliance.

Carport Present?

Free Standing

Construction Materials

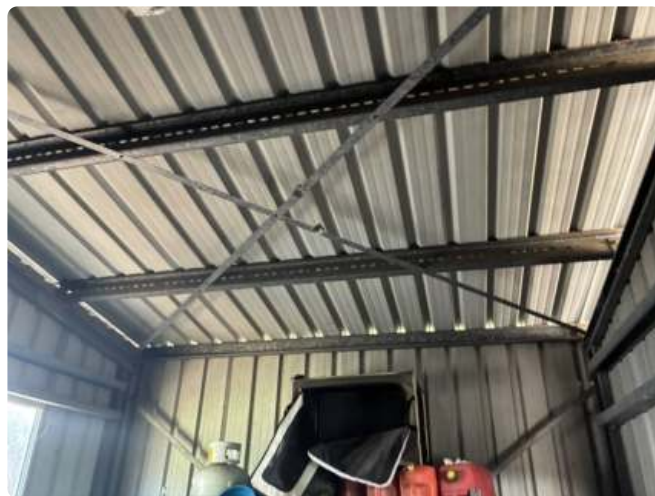
Steel



Carport - Continued



Carport - Continued



Garage

Condition

Good Condition

Inspector Notes

Carport, shed, and external structures appeared functional where visible. Stored items restricted inspection in some areas. These observations do not confirm structural adequacy or compliance.

Garage Present

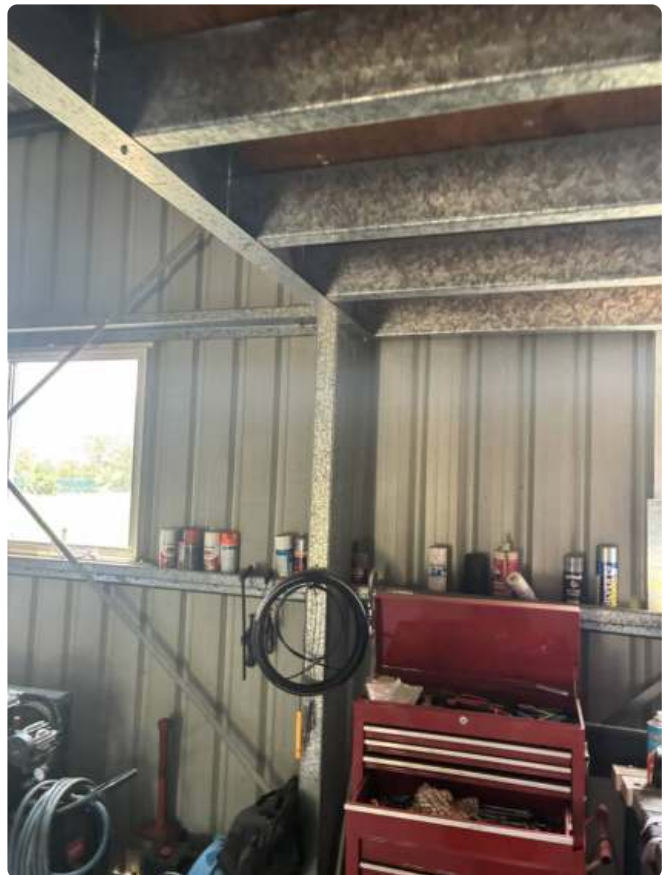
Yes

Construction Materials

Steel, Concrete



Garage - Continued



Garage - Continued



Garage - Continued



Driveways/Paths

Condition

Good Condition

Inspector Notes

Gravel, concrete, paved surfaces exhibited typical wear. Minor staining was visible. No obvious trip hazards were visible within accessible areas. These observations do not confirm compliance with gradient or slip-resistance requirements.

