

INSPECTION REPORT

247 Harbourview Drive — Pre-Purchase Property Inspection

Property Inspection

PROPERTY

247 Harbourview Drive, Sydney NSW 2060

REPORT NUMBER

INS-2026-000000

CLIENT

James & Rebecca Thornton

INSPECTION DATE

10 May 2026

INSPECTOR

Michael Chen, AIBI Certified

ISSUED

10 May 2026

APPROVED FOR RELEASE

8 findings recorded

01

EXECUTIVE OVERVIEW

CONDITION SCORE

74/100

Fair

OVERALL RISK

MEDIUM

Inspector assessed

TOTAL FINDINGS

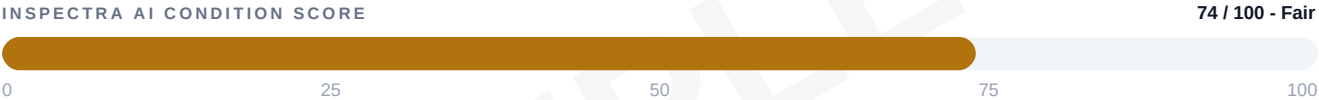
8

Across 6 categories

PHOTOS ANALYSED

38

AI-assisted, inspector reviewed



Summary of assessment

The property at 247 Harbourview Drive presents as a well-maintained circa-1998 residential dwelling in generally sound structural condition. Our AI-assisted inspection identified 8 findings across 5 categories, with 1 rated HIGH severity (chimney flashing) and 2 rated MEDIUM severity (roof granule loss, subfloor moisture).

Immediate attention is recommended for the HIGH-severity flashing issue to prevent water ingress. All MEDIUM findings should be addressed within 90 days. The remaining LOW findings are cosmetic or routine maintenance items that do not materially affect habitability. Overall property condition is rated FAIR with an Inspectra AI Condition Score of 74/100.

Immediate attention required

- 01
- Reseal chimney flashing within 30 days to prevent further water ingress and interior ceiling damage.
- 02
- Upgrade electrical circuits 3 and 4 to RCD-protected MCBs within 60 days to achieve AS/NZS 3000 compliance.

02

PROPERTY & INSPECTION DETAIL

PROPERTY ADDRESS	CLIENT
247 Harbourview Drive, Sydney NSW 2060	James & Rebecca Thornton
INSPECTION TYPE	INSPECTION DATE
Property Inspection	10 May 2026
INSPECTOR	REPORT NUMBER
Michael Chen, AIBI Certified	INS-2026-000000
REPORT STATUS	ISSUED
Approved	10 May 2026

Scope of inspection

This inspection covered all readily accessible areas of the primary dwelling, including the roof exterior, roof cavity, subfloor, interior rooms, wet areas, and the main switchboard. The inspection was visual and non-invasive.

Methodology

Evidence was captured on site by the named inspector using the Inspectra AI mobile application. Photographs were analysed by an AI vision model to assist with defect identification and severity categorisation. All AI-generated content was reviewed and edited by the inspector prior to approval.

Evidence coverage

Thirty-eight photographs were captured across nine areas. Coverage of the roof exterior and subfloor was assessed as good; coverage of the roof cavity was limited by available access.

LIMITATIONS & EXCLUSIONS

This inspection was limited to areas that were safely accessible at the time of attendance. Areas concealed by stored goods, floor coverings, insulation, or fixed cladding were not inspected. No destructive testing was carried out.

