EXAMPLE BUILDING INSPECTIONS PTY LTD

Condition inspection

14 Example Street



CLIENT	INSPECTION DATE	INSPECTOR
Sample Client	**22/10/2026**	**Alex Sample**

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Condition inspection by Example Building Inspections Pty Ltd

This report describes the general, visible condition of the property at the time of the inspection. It is based on an impartial visual inspection by Example Building Inspections Pty Ltd and is intended to inform a property transaction or an owner's assessment of their own property. The inspection and this report cover only the property inspected and only the items specifically mentioned in the report.

M. Rating system

How the rating system works: every observation in the report is given a rating that shows how serious the damage is. Severity is assessed from the consequences the damage can have for the building element or the building, and from how important it is to repair it.

The report uses three types of observation.

Minor
Damage that does not affect how the building element or the building functions.

Serious
Damage that impairs the function of the building element in the longer term. It can cause damage to other building elements.

Very serious
Damage that has already impaired, or will soon impair, the function of the building element. It can cause, or has already caused, damage to other building elements.

1. Summary

Introduction

Sample Client instructed Example Building Inspections Pty Ltd to carry out a condition inspection of the property at 14 Example Street, Ashgrove QLD 4060. The inspection was carried out by Alex Sample on 22/10/2026. The exterior was inspected visually from ground level and the roof from a roof ladder at the eaves. A timber pest inspection was not included in the scope of this inspection.

Property description

The property is a detached house of single-storey timber construction, completed in 1974, with a floor area of approximately 118 m^2. The dwelling has painted timber weatherboard cladding, a painted corrugated iron roof and a timber-stumped subfloor on concrete pads.

Conclusion

The most significant findings relate to moisture and structure. A high moisture reading at the base of the shower wall, together with cracked grout and failed silicone, indicates a potential failure of the shower waterproofing that requires specialist invasive testing before repair. In the subfloor, leaning and unfixed stumps with a dropped bearer beneath the bathroom represent a structural matter needing attention by a licensed builder, and damp soil in the same area should be rechecked once the shower is investigated. Several water-related defects were also recorded, including paving falling towards the rear wall, decayed weatherboards, corrosion and failed flashing around the old roof flue, a leaking sink waste and raised moisture below a bedroom window; these should be addressed to limit further damp damage. Remaining items, including a leaning retaining wall, blocked gutters, thin ceiling insulation, flaking window putty and paint, and the limited smoke alarm coverage, are more routine maintenance and compliance matters. Access to parts of the subfloor was restricted and some areas were viewed by torch only.

6
Minor

5
Serious

2
Very serious

Property

Address	14 Example Street
Postcode	4060 Ashgrove QLD
Property ID	Lot 1 on RP000000 (sample)
Type	Detached house
Size	118 m²
Year built	1974
Build stage	Completed

Inspection

Client	Sample Client
Inspection date	22/10/2026
Inspector	Alex Sample
Present	Sample Client, Selling agent
Weather	Fine, 24 °C
Rooms	10
Observations	13
Photos	8

2. Site

Grounds / Drainage	Serious	Drainage	Serious
Decking	Acceptable	Fence	Acceptable
Paths	Acceptable		

Notes on this room: SAMPLE REPORT: fictional property, client, inspector and company; photos are illustrative. Timber pest inspection not included.

2.1 Water ponding against rear wall

Serious

DRAINAGE

The concrete paving at the rear of the dwelling falls towards the house rather than away from it, causing water to pond against the wall during rain. A silt line is evident on the paving and on the lower weatherboards, and staining and deterioration of the cladding at this point confirm ongoing wetting of the base of the wall.

Recommendation: Regrade the paving to fall away from the house, or install a grated drain along the wall connected to the stormwater system, to direct surface water away from the cladding and subfloor.



2.2 Timber retaining wall leaning

Minor

RETAINING WALL

A treated pine sleeper retaining wall approximately 900 mm high on the side boundary is leaning outward in places. The bottom two sleepers are soft at ground level, indicating decay where they are in contact with damp soil.

Recommendation: Monitor the wall for further movement and replace the decayed sleepers. If the lean continues to progress, obtain advice from a structural engineer on the wall's long-term stability.

3. Exterior





Windows	Minor	Paint	Minor
Cladding	Serious	Exterior Doors	Acceptable

Notes on this room: Timber weatherboard cladding, painted. Aluminium sliding door to rear deck, original timber windows elsewhere.

3.1 Decayed weatherboards below bathroom window

Serious

CLADDING

The paint has failed on the lower weatherboards below the bathroom window and probe testing confirmed the bottom two boards are soft with advanced timber decay. Clearance from the paving to the bottom board is only about 100 mm, which promotes moisture uptake and fungal breakdown of the timber.