Construction Materials

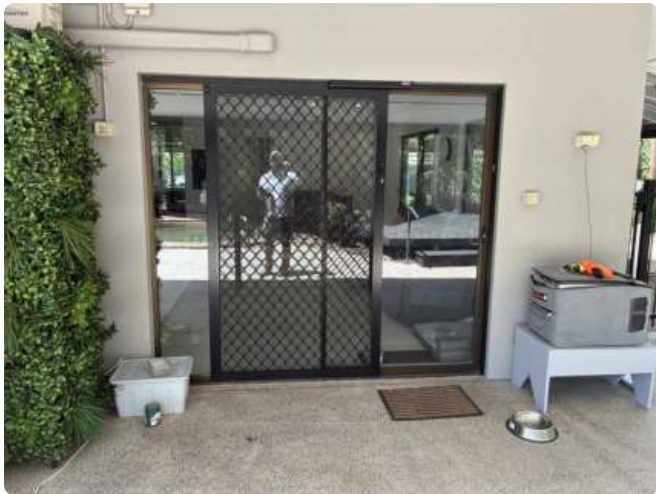
Gravel, Paving, Concrete



Driveways/Paths - Continued



Driveways/Paths - Continued



Retaining Walls

Condition

Good Condition

Inspector Notes

Retaining wall surfaces appeared functional at the time of limited visual inspection. Minor cosmetic deterioration was visible. No obvious cracking was visible; however, concealed movement cannot be assessed without invasive investigation.

Retaining Walls Present?

Yes

Construction Materials

Brick



Retaining Walls - Continued



Boundary Fencing & Gates

Condition

Good Condition

Inspector Notes

Boundary fencing and gates appeared serviceable at the time of inspection. Minor surface rust and general wear were visible. No structural concerns were observed in accessible areas.

Front Fence

Mesh, Steel

Front Gate

Automatic Sliding

Boundary Fencing & Gates - Continued

Boundary Fencing

Mesh, Timber, Steel



Boundary Fencing & Gates - Continued



Boundary Fencing & Gates - Continued



Boundary Fencing & Gates - Continued



Shed

Condition

Good Condition

Inspector Notes

Carport, shed, and external structures appeared functional where visible. Stored items restricted inspection in some areas. These observations do not confirm structural adequacy or compliance.

Shed Present?

Yes

Power to Shed

No

Plumbing

No

Slab

Yes

Shed Material

Steel



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YARDS & GARDENS

Gardens	
Condition	Minor Defect
Inspector Notes	Gardens appeared functional at the time of limited visual inspection, with debris present due to recent weather. No obvious site drainage issues were visible; however, surface-only observations cannot confirm sub-surface conditions.
Gardens Present?	Yes
	
	

Gardens - Continued



Lawns

Condition

Good Condition

Inspector Notes

Lawns appeared functional at the time of limited visual inspection, with debris present due to recent weather. No obvious site drainage issues were visible; however, surface-only observations cannot confirm sub-surface conditions.

Lawns Present?

Yes

Lawns - Continued



Building Inspection & Condition Report

INTERNAL ROOMS

Entry

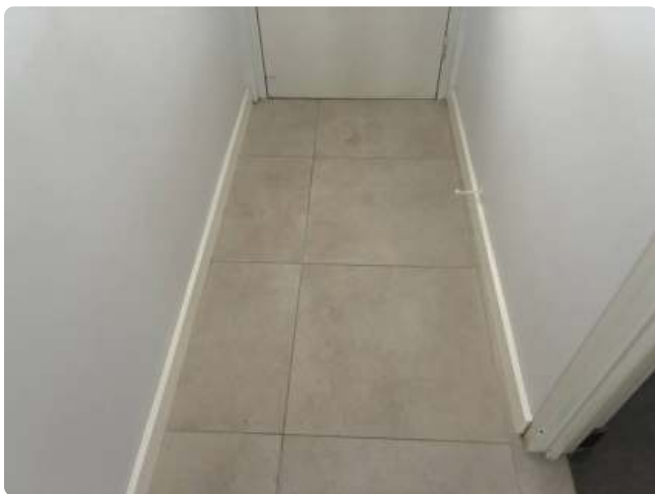
Condition	Good Condition
Inspector Notes	Entry area displayed minor cosmetic wear. No obvious structural concerns visible.
Ceiling Material	Plaster
Wall Material	Cement Render
Floor Material	Tiles



Hallway

Condition	Minor Defect
Inspector Notes	Minor wall staining visible. No obvious movement or moisture indicators visible.
Ceiling Material	Plaster
Wall Material	Cement Render
Floor Material	Tiles

Hallway - Continued



Hallway - Continued



Wall staining.

Lounge Room

Condition	Good Condition
Inspector Notes	Living room fixtures appeared functional at the time of inspection. Wear was consistent with typical residential use.
Ceiling Material	Plaster
Wall Material	Cement Render
Floor Material	Tiles
Air Conditioner Unit Present	Yes



Lounge Room - Continued



Dining Room	
Condition	Minor Defect
Inspector Notes	Localised paint peeling was visible. No moisture testing conducted, cause not determinable visually.
Ceiling Material	Plaster
Wall Material	Cement Render
Floor Material	Tiles
Air Conditioner Unit Present	Yes



Dining Room - Continued



Existing hole that has previously been patched has left the wall discolored.