03

DETAILED FINDINGS

ROOFING

2 findings

F-01 | ROOFING

▲ HIGH

Deteriorated chimney flashing — active leak risk

OBSERVATION

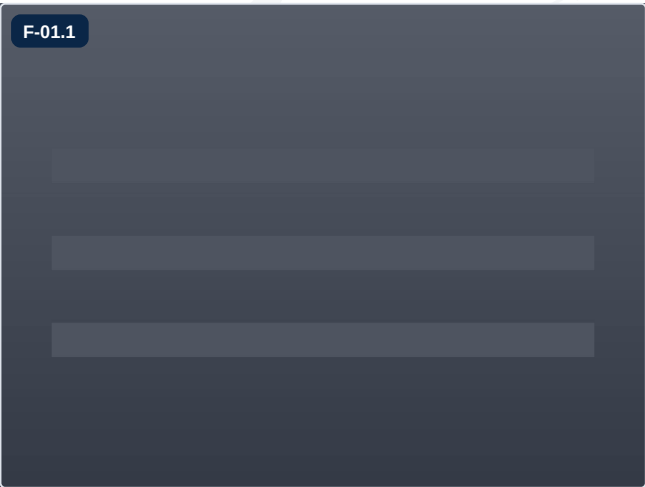
Flashing around the main chimney stack has separated from the substrate in two locations (top and northeast corner). Repointing mortar shows significant cracking. Water staining observed on the interior ceiling directly below this area confirms active or recent water ingress.

LOCATION	RECOMMENDED ACTION
Main chimney stack	Within 30 days
ESTIMATED COST	EVIDENCE REF
\$950 - \$1,600	EV-002 (Photo)

RECOMMENDATION

Immediate remediation required. Engage a mason and roofing contractor to remove, reseal and reinstall flashing with code-compliant materials. Budget: \$950–\$1,600. Action required within 30 days.

PHOTOGRAPHIC EVIDENCE



Deteriorated chimney flashing — active leak risk
Main chimney stack

F-02 | ROOFING

◆ MEDIUM

Accelerated granule loss — NE roof section

OBSERVATION

Significant granule loss across approximately 18% of the north-east roof face indicates accelerated shingle aging. Bare substrate patches are visible in aerial and close-range photography. Risk of water infiltration will increase materially if left unaddressed beyond 12 months.

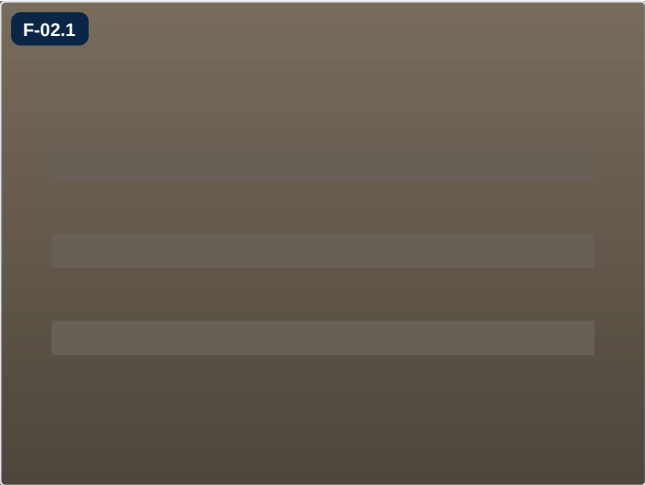
LOCATION	RECOMMENDED ACTION
North-east roof face	Within 90 days
ESTIMATED COST	EVIDENCE REF
\$2,800 - \$4,500	EV-001 (Photo)

F-02 (CONTINUED)

RECOMMENDATION

Engage a licensed roofing contractor for a full roof assessment. Replace affected shingles within 6–9 months. Budget estimate: \$2,800–\$4,500.

PHOTOGRAPHIC EVIDENCE



Accelerated granule loss — NE roof section
North-east roof face

ELECTRICAL

1 finding

F-03 | ELECTRICAL

◆ MEDIUM

Aged switchboard — no RCD protection on circuit 3

OBSERVATION

The main switchboard (circa 2001) contains ceramic fuses on circuits 3 and 4. Circuit 3 services the garage and external outlets. Current Australian wiring rules (AS/NZS 3000) require RCD protection on all socket outlet circuits. Non-compliant at time of inspection.

LOCATION	RECOMMENDED ACTION
Main switchboard	Within 90 days
ESTIMATED COST	EVIDENCE REF
\$350 - \$600	EV-006 (Checklist)

RECOMMENDATION

Engage a licensed electrician to upgrade circuits 3 and 4 to RCD-protected MCBs. Mandatory for compliance. Budget: \$350–\$600. Action within 60 days recommended.