Recommendation: Engage a carpenter to replace the decayed boards, inspect the framing behind while the cladding is removed, then prime and repaint. Improving ground clearance and drainage at this location will help prevent recurrence.



3.2 Putty and paint failing on timber windows

Minor

WINDOWS

The glazing putty on several of the original timber windows is cracked or missing, and the paint on the sills is flaking. This exposes the timber to weather and allows moisture into the joinery.

Recommendation: Re-putty the glazing and repaint the timber windows to re-establish a weatherproof finish and protect the frames from further deterioration.



4. Roof

Gutters	Minor	Roof Covering	Serious
Chimney	Serious	Roof Edges	Acceptable
Downpipes	Acceptable		

Notes on this room: Corrugated iron, painted. Viewed from a ladder at the eaves, not walked on.

4.1 Corrosion around old flue

Serious

ROOF COVERING

Rust is present at the sheet laps around the old flue penetration and the sealant to the flue flashing is cracked and lifting. The corrosion and failed flashing create a path for water entry at the roof penetration.

Recommendation: Engage a licensed roofer to replace the corroded section of roof sheeting and re-flash the flue penetration to restore weathertightness.





4.2 Gutters blocked, joints leaking

Minor

GUTTERS

The western gutter is full of leaves and holding water, and two joints are dripping. Blocked gutters and leaking joints can overflow and discharge water against the cladding below.

Recommendation: Clean out the gutters and reseal the leaking joints. Regular gutter maintenance is recommended to maintain adequate stormwater drainage.

5. Roof void

Moisture	**Acceptable**	Insulation	**Minor**

Notes on this room: Viewed from the manhole in the hallway only, no crawl boards.

5.1 Ceiling insulation thin and displaced

Minor

INSULATION

The ceiling insulation consists of old, thin batts that have been pushed aside near the manhole and over the hallway. The reduced and displaced coverage lowers the thermal performance of the ceiling.

Recommendation: Top up and relay the ceiling insulation to achieve even coverage and improve the thermal efficiency of the dwelling.

6. Subfloor

Moisture	Minor	Ventilation	Minor

Notes on this room: Timber stumps on concrete pads. Accessed through the side lattice; north-east corner under the bathroom has under 300 mm clearance, viewed by torch only.

6.1 Leaning stumps, dropped bearer under bathroom

Very serious

STRUCTURE

Three stumps beneath the bathroom are leaning and two are not fixed to the bearer, which has dropped approximately 15 mm at this point. This indicates a loss of support to the floor structure in this area.

Recommendation: Engage a licensed builder to restump and re-fix the bearer. If further movement is identified, a structural engineer should assess the extent of the works required.

6.2 Damp soil under bathroom

Minor

MOISTURE

The soil beneath the bathroom is damp with a musty odour. No obvious drainage fault was apparent at the time of inspection, so the dampness may be linked to the suspected shower leak above.

Recommendation: Recheck the subfloor ventilation and moisture levels once the shower leak has been investigated and rectified, and improve subfloor ventilation if the dampness persists.

7. Kitchen

Sink	Serious	Walls	Acceptable
Flooring	Acceptable	Drainage	Serious
Fittings	Minor		

7.1 Slow leak from sink waste

Serious

PLUMBING

The waste trap beneath the kitchen sink is dripping, the cabinet base is swollen and the moisture meter returned a high reading in the cabinet base. This indicates an ongoing leak with water damage to the cabinetry.

Recommendation: Engage a licensed plumber to repair the waste pipe and replace the swollen cabinet base once the leak is rectified.

8. Bathroom

Moisture	Very serious	Tiling	Serious
Extractor Fan	Minor	Bath / Shower	Very serious

Notes on this room: Tiled shower over acrylic tray, original 1970s layout. Exhaust fan weak.

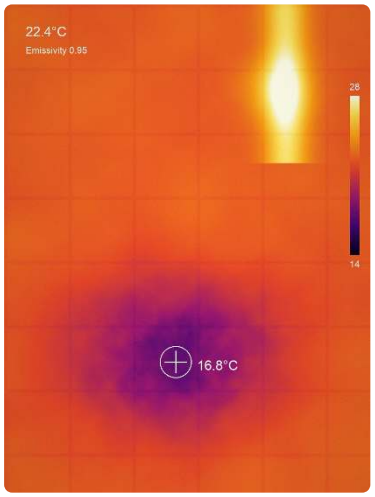
8.1 Moisture at base of shower wall

Very serious

MOISTURE

Thermal imaging shows a cool area at the base of the shower wall beside the mixer, recorded at 16.8 °C against a surrounding surface of around 22.4 °C, and the moisture meter returned a high reading there. The grout is cracked and the silicone at the tray junction has failed, indicating a likely breakdown of the shower waterproofing with moisture entering the wall.

