



OWNER INSPECTIONS

1300 471 805

booking@ownerinspections.com.au

<https://www.ownerinspections.com.au/>



INVESTIGATION REPORT

Sample Property

Suburb withheld , VIC

Name withheld

30/07/2026

Inspector

Hany Abdelmalak

1300 471 805

booking@ownerinspections.com.au

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SUMMARY

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1: + INSPECTION DETAILS

Information

+ General: In Attendance	+ General: Occupancy	+ General: Weather Conditions
Tenant	Occupied, Furnished	Cloudy, Recent Rain
+ General: Type of Building	+ General: How Many Levels?	+ General: External Building Material
Freestanding, Residential, House	Single Storey	Solid Brick

+ General: Roof
Tiled

+ Views: Front



+ Views: Left



+ Views: Rear



+ Views: Right



Limitations

+ Limitations / Obstructions

+ REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:

Roof Coverings, Plaster

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ SUBFLOOR/BASEMENT:

Locked Access Door

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ ROOF SPACE:

Limited Crawl Space

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ INTERNAL:

Furnitures

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ EXTERNAL:

Height

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ ROOF EXTERNAL:

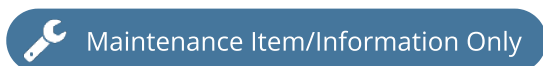
Height

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Observation

1.3.1 + Views

**+ GENERAL VIEWS OF
THE PROPERTY AT THE TIME OF THE INSPECTION**



2: + INSPECTION SUMMARY NOTES

		V	D	M	U
2.1	Overall conditions	X			

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Overall conditions: General purpose of this report

General Information and Purpose of Report

This report has been prepared at the request of the client for the purpose of documenting the observations made during a non-invasive mould inspection of the subject property. The inspection was undertaken to assess whether visible mould growth was present within the readily accessible areas of the dwelling at the date and time of the inspection.

The assessment comprised a visual inspection of accessible building elements, supported where considered appropriate by non-invasive moisture meter testing, thermal imaging and photographic documentation. No destructive or invasive inspection methods were undertaken, and no laboratory analysis, air sampling or surface sampling for mould spores was performed unless specifically stated within this report.

This report is limited to the conditions observed during the inspection and should not be interpreted as confirmation that mould is absent from concealed, inaccessible or enclosed building components, including but not limited to wall cavities, ceiling cavities, subfloor spaces, insulation, or areas obscured by fixtures, furnishings or finishes.

The findings and opinions expressed in this report are based solely on the observations made by the undersigned inspector using reasonable skill, care and professional judgement at the time of inspection. The report does not determine legal liability, causation, responsibility, compliance with tenancy obligations, or the source or duration of any previous moisture event unless expressly stated.

This report has been prepared as an independent record of the inspection findings and is intended to assist the client and any relevant decision-making authority by providing an objective assessment of the observed conditions at the time of inspection.

Observation

2.1.1 Overall conditions

GENERAL



Maintenance Item/Information Only

1. Purpose of Inspection

This inspection was commissioned to assess the property for the presence of visible mould growth within accessible areas of the dwelling.

This report has been prepared solely to document the observations made during the inspection on the date stated. It should not be interpreted as a comprehensive building condition report or environmental assessment.

2. Scope of Inspection

The inspection included:

- Visual inspection of accessible internal areas.
- Non-invasive moisture meter testing of selected building elements where considered necessary.
- Thermal imaging assessment where appropriate.
- Photographic documentation of relevant observations.

The inspection was limited to readily accessible areas only.

No destructive testing, laboratory analysis, air sampling, surface sampling or concealed area inspections were undertaken.

3. Inspection Limitations

Mould growth may occur behind wall linings, beneath floor coverings, within roof or wall cavities or other inaccessible locations and may not be visible during a non-invasive inspection.

This report reflects conditions observed at the time of inspection only.

4. Findings

4.1 Visible Mould

No visible mould growth was identified within the accessible areas inspected at the time of the inspection.

No visible fungal colonisation, sporulation or mould growth requiring remediation was observed.

4.2 Moisture Assessment

Moisture meter testing was undertaken at selected locations.

Readings obtained during the inspection were generally within expected ranges for the building materials tested and did not indicate evidence of active moisture intrusion at the locations assessed.

4.3 Thermal Imaging

Thermal imaging was used as an investigative tool to assist in identifying potential temperature anomalies that may indicate moisture.

No thermal anomalies consistent with active moisture intrusion were identified during the inspection.

4.4 Historic Moisture Evidence

Evidence of previous moisture exposure was observed in isolated areas, including minor staining and/or cosmetic deterioration consistent with historic moisture events.

At the time of inspection these observations did not exhibit characteristics consistent with active mould growth.

5. Conclusion

No visible mould growth was identified within the accessible areas inspected at the time of the inspection.