Dining Room - Continued



Kitchen

Condition	Good Condition
Inspector Notes	Cabinetry and surfaces displayed minor wear. Some doors appeared misaligned. No moisture testing of cabinets or benchtops performed.
Ceiling Material	Plaster
Wall Material	Cement Render, Tiles
Floor Material	Tiles
Cabinetry	Good Condition
Benchtops	Laminate
Cooktop	Gas
Oven	Built In



Kitchen - Continued



Kitchen - Continued



Kitchen - Continued



Kitchen - Continued



Laundry

Condition	Good Condition
Inspector Notes	Laundry area appeared functional with minor cosmetic wear.
Ceiling Material	Timber, Steel
Wall Material	Cement Render, Tiles
Floor Material	Pavers
Cabinetry	No

Laundry - Continued



Main Bathroom

Condition

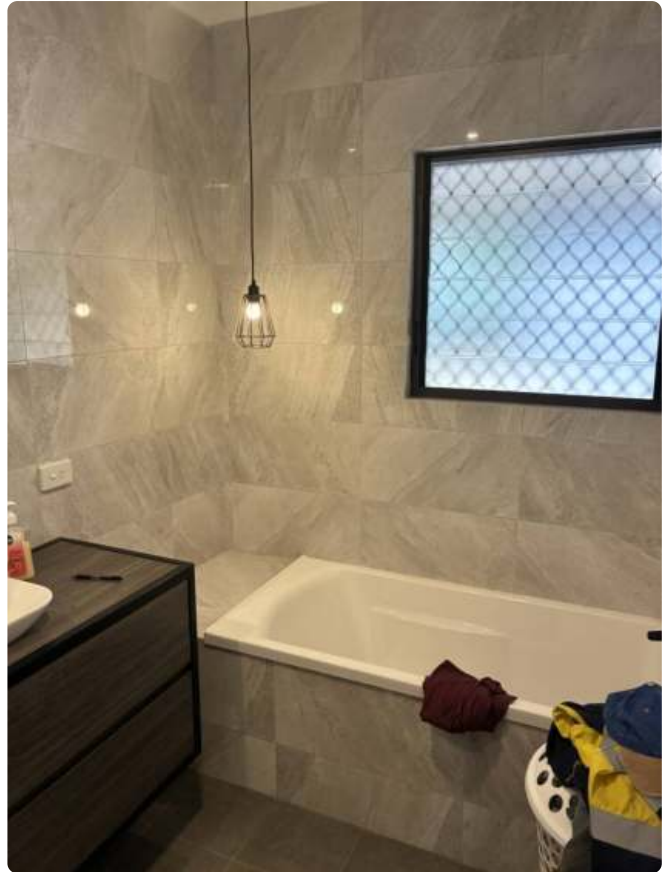
Minor Defect

Inspector Notes

The main bathroom appeared to be in functional condition at the time of the limited visual inspection, restricted to accessible areas. Several Minor Defects were visible, including a shower door that was difficult to operate, localised corrosion at the base of the shower screen, gaps in sections of the corning, and general wear to the door frame. These observations relate to visible surface conditions only and are consistent with age-related use. Routine maintenance by an appropriate trade may assist in improving presentation and function.

Ceiling Material	Plaster
Wall Material	Tiles
Floor Material	Tiles
Cabinetry	Yes

Main Bathroom - Continued



Main Bathroom - Continued



Main Bathroom - Continued



Main Bathroom - Continued



Master Bedroom

Condition

Minor Defect

Inspector Notes

Master bedroom appeared functional at the time of inspection. Notable issues: Visible bowing in the ceiling, this condition may indicate plasterboard deformation or load-related movement, Further assessment by a suitably qualified trade is recommended.

