



OWNER INSPECTIONS

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INSURANCE DAMAGE ASSESMENT

Sample Property

Suburb withheld , QLD

Name withheld

28/08/2026

Inspector

Heydar Fathi

1300 471 805

booking@ownerinspections.com.au

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RECOMMENDATION

SUMMARY

- 7.1.1 Skirting - Skirting defects : Skirting defects
- 10.7.1 General view - Bedroom : General view

1: GENERAL

Information

Type of the building
Residential

How many levels
Single storey

General view



2: INSPECTION SUMMARY

2.1	Inspection summary
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Information

Inspection summary : Inspection summary

I attended the property on 28/08/26 to complete a visual inspection.

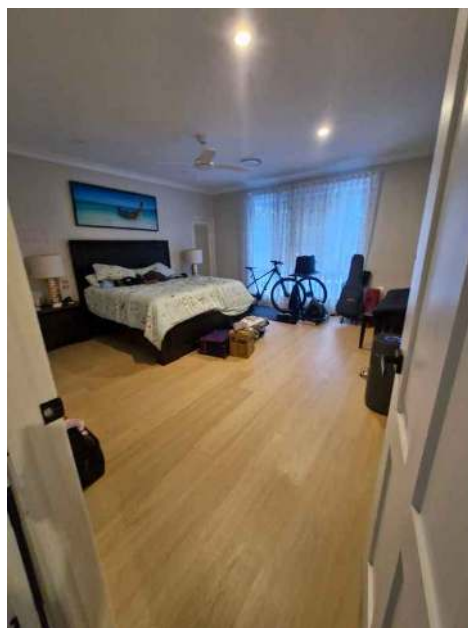
The inspection was conducted to assess building damage reportedly resulting from a failed flexible water supply hose located under the kitchen sink.

Based on information provided at the time of inspection, the flexible hose failed during the night, resulting in water escaping into the kitchen cabinetry and subsequently spreading the floor areas, including the kitchen, entry area, living area and hallway leading to the bedrooms and a bedroom wall.

At the time of inspection, visible water-related damage was identified to various building finishes and components within the affected areas. Moisture readings were undertaken where accessible to assist in determining the extent of moisture impact.

The observed damage and recommended rectification works are documented in the following sections of this report.

This assessment is limited to the areas and building components that were accessible and visible at the time of inspection.





3: CAUSE OF DAMAGE

3.1	Cause of damage
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Information

Cause of damage : Flexible water supply hose damage

Kitchen

The flexible water supply hose located within the kitchen sink cabinet have failed/ruptured, resulting in a significant water leak, water escaped from the damaged hose and caused water damage to the surrounding kitchen cabinetry and flooring.