As no visible mould was identified during the inspection, no evidence of an active moisture source contributing to visible mould growth was identified within the accessible areas inspected. Based on the observations made during this inspection, no mould remediation is recommended.

This conclusion is limited to the conditions observed at the date and time of the inspection and the accessible areas inspected.

6. Recommendations

No mould remediation is recommended based on the observations made during this inspection.

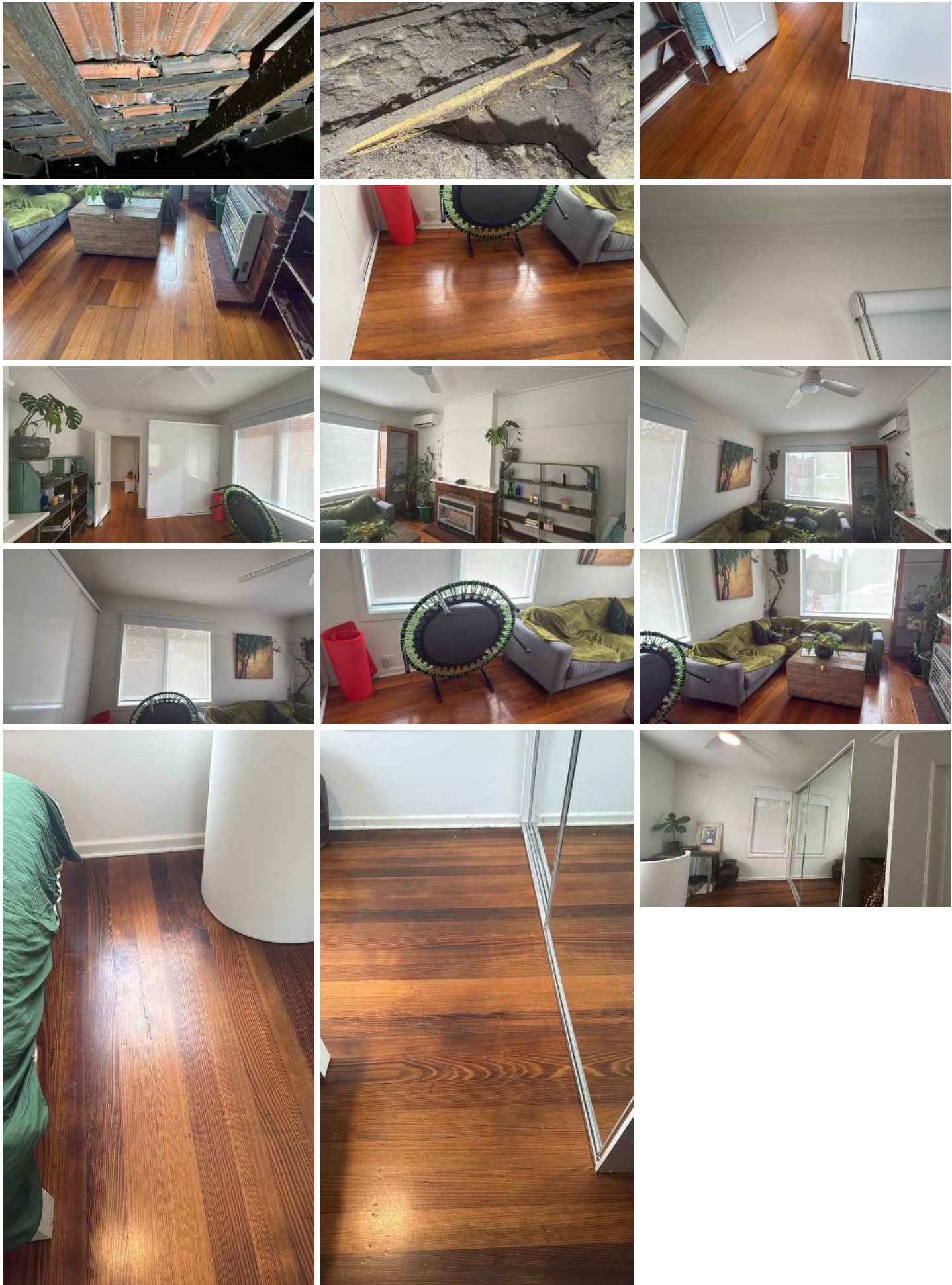
Should future water ingress, plumbing leaks or elevated moisture levels occur, the affected areas should be reassessed promptly as prolonged moisture can promote mould growth.

