Example report — John Smith Plumbing, this job and the address are fictional. Photos are illustrative.



PHOTO 1 OF 3
Front of the property

Maintenance inspection — single-storey brick home

21 Example Road, Box Hill VIC 3128

MAJOR DEFECTS

Water staining to the hallway ceiling and wall, consistent with a past roof or plumbing **leak**. Moisture readings were elevated at the base of the hallway wall.

INSPECTED	REF	PHOTOS
14 Oct at 12:30 pm	Z-2610-Q3ZTS	3

THE FACTS

CONTRACTOR
John Smith Plumbing
0400 000 000 · john@example.com

ATTENDED BY
John Smith

INSPECTION DATE
14 October 2026 at 12:30 pm

INSPECTION TYPE
Maintenance

OVERALL CONDITION
Average

CLIENT NAME
J. Citizen

SITE ADDRESS

21 Example Road, Box Hill VIC 3128

WHAT HAPPENED

MINOR DEFECTS

Cracked lower pane to the rear window.

Worn paint to the front fascia and eaves.

SAFETY HAZARDS

Broken glass at the rear window sill.

AREAS INSPECTED

Interior, exterior, roof void (from the manhole) and the front garden.

AREAS NOT INSPECTED / OBSTRUCTED

Subfloor: no access hatch found.

MOISTURE / DAMP NOTED

Elevated readings at the base of the hallway wall, dry elsewhere.

RECOMMENDATIONS

- Have a **plumber** pressure-test the hallway water lines and a **roofer** check the roof above the hallway.
- Replace the rear window pane.
- Repaint the fascia and eaves.

EVIDENCE PHOTOGRAPHS



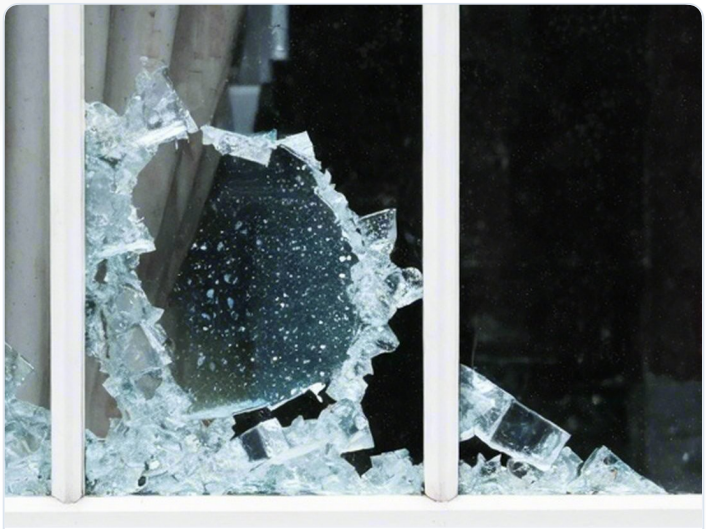
1 / 3 · PHOTO

Front of the property



2 / 3 · PHOTO

Water staining to the hallway wall and ceiling



3 / 3 · PHOTO

Cracked lower pane to the rear window

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