Ceiling Material

Plaster

Wall Material

Cement Render

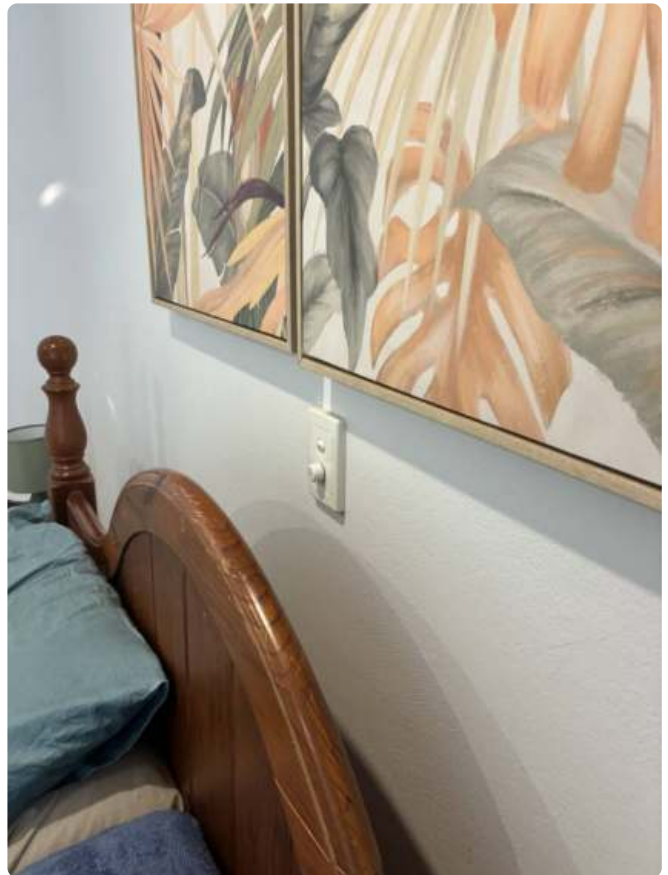
Floor Material

Tiles

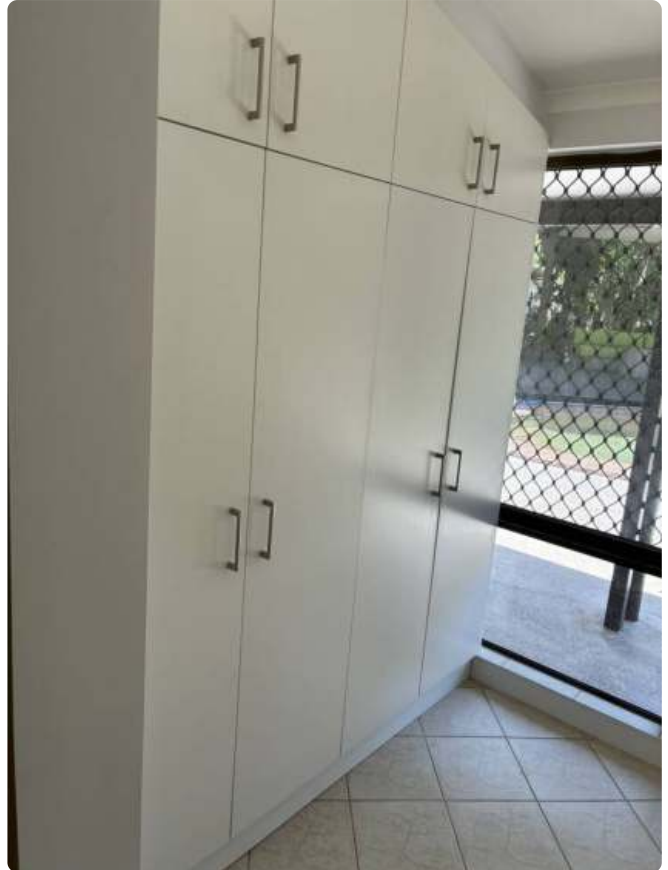
Air Conditioner Unit Present

Yes

Master Bedroom - Continued



Master Bedroom - Continued



ceiling appears to be bowing around single cabinet.

Ensuite	
Condition	Major Defect
Inspector Notes	The ensuite appeared to be in functional condition at the time of inspection, based on a limited visual assessment of accessible areas. A Significant Defect was identified in the shower wet area, where multiple cracked tiles were visible, particularly around the drain. Cracked tiles in a wet area present a potential moisture-ingress risk based on visual symptoms only; any concealed deterioration cannot be determined without invasive assessment. The shower screen was also heavy to operate and made contact with the basin when opened, indicating possible misalignment or hinge wear. Further evaluation and rectification by a suitably qualified tiler or waterproofing trade is recommended. No waterproofing or substrate assessment was undertaken.
Ceiling Material	Plaster
Wall Material	Tiles, Cement Render
Floor Material	Tiles
Cabinetry	Yes
 	

Ensuite - Continued



Ensuite - Continued



Half flush button doesn't work.



Screen door is stiff and heavy to open.

Ensuite - Continued



Significant defect to flooring tiles on the surface of shower area.



Significant defect to flooring tiles on the surface of shower area.

Ensuite - Continued



glass shower screen door opens into basin.