4: KITCHEN CABINETS

4.1	Kitchen cabinetry
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Information

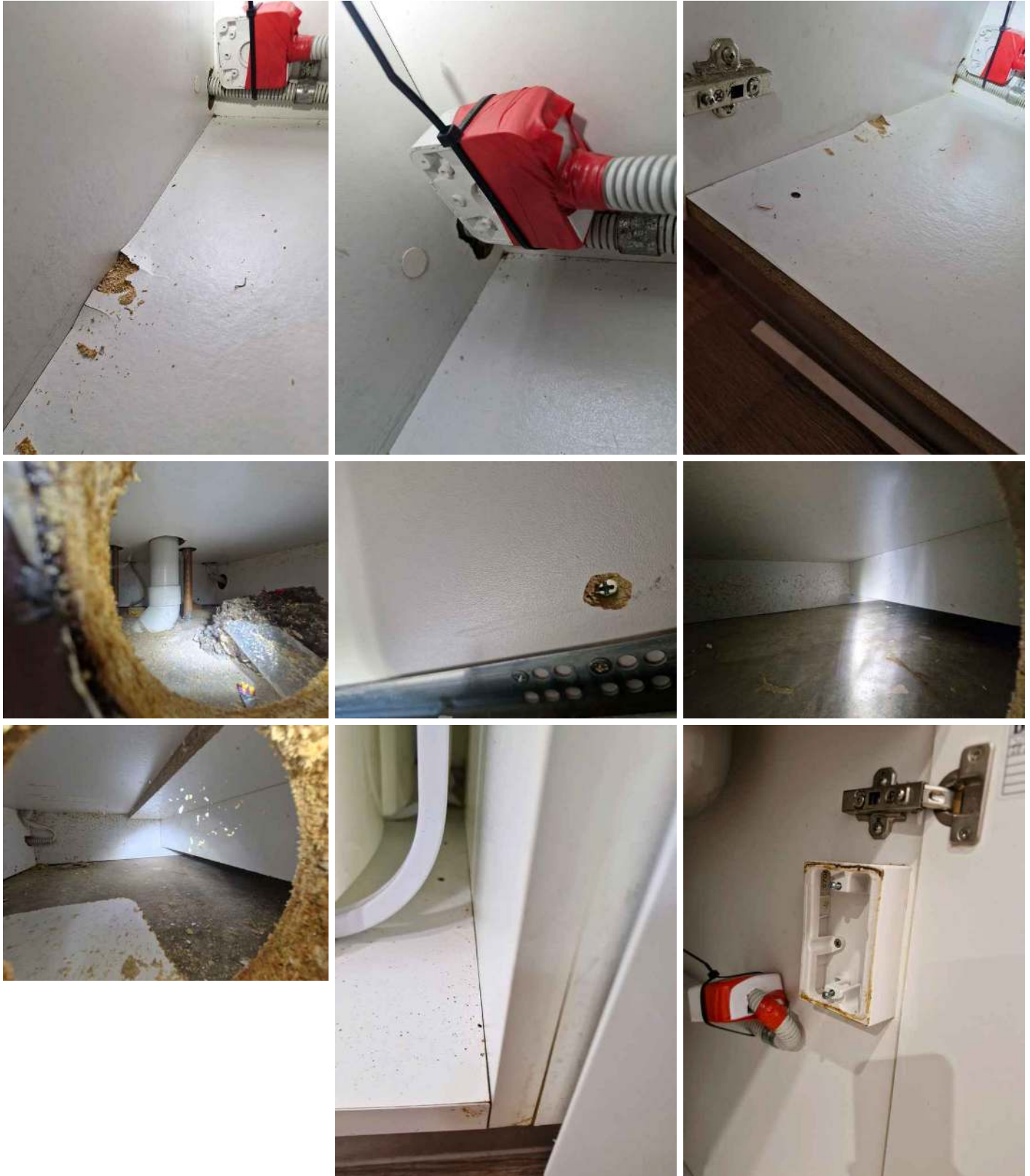
Kitchen cabinetry : Kitchen cabinet issues

Water Damage to Kitchen Cabinetry

Water-related damage was observed to the internal components of the kitchen sink cabinet as a result of the reported water escape.

The cabinet base and adjacent cabinetry components showed evidence consistent with exposure to water.

It is recommended that the affected cabinetry be assessed and replaced by a qualified cabinetmaker







5: BENCH TOP

5.1 Bench top issue

Information

Bench top issue : Bench top issue

The kitchen island bench top joint is moved, at the time of the inspection there is a gap. Recommend to engage a qualified builder/ bench top installer to inspect to rectify.

The observed gap to the bench top doesn't appear to be directly related to the reported water leak. The gap may have been caused by an existing installation issue, poor jointing or connection, or movement of the bench top or cabinetry.



