



VISUAL PLUMBING REPORT

12 Brumby Court, Marlow Lagoon NT 0830

25th November, 2025

TABLE OF CONTENTS

Inspection Details

Inspector

Macro Plumbing Overview

Visual Plumbing Inspection Report

Report Summary

Thank You

Inspection Terms & Conditions

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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

MACRO PLUMBING OVERVIEW

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
Stormwater	
Inspector Notes	It is common for properties in this area to have stormwater drainage directed to the street via council-managed infrastructure, rather than relying solely on onsite absorption or dispersal systems.
Type of Stormwater Drainage	Street
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
	

Hot Water	
Inspector Notes	Hot water appeared to be in serviceable condition at the time of inspection.
Condition	Good Condition
Type of Hot Water System	Solar

Hot Water Unit	
Inspector Notes	Hot water unit appeared to be serviceable at the time of inspection.
Condition	Good Condition
Location of Hot Water Unit	Roof



VISUAL PLUMBING INSPECTION REPORT

General Observations	
Observation	General observations of all water areas, drains and fixtures appeared to be serviceable at the time of the inspection.
Evidence of water damage (ceilings, walls, cabinetry)	No
Mould or mildew present	No
Water stains or damp patches	No
Corrosion on visible pipework or fittings	No
Unusual odors from wet areas or drains	No
Water Supply	
Observations	Water supply appeared to be in serviceable condition at the time of inspection.
Recommended Actions	The visible water supply lines appeared intact at the time of limited visual inspection. No active leaks were visible in accessible areas. This assessment does not confirm pressure performance, flow rate, pipe integrity within walls or underground, compliance with NT plumbing standards. Any hidden or intermittent failure cannot be identified without specialised testing.
Visible water supply pipes appear undamaged	Yes
Signs of visible leaks	No
Exposed pipes (in roof or exterior) appear insulated	Unable to Inspect
Water meter accessible and in fair condition	Yes

Water Supply - Continued



Taps And Fixtures

Observations

Taps and fixtures appeared operational under basic visual operation only (on/off observation). No performance, pressure, or seal-integrity testing was conducted. Minor wear consistent with use was visible on selected fittings.

Taps operate (turn on/off) without resistance

Yes

Dripping or leaking at tap outlets or bases

No

Obvious banging or pipe noise when turning taps off/on

No

Taps And Fixtures - Continued



Taps And Fixtures - Continued



Taps And Fixtures - Continued



Hot Water System (Visual Only)

Observations

The hot water system appeared intact with no obvious visual defects at the time of inspection. No assessment was made regarding: temperature output, pressure relief valve operation, compliance with AS/NZS 3500, system age or remaining life, internal tank condition. This is not a performance or safety assessment. Pipework and insulation appeared visually consistent with typical residential installations. Sections that were concealed or obstructed could not be evaluated. No certification or operational testing was performed.

Unit type recorded (electric, gas, solar, etc.)	Yes
Data plate or label visible (recorded for age/model check)	Yes
Visible signs of rust or corrosion	No
Active leaks from unit or pressure relief valve	No
Booster indicator light functioning (solar only)	No
Unit is physically supported/braced (if wall-mounted or raised)	Yes

Hot Water System (Visual Only) - Continued



Drainage (Visual Indicators Only)

Observations

Surface water behavior in the ensuite indicated that water tracks toward cracked tiles. This may allow moisture entry into subsurface materials. Further evaluation by a licensed plumber or tiler is recommended. Other drainage points appeared unobstructed where visible. Limitations included: no access to subfloor drainage, no testing under load, no observation of internal pipe condition.

Fixtures drain without pooling or backing up	Yes
Visible waste pipes appear secure and undamaged	Yes
Overflow Relief Gully (ORG) visible and accessible	Yes
Floor waste drains visible and free from obstruction	Yes
External stormwater connections appear intact (visually)	Yes

Drainage (Visual Indicators Only) - Continued



Drainage (Visual Indicators Only) - Continued



Drainage (Visual Indicators Only) - Continued



Toilets

Observations

Toilets operated under basic visual function only (simple flush test). No pressure, refill-rate, seal integrity, or compliance testing was performed. One Minor Defect was noted: The ensuite half-flush button did not operate under basic observation. Further assessment by a licensed plumber may be required.

Toilet securely fixed to floor	Yes
Visible leaks at base or cistern	No
Cracks in cistern or pan	No
Toilet flushes and refills (visual operation only)	Yes

Laundry

Observations

Laundry plumbing appeared intact in visible areas. No performance testing of taps, traps, or drainage was undertaken. No concealed areas were assessed. No active leaks were visible at the time of inspection. Some fixtures displayed minor cosmetic wear consistent with age. Hidden deterioration cannot be assessed without invasive testing.

Laundry tub and taps present and functional	Yes
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Laundry - Continued

Leaks from taps or visible drainage pipes	No
Floor drain visible and unobstructed	N/A
Laundry area has ventilation (fan or window)	Yes



Roof And Gutters (If Accessible)

Observations	Roof drainage components appeared functional where visible. Some debris was noted within guttering, which may restrict stormwater flow. No confirmation of drainage performance, compliance, or waterproofing integrity was made.
Gutters visually free of major debris	No
Downpipes connected and not visibly leaking	Yes
Rainwater tank (if present) appears connected	No

Appliances (Visual Only)

Observations	Appliances appeared to be in good serviceable condition at the time of the inspection.
Dishwasher is connected and shows no obvious leaks	N/A

Appliances (Visual Only) - Continued

Fridge water line (if plumbed) free from visible damage

Unable to Inspect

Safety & Visual Compliance

Visible signs of DIY plumbing (e.g., tape joins, garden hose use)

No

Cross-connection risks observed (e.g., hose left in pool)

No

REPORT SUMMARY

Overall Comments

Based on a visual-only inspection of accessible plumbing components:

- Water supply lines appeared intact with no obvious leaks.
- Taps and fixtures operated under basic visual observation.
- The hot water system showed no visible defects but was not tested.
- Multiple cracked tiles in the ensuite wet area present a Significant Defect and potential moisture risk.
- Toilets appeared functional, with one Minor Defect noted (ensuite half-flush button).
- Drainage components showed no obvious restrictions, except for concerns associated with cracked tiles in the ensuite.
- Roof and gutter drainage contained debris and may require maintenance.

This summary does not confirm plumbing compliance or performance and must not be relied upon as certification.

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.