Recommendation: Arrange specialist invasive moisture testing to confirm the extent, then repair the shower waterproofing and any damaged framing. Until repaired, use of the shower should be limited to reduce further water entry.



9. Living room

Ceiling	**Acceptable**	Walls	**Acceptable**
Windows	**Acceptable**	Flooring	**Acceptable**

No observations in this room.

10. Bedroom 2

Ceiling	Acceptable	Walls	Serious
Windows	Serious	Flooring	Acceptable

10.1 Moisture below bedroom window

Serious

MOISTURE

Paint is bubbling on the wall below the bedroom window and the moisture meter returned a high reading at the bottom of the window frame. This indicates water entry around the window, likely through failed flashing or the frame below.

Recommendation: Investigate the window flashing and the frame below the window and repair as required to stop the water ingress, engaging a carpenter where framing repairs are needed.

11. Electrical and smoke alarms

Lighting	Acceptable	Main Panel	Acceptable
Switches / Sockets	Acceptable		

Notes on this room: Switchboard in the carport. Visual check only, not tested.

11.1 Smoke alarm in hallway only

Minor

SAFETY

Only one smoke alarm is fitted, located in the hallway, with none in or near the bedrooms. This does not meet the level of smoke alarm coverage expected for sleeping areas.

Recommendation: Engage a licensed electrician to fit interconnected photoelectric smoke alarms in or near each bedroom, and confirm compliance with current Queensland smoke alarm requirements.

12. Action list

These are the items that need attention, most serious first.

1. Leaning stumps, dropped bearer under bathroom

Very serious

SUBFLOOR · STRUCTURE

Engage a licensed builder to restump and re-fix the bearer. If further movement is identified, a structural engineer should assess the extent of the works required.

2. Moisture at base of shower wall

Very serious

BATHROOM · MOISTURE

Arrange specialist invasive moisture testing to confirm the extent, then repair the shower waterproofing and any damaged framing. Until repaired, use of the shower should be limited to reduce further water entry.

3. Water ponding against rear wall

Serious

SITE · DRAINAGE

Regrade the paving to fall away from the house, or install a grated drain along the wall connected to the stormwater system, to direct surface water away from the cladding and subfloor.

4. Decayed weatherboards below bathroom window

Serious

EXTERIOR · CLADDING

Engage a carpenter to replace the decayed boards, inspect the framing behind while the cladding is removed, then prime and repaint. Improving ground clearance and drainage at this location will help prevent recurrence.

5. Corrosion around old flue

Serious

ROOF · ROOF COVERING

Engage a licensed roofer to replace the corroded section of roof sheeting and re-flash the flue penetration to restore weathertightness.

6. Slow leak from sink waste

Serious

KITCHEN · PLUMBING

Engage a licensed plumber to repair the waste pipe and replace the swollen cabinet base once the leak is rectified.

7. Moisture below bedroom window

Serious

BEDROOM 2 · MOISTURE

Investigate the window flashing and the frame below the window and repair as required to stop the water ingress, engaging a carpenter where framing repairs are needed.

8. Timber retaining wall leaning

Minor

SITE · RETAINING WALL

Monitor the wall for further movement and replace the decayed sleepers. If the lean continues to progress, obtain advice from a structural engineer on the wall's long-term stability.

9. Putty and paint failing on timber windows

Minor

EXTERIOR · WINDOWS

Re-putty the glazing and repaint the timber windows to re-establish a weatherproof finish and protect the frames from further deterioration.

10. Gutters blocked, joints leaking

Minor

ROOF · GUTTERS

Clean out the gutters and reseal the leaking joints. Regular gutter maintenance is recommended to maintain adequate stormwater drainage.

Limitations and terms

Limitations of this inspection

This report is based on a visual, non-invasive inspection of the accessible parts of the property on the date of the inspection. It describes the condition seen at that time and is not a guarantee that the property is free of defects.

Parts that were concealed, covered or inaccessible were not inspected, for example inside walls, under floor coverings, behind fitted units, and parts of the roof or exterior that could not be inspected safely. Plumbing, electrics, drainage and heating were only inspected visually where accessible; they were not tested.

Moisture readings are indicative only. Damp, mould or other defects can be present in building elements without visible signs.

Further investigation or repair of a defect described in this report may reveal other defects that were not visible at the time of the inspection.

This report is intended for the client it was prepared for. A decision to buy, sell or carry out repairs should not be based on this report alone.

Example Building Inspections Pty Ltd terms and conditions

Sample terms only. A real company replaces this text with its own terms and conditions of engagement.