Bedroom 2

Condition

Minor Defect

Inspector Notes

Bedroom 2 appeared functional at the time of inspection. Notable issues: gap around wardrobe, and unsecured blind chain mount

Ceiling Material

Plaster

Wall Material

Cement Render

Floor Material

Tiles

Air Conditioner Unit Present

Yes

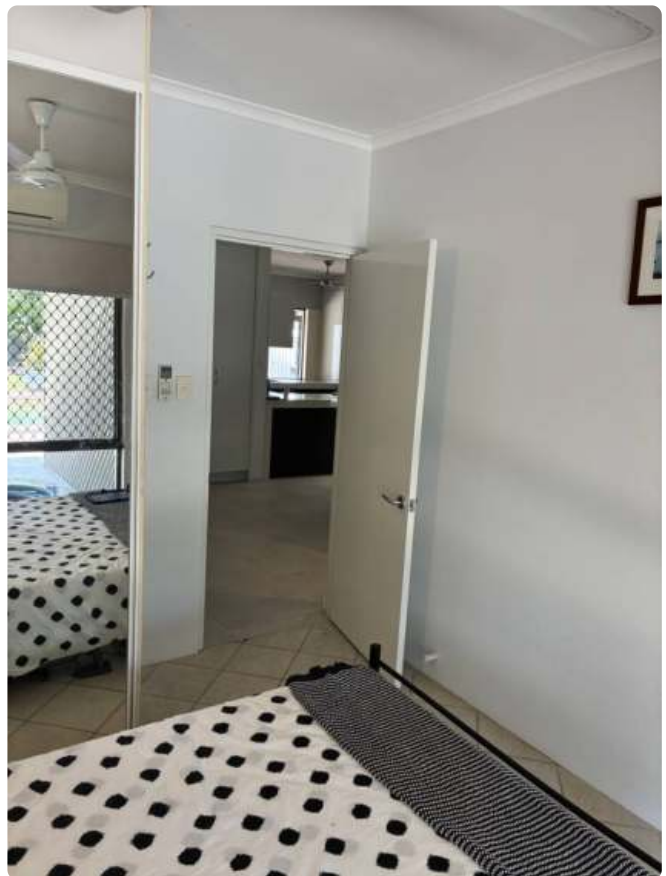
Bedroom 2 - Continued



Bedroom 2 - Continued



Noticeable gaps between wardrobe and ceiling.



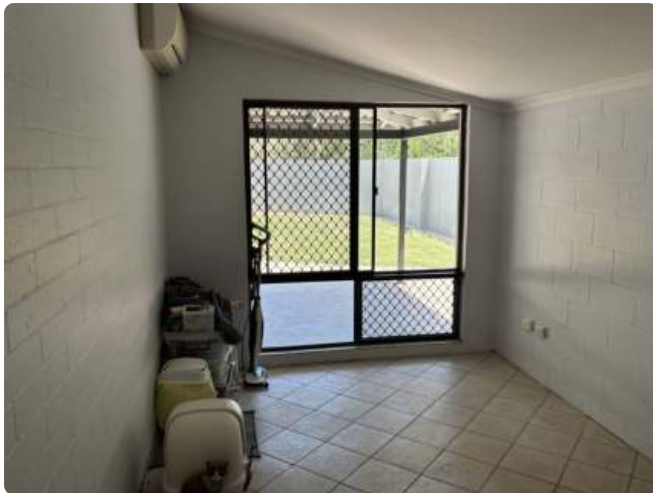
Bedroom 2 - Continued



Bedroom 3

Condition	Good Condition
Inspector Notes	Inspector Notes
Improvement Recommendations	Bedroom 3 appeared functional at the time of inspection. displayed minor cosmetic wear only.
Ceiling Material	Plaster
Wall Material	Brick
Floor Material	Tiles
Air Conditioner Unit Present	Yes

Bedroom 3 - Continued



Bedroom 3 - Continued



Minor staining on wall and door frame.

Bedroom 4	
Condition	Good Condition
Inspector Notes	Bedroom 4 appeared functional at the time of inspection. displayed minor cosmetic wear only.
Ceiling Material	Plaster
Wall Material	Cement Render
Floor Material	Tiles
Air Conditioner Unit	Yes



Bedroom 4 - Continued



Switchboard located in the bedroom.