6: TIMBER FLOORING

6.1	Timber flooring defects
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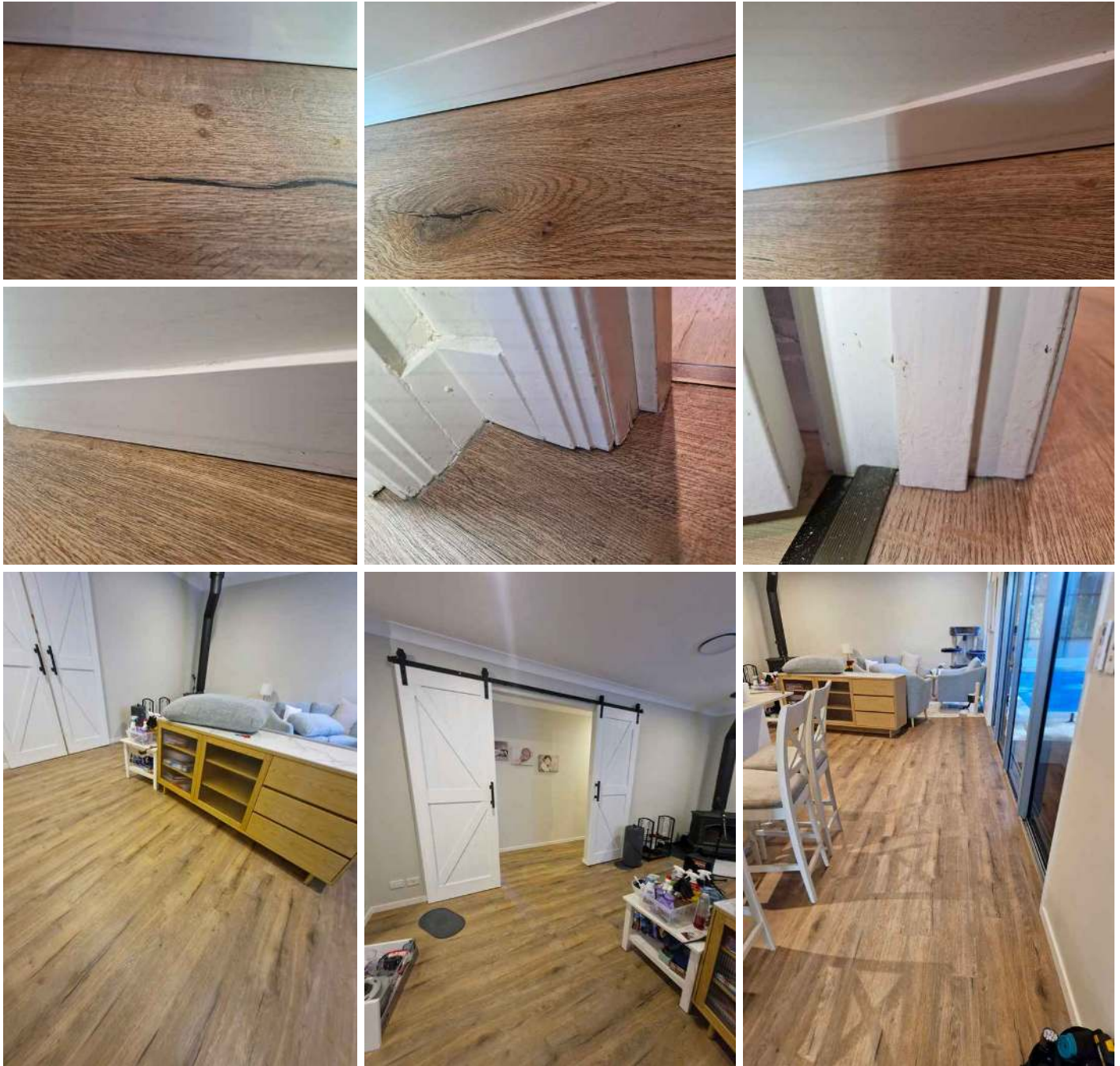
Information

Timber flooring defects: Timber flooring defects

Due to water damage the kitchen area and extended into the dinning, family entry ,garage, hallway floors.

The flooring is damaged and need to be replaced.

Professional water drying is recommended prior to reinstallation works.





7: SKIRTING

7.1	Skirting defects
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Observations

7.1.1 Skirting defects

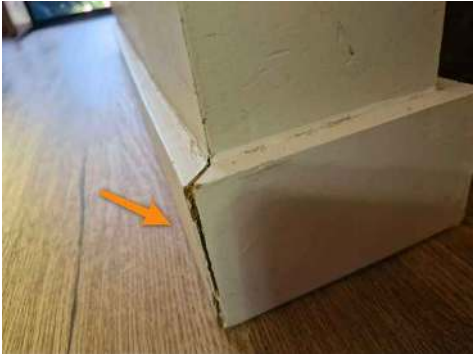
SKIRTING DEFECTS

Showing examples of skirting defects and damages

Recommendation

Contact a qualified professional.





8: MOISTURE METER

8.1	Moisture meter reading
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Information

Moisture meter reading : Moisture meter showing

This happened on 10/08/26 and about 18 days later , At the time of the inspection, moisture meter reading high moisture in the kitchen floor, family, dining, and hallway floor.