PHOTOGRAPHIC EVIDENCE

F-03 (CONTINUED)



Aged switchboard — no RCD protection on circuit 3
Main switchboard

STRUCTURAL

2 findings

F-04 | STRUCTURAL

MEDIUM

Subfloor moisture elevation

OBSERVATION

Moisture meter readings in the subfloor cavity recorded at 21–24%, exceeding the 18% threshold for elevated risk of timber decay and fungal growth. Ground clearance is adequate; the source appears to be inadequate cross-ventilation combined with a partially blocked underfloor vent on the south side.

LOCATION	RECOMMENDED ACTION
Subfloor cavity, access via laundry hatch	Within 90 days
ESTIMATED COST	EVIDENCE REF
\$400 - \$900	EV-003 (Photo)

RECOMMENDATION

Clear blocked subfloor vents. Install additional passive ventilation. Re-inspect moisture levels after 60 days. If unresolved, consider installing an active subfloor ventilation fan system. Budget: \$400–\$900.

PHOTOGRAPHIC EVIDENCE

F-04 (CONTINUED)



Subfloor moisture elevation
Subfloor cavity, access via laundry hatch

F-05 | STRUCTURAL

LOW

Hairline cracks — southeast foundation wall

OBSERVATION

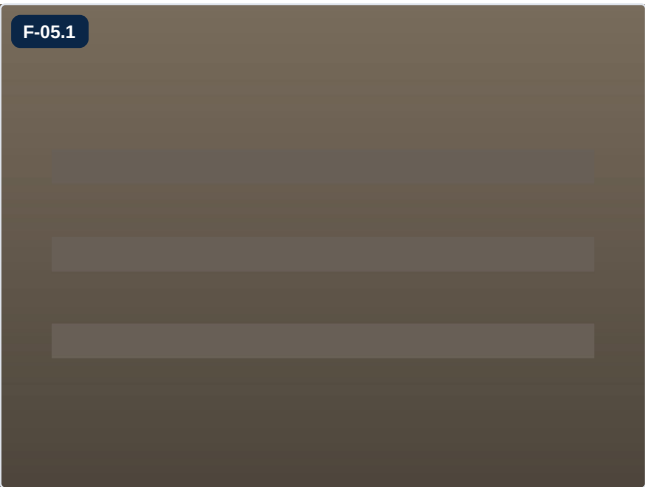
Minor hairline cracks (< 1mm width) observed on external foundation masonry at the southeast corner. The pattern is consistent with normal thermal cycling and settlement rather than structural movement. No displacement or step cracking noted.

LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Southeast corner, external masonry	Routine maintenance	EV-004 (Photo)

RECOMMENDATION

Monitor annually. Seal cracks with flexible polyurethane caulk to prevent moisture tracking. No structural engineer referral indicated at this time.

PHOTOGRAPHIC EVIDENCE



Hairline cracks — southeast foundation wall
Southeast corner, external masonry

EXTERIOR

1 finding

F-06 | EXTERIOR

LOW

Paint deterioration — south elevation

OBSERVATION

South-facing cladding exhibits UV-related fading and peeling across approximately 3.5 square metres. Two small areas of bare timber substrate are exposed. No structural timber decay detected at time of inspection.

LOCATION	RECOMMENDED ACTION
South-facing cladding	Routine maintenance
ESTIMATED COST	EVIDENCE REF
\$400 - \$1,400	EV-007 (Photo)

RECOMMENDATION

Sand affected sections, apply timber primer, and repaint with UV-resistant exterior paint. Budget: \$400–\$700 DIY or \$900–\$1,400 contractor.

PHOTOGRAPHIC EVIDENCE



Paint deterioration — south elevation
South-facing cladding

PLUMBING

1 finding

F-07 | PLUMBING

LOW

Slow drainage — master bathroom suite

OBSERVATION

Both the shower and vanity basin in the master ensuite drain slowly. Water pools for 15–20 seconds after fixture use. Consistent with accumulated hair and soap debris in P-traps. No signs of deeper blockage, sewer odours, or subfloor pipe leaks detected.