Bedroom 4 - Continued



Roof Space

Condition	Good Condition
Inspector Notes	Access was restricted; only limited areas were visually observable. Roof space appeared in acceptable condition within the limited areas accessible, but this does not confirm overall condition. No assessment of structural framing, insulation continuity, wiring, or moisture barriers was conducted.
Was the roof space accessible at time of inspection?	Yes
Construction Material	Timber Frame
Insulation	No

Roof Space - Continued



REPORT SUMMARY

Overall Comments

The dwelling displayed a combination of cosmetic and maintenance-related issues at the time of inspection.

One Major Defect was identified in the ensuite wet area.

One Significant Defect noted in the master bedroom ceiling.

Multiple Minor Defects present across internal and external areas.

All observations were restricted to visible areas.

No compliance, structural, or performance assessment was performed.

THANK YOU

Thank you for choosing us for your inspection needs. We appreciate your trust in our services.

Should you have any questions or require clarification regarding this report, please don't hesitate to reach out to your inspector.

INSPECTION TERMS & CONDITIONS

DISCLAIMER – Visual Building Condition, Plumbing and Electrical Report

Prepared in alignment with industry-recognised visual inspection practices in the Northern Territory (NT)

This report has been prepared for informational purposes only, based on a visual, non-invasive inspection of accessible areas of the property at the time of assessment. It does not constitute a Certificate of Occupancy or Compliance, nor does it meet the requirements of any statutory building codes, planning regulations, or certification frameworks.

Scope and Limitations

- The inspection was limited to areas that were safely and readily accessible at the time of inspection, in line with common industry practices for visual-only assessments.
- No destructive testing, removal of coverings, or dismantling of components was undertaken. No invasive tools or diagnostic equipment were used.
- Areas concealed by walls, floor coverings, ceilings, vegetation, furniture, or stored items were excluded.
- Latent, hidden, or future defects cannot be identified under the visual-only methodology.

Building Assessment

- The building condition review is exceptions-based, meaning only visible inconsistencies or defects are reported.
- The inspection does not assess or confirm compliance with any building codes, design specifications, or regulatory approvals.
- For certification or formal compliance checks, a qualified Building Certifier licensed in the NT should be engaged.

Plumbing Systems

- The inspection was limited to exposed plumbing fixtures, taps, fittings, and above-ground pipework.
- No flow or pressure testing was conducted. Hot water systems, drainage lines, and concealed plumbing infrastructure were not inspected.
- Plumbing compliance has not been evaluated and should be assessed by a licensed plumbing professional if required.

Electrical Systems

- The inspection did not include any testing of electrical systems. No verification of earth continuity, insulation resistance, residual current devices (RCDs), or circuit operation was conducted.
- Visual observations were limited to accessible switchboards, wiring, fittings, and (where applicable) solar installations.
- Electrical compliance has not been assessed. Only a licensed NT electrical contractor can perform testing, repairs, or certifications.

Validity

- This report reflects the observable condition of the property at the date of inspection only.
- Conditions may change over time due to use, environmental exposure, or deterioration.

Exclusions

This report does not cover:

- Structural engineering evaluations (e.g. footings, foundations, load-bearing elements)

- Pest or termite inspections (should be carried out by a licensed pest inspector)
- Mechanical services, pools, spas, water pumps, solar batteries or inverters
- Testing for asbestos, mould or hazardous materials
- Assessment of compliance with land title boundaries, zoning, or town planning matters
- Verification of records, approvals, or third-party data

It is not a substitute for specialist reports or compliance audits by licensed professionals.

Liability

- To the fullest extent permitted by law, liability for this report is strictly limited to the amount paid for the inspection.
- No liability is accepted for:
 - Consequential or economic loss;
 - Future defects or performance issues;
 - Reliance by third parties not named in the inspection agreement.
- Expired permits or unauthorised works are presumed non-compliant. You are advised to consult the NT Building Advisory Services or a registered NT Building Certifier for further advice.

Recommendations

- This report is a snapshot of the property's observable condition at the time of inspection.
- It is strongly recommended that clients seek:
 - A full Building Condition Report by a structural engineer if significant issues are identified
 - Licensed electrical and plumbing inspections if performance, safety, or compliance concerns exist
 - Specialist inspections for pests, asbestos, and non-visible issues

Jurisdiction

- This report and all related disclaimers are governed by the laws of the Northern Territory of Australia.
- Any disputes shall be subject to the exclusive jurisdiction of NT courts or tribunals.

Use and Acknowledgement

- This report is intended solely for the client named in the inspection agreement. No reliance may be placed on this report by any other party.
- By commissioning or accepting this report, the client confirms their understanding and acceptance of all terms, limitations, and liability restrictions contained herein.