9: LIMITATIONS

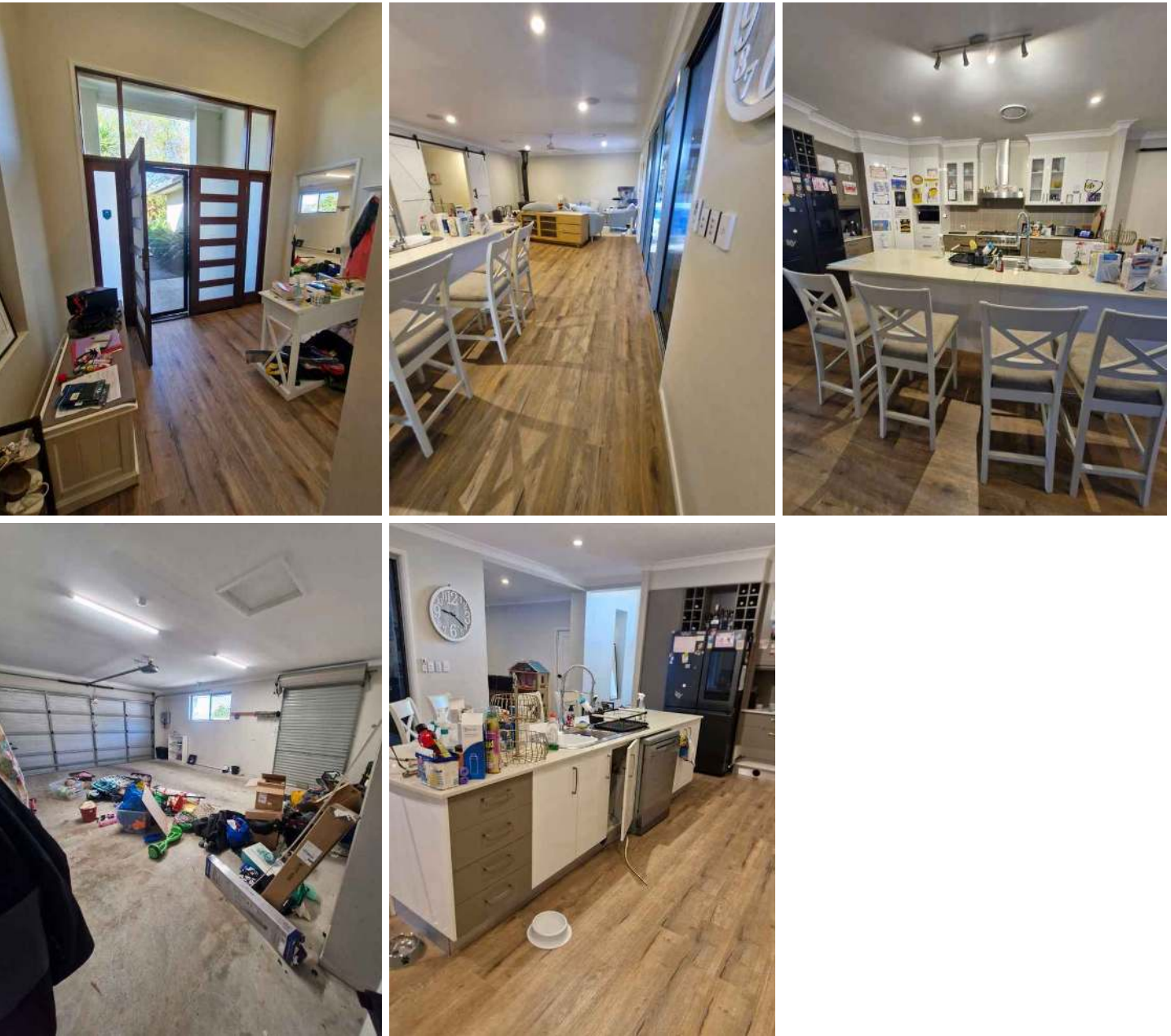
9.1	Limitations
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Limitations

Limitations

LIMITATIONS

Reasonable access to the property was restricted by:
Furnishings and other stored goods, wall covering, concealed area and components that were not accessible were not assessed.



