



Property Remediation Report

Address: 12 Brumby Court, Marlow Lagoon NT 0830

Prepared by Aussie Inspections | 25th November 2025

Inspection Overview

This report outlines recommended maintenance and repair works identified during a visual inspection of 12 Brumby Court, Marlow Lagoon NT. All observations were made from accessible areas only; no destructive, invasive, or compliance-based assessment was undertaken. All costs listed are indicative estimates based on local NT trade rates and are expressed as ranges only. These estimates do not constitute a formal quotation. Final pricing must be confirmed through a comprehensive assessment and written quote from the appropriate licensed trades before any works proceed.



Cost Breakdown Summary

		
\$680-1580	\$440-740	\$1400-2400
(incl. GST)	(incl. GST)	(incl. GST)
External Works	Cleaning & General Maintenance	Internal Works
Outdoor maintenance and surface treatments for Eaves & Gutters, Windows & Doors, Deck/Verandah, and Pool/Spa.	General upkeep and cleaning tasks across the property.	Interior repairs and cleaning throughout areas including Hallway, Dining Room, Main Bathroom, Master Bedroom, Ensuite, and Bedroom 2. The Ensuite has a Major Defect requiring priority attention.



External Remediation Works



Eaves & Gutters Cleaning

Remove debris and foliage lodged within gutters to ensure proper drainage and prevent water damage.



External Windows & Doors Maintenance

Address minor wear to seals, frames, and hardware to improve insulation and security.



Deck/Verandah Eco-board Repair

Repair localised peeling to Eco-board surface on the deck/verandah to restore appearance and durability.



Pool Tile Repair

Replace missing tiles inside the pool structure next to the steps for safety and aesthetics.

Cleaning & Maintenance Works



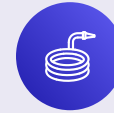
Cupboard Tracks & Ceiling Fans

Dust and debris buildup observed. Clean and lubricate tracks, clean fans to improve overall presentation. No mechanical or performance testing was conducted.



General Internal Cleaning

Comprehensive cleaning of fans, tracks, and surfaces throughout the interior.



Pressure Cleaning External Paths

High-pressure cleaning of external pathways and paved areas to remove dirt and grime.

Cleaning recommendations are based on visual presentation only; no mechanical, ventilation, or component performance testing was conducted.

Internal Remediation: General Repairs & Identified Defects

Repaint Bedroom 3 Internal Door

Hallway - Minor Wall Staining

Minor wall staining identified, predominantly cosmetic in nature.

Dining Room - Localised Paint Peeling

Localised paint peeling observed on the wall, cosmetic in nature.

Main Bathroom Issues

Shower door difficult to open.

Visible corrosion at base of shower screen.

Gaps in cornicing.

Master Bedroom - Bowing Ceiling

Noticeable bowing in ceiling, cosmetic in nature.

Bedroom 2 Issues

Missing cornice around wardrobe.

Blind chain mount not securely fixed.

Ensuite — Significant Wet-Area Defect

Cracked tiles in wet area

moisture risk

shower screen contacting basin.

Ensuite Toilet

Half-flush button not operational.

Property Condition Assessment

The property at 12 Brumby Court appeared to be in generally serviceable condition at the time of inspection, based on a visual assessment of accessible areas., with defects predominantly cosmetic in nature at the time of inspection. No significant structural issues were visible; however, this is a visual-only assessment, and concealed issues may exist where not visible. Addressing these items will help maintain overall presentation and prevent minor issues from developing into larger maintenance concerns. All recommended works should be carried out by appropriately licensed and insured contractors and reviewed upon completion by those trades.



Important Notes & Assumptions



Market-Based Pricing

Pricing is indicative only and based on NT market rates. Estimates do not represent formal quotations.

All pricing is expressed as an estimated range. Prior to any works being undertaken, a full site assessment and formal written quotation must be completed by the appropriate licensed trades.



Scope Limitations

Access limitations or concealed defects may influence final pricing.



Compliance Standards

All works must be carried out by appropriately licensed contractors who are responsible for ensuring compliance with relevant Australian Standards and NT regulations.

All remediation recommendations are based on observable defects at the time of inspection. This report does not identify hidden defects or guarantee the extent of works required once trades commence.

Building Inspection & Condition Report



This report is for the property at **12 Brumby Court, Marlow Lagoon NT 0830**, inspected on **25th November 2025** by **Cameron Versteegh**.

Key Finding: One Major Defect was identified in the Ensuite (cracked tiles in shower wet area) requiring priority attention.

Total Investment: \$2,520 - 4,720 (incl. GST)

Professional remediation will improve overall property presentation and may assist in maintaining or enhancing market appeal. However, no financial or valuation outcomes are guaranteed.

For questions regarding this report or to request formal quotes, contact Aussie Inspections directly. We can refer you to qualified, licensed trades to complete all recommended works.

Aussie Inspections

0413 245 519

info@aussieinspections.com.au