Inspector's Declaration

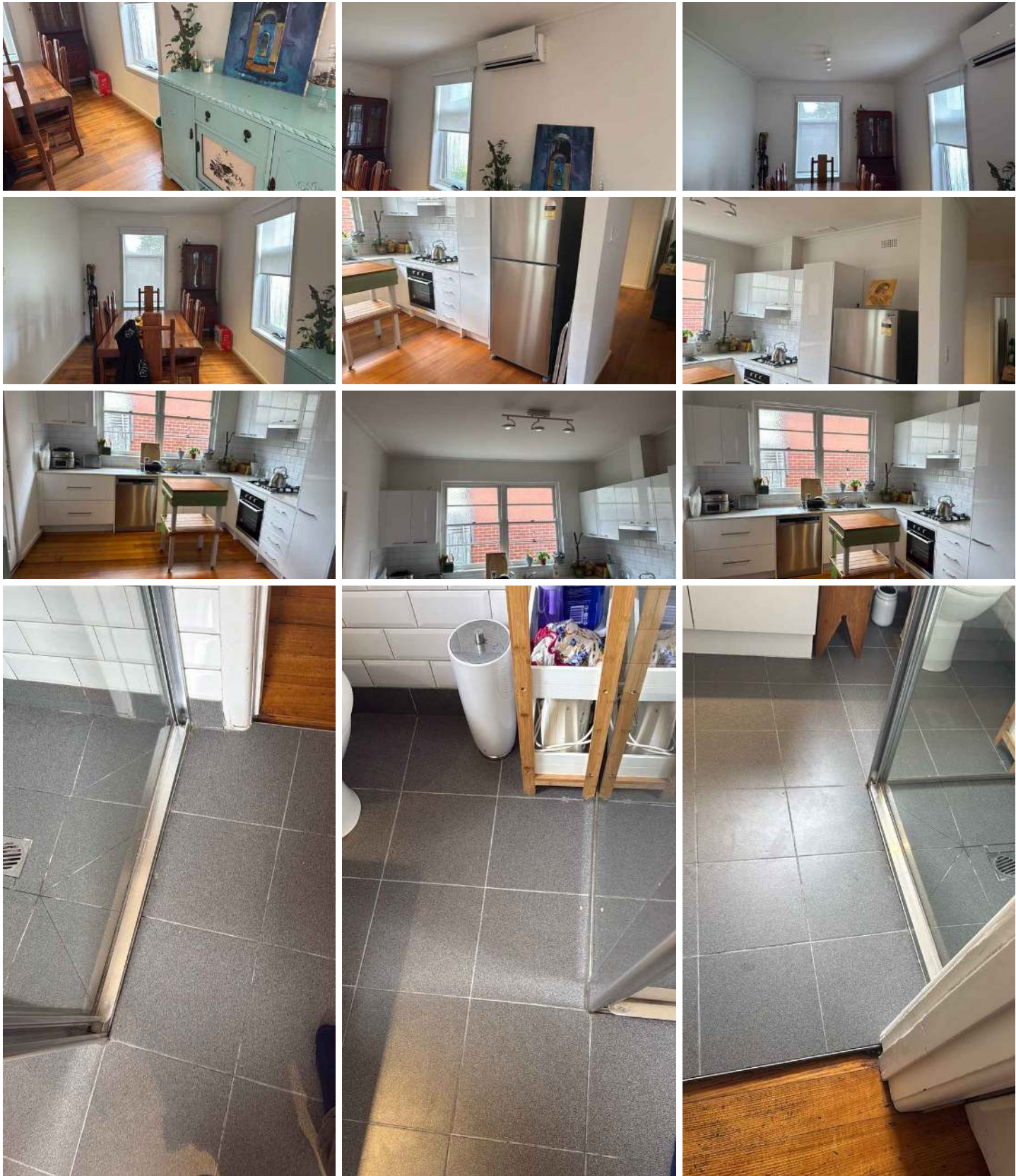
I certify that this inspection has been carried out independently and that the findings contained within this report are based solely on the conditions observed at the time of inspection using non-invasive inspection methods.

















2.1.2 Overall conditions

THERMAL IMAGING



Maintenance Item/Information Only

The blue colouring shown in the thermal image represents a comparatively cooler surface temperature relative to the surrounding building materials. Thermal imaging identifies surface temperature variations only and is not, by itself, an indicator of moisture.

When considered in conjunction with the non-invasive moisture meter readings obtained during the inspection, the observed temperature variation was not consistent with active moisture intrusion at the time of inspection.



3: + ROOF EXTERNAL

		V	D	M	U
3.1	+ General	X			
3.2	+ Roof Cladding				

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

+ General: + General Views of the Roof



Limitations

+ General

ROOF NOT WALKED - PITCH

The roof was not walked at time of inspection as the pitch was too steep to safely walk. The roof was inspected from the ladder.



Observation

3.1.1 + General

GENERAL VIEWS OF THE AREA/ROOM

 Maintenance Item/Information Only



3.2.1 + Roof Cladding

GENERAL VIEWS

General Views of the area

 Maintenance Item/Information Only