10: GENERAL VIEW

10.1	Kitchen
10.2	Entry
10.3	Family
10.4	Dinning
10.5	Hallway
10.6	Garage
10.7	Bedroom

Information

Kitchen : Floor and cabinetry





Entry: Entry





Family: Family floor

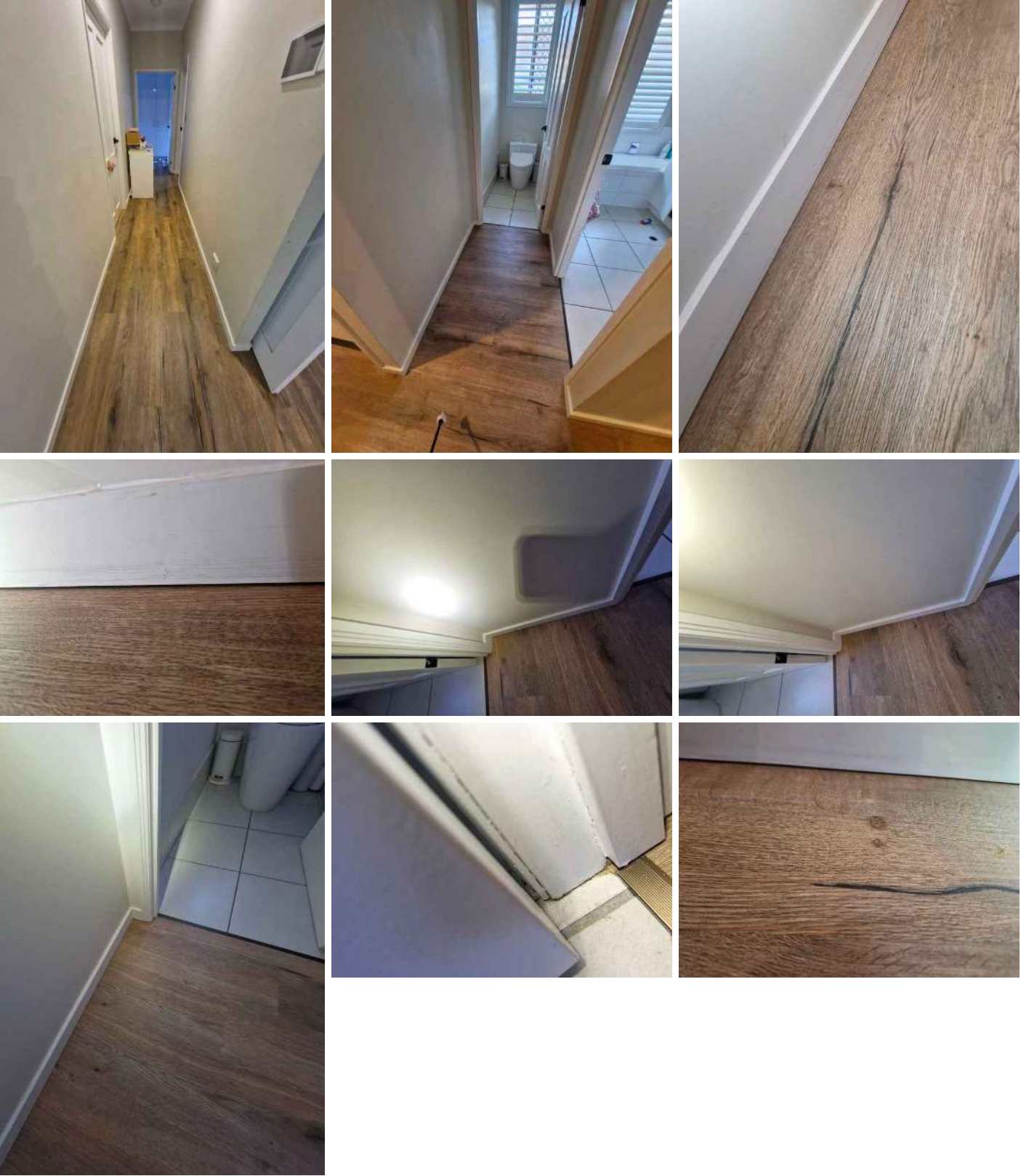




Dinning: Dinning



Hallway: Hallway





Garage: Garage





Observations

10.7.1 Bedroom

GENERAL VIEW

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