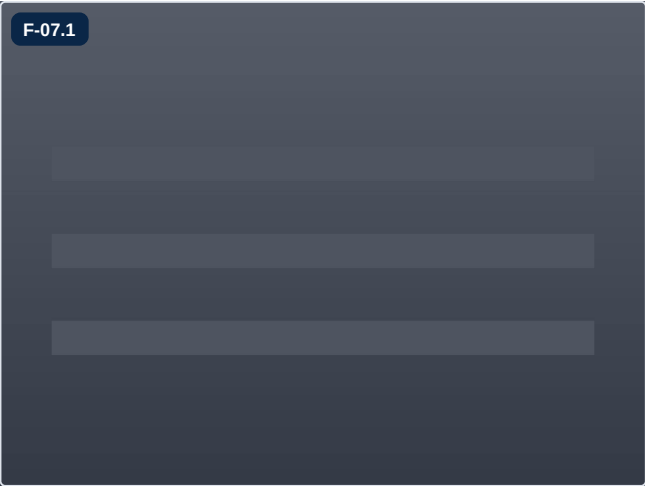
LOCATION	RECOMMENDED ACTION
Master ensuite	Routine maintenance
ESTIMATED COST	EVIDENCE REF
\$80 - \$200	EV-005 (Photo)

F-07 (CONTINUED)

RECOMMENDATION

Clear drains using a plumber's snake or enzymatic treatment. Inspect P-trap condition. Low-cost rectification item: \$80–\$200.

PHOTOGRAPHIC EVIDENCE



Slow drainage — master bathroom suite
Master ensuite

HVAC

1 finding

F-08 | HVAC

INFORMATIONAL

Unknown HVAC service history

OBSERVATION

Ducted reverse-cycle system (approximately 2014) appears functional. No service documentation available from the vendor. Filter inspection revealed moderate dust accumulation. The condensate drain outlet appears partially restricted.

LOCATION	RECOMMENDED ACTION
Ducted reverse-cycle system	No action required
ESTIMATED COST	EVIDENCE REF
\$150 - \$280	EV-008 (Voice Note)

RECOMMENDATION

Schedule professional HVAC service and inspection. Clean or replace filters. Clear the condensate drain. Annual servicing is recommended. Budget: \$150–\$280.

PHOTOGRAPHIC EVIDENCE

F-08 (CONTINUED)



Unknown HVAC service history
Ducted reverse-cycle system

04 PRIORITY ACTION PLAN

Actions are ordered by assessed risk. Timeframes are Inspectra AI recommendations based on severity and should be confirmed against the relevant trade assessment.

#	FINDING	REQUIRED ACTION	RISK	RECOMMENDED BY	EST. COST
01	F-01	Immediate remediation required. Engage a mason and roofing contractor to remove, reseal and reinstall flashing with code-compliant materials. Budget: \$950–\$1,600. Action required within 30 days.	HIGH	Within 30 days	\$950 - \$1,600
02	F-02	Engage a licensed roofing contractor for a full roof assessment. Replace affected shingles within 6–9 months. Budget estimate: \$2,800–\$4,500.	MEDIUM	Within 90 days	\$2,800 - \$4,500
03	F-03	Engage a licensed electrician to upgrade circuits 3 and 4 to RCD-protected MCBs. Mandatory for compliance. Budget: \$350–\$600. Action within 60 days recommended.	MEDIUM	Within 90 days	\$350 - \$600
04	F-04	Clear blocked subfloor vents. Install additional passive ventilation. Re-inspect moisture levels after 60 days. If unresolved, consider installing an active subfloor ventilation fan system. Budget: \$400–\$900.	MEDIUM	Within 90 days	\$400 - \$900
05	F-05	Monitor annually. Seal cracks with flexible polyurethane caulk to prevent moisture tracking. No structural engineer referral indicated at this time.	LOW	Routine maintenance	Not estimated
06	F-06	Sand affected sections, apply timber primer, and repaint with UV-resistant exterior paint. Budget: \$400–\$700 DIY or \$900–\$1,400 contractor.	LOW	Routine maintenance	\$400 - \$1,400
07	F-07	Clear drains using a plumber's snake or enzymatic treatment. Inspect P-trap condition. Low-cost rectification item: \$80–\$200.	LOW	Routine maintenance	\$80 - \$200

ESTIMATED RECTIFICATION COST

Indicative total rectification cost: \$5,130 - \$9,480. Figures are indicative only, derived from the recommendations recorded against each finding, and are not a substitute for trade quotations.

05 RISK ASSESSMENT

OVERALL RISK RATING

MEDIUM

Inspector assessed

CONDITION SCORE

74/100

Fair

ACTIONABLE FINDINGS

7

Excludes informational items

Overall property risk is assessed as MEDIUM. The single HIGH-severity finding (chimney flashing) presents a clear path to water damage if not rectified promptly, and should be treated as a pre-settlement condition. The two MEDIUM findings (subfloor moisture, electrical switchboard) are rectifiable within 60 days at reasonable cost. Adjusted post-rectification risk rating is projected at LOW-MEDIUM, with a revised Inspectra AI Condition Score of 88–91/100.

COMPLIANCE NOTES

Property appears compliant with NSW Fair Trading residential standards. Smoke alarms present on each level. No evidence of asbestos-containing materials observed externally; further testing recommended for internal wall cavities of pre-2000 construction.

06 RECOMMENDATIONS & NEXT STEPS

Recommendations

- 01 | Commission a full roof condition report and replace granule-depleted shingles on the NE face within 6 months.
- 02 | Address subfloor moisture elevation by clearing blocked vents and improving cross-ventilation within 60 days.
- 03 | Schedule a licensed plumber to clear master ensuite drains and inspect P-trap condition.
- 04 | Monitor southeast foundation cracks annually; seal with flexible polyurethane caulk as a preventive measure.
- 05 | Service the HVAC system and clean filters prior to or shortly after settlement.
- 06 | Repaint south-facing exterior cladding to protect the timber substrate from moisture damage.

Next steps

- 01 | Obtain trade quotations for the high-severity flashing rectification.
- 02 | Confirm the rectification scope with the vendor prior to settlement.

07

AI ASSISTANCE & TRANSPARENCY

Inspectra AI is an assistive tool. It drafts and structures this report from evidence captured by a human inspector; it does not carry out the inspection and does not replace the judgement of a qualified inspector. Every section is reviewed by the inspector before release, and the inspector remains responsible for the content of this report.

CONTENT ORIGIN	DESCRIPTION
Inspector observations	Site notes, checklist responses, and photographs captured on site by the named inspector.
User-entered information	Property address, client details, inspection type, and scheduling data supplied by the account holder.
AI-assisted analysis	Photograph review, defect categorisation, and severity suggestions produced by an AI model from the captured evidence.
AI-generated narrative	Executive summary, scope, methodology, risk commentary, and recommendation drafting, generated from the above and edited by the inspector.
Human review	Reviewed and approved for release by Michael Chen on 10 May 2026.

IMPORTANT

AI-generated content can contain errors or omissions. This report describes conditions that were visible and accessible at the time of inspection. It is not a warranty, a guarantee, or a structural, electrical, or specialist engineering certification. Where a finding recommends specialist assessment, that assessment should be obtained before relying on this report for a purchase, insurance, or remediation decision.

08

CONCLUSION

Overall condition is assessed as fair, with an Inspectra AI condition score of 74 out of 100. 8 findings were recorded across 6 categories.

Highest priority risks

- 01 | F-01 - Deteriorated chimney flashing — active leak risk (HIGH). Within 30 days.
- 02 | F-02 - Accelerated granule loss — NE roof section (MEDIUM). Within 90 days.
- 03 | F-03 - Aged switchboard — no RCD protection on circuit 3 (MEDIUM). Within 90 days.

INDICATIVE REMEDIATION RANGE

\$5,130 - \$9,480

Derived from recorded recommendations

ACTIONABLE FINDINGS

7

Excludes informational items

Inspector notes

Vendor advised the roof was last serviced in 2019. No documentation was sighted at the time of inspection.

PREPARED BY

Michael Chen, AIBI Certified

Principal Inspector

Inspectra AI

APPROVED FOR RELEASE

Michael Chen

10 May 2026

INS-2026-000000 - end of report

SAMPLE

Illustrative content — not a real inspection