



scope test's Company

SITE VISIT REPORT · CLIENT SUMMARY

Pre-Purchase Inspection

14 Brumby Lane, Yarra Valley VIC 3130

PREPARED FOR
Susan & Peter Hall

INSPECTED
14 May 2026

PREPARED BY
scope test's Company

ISSUED
14 June 2026

COVER LETTER

Prepared from the site visit on 14 May 2026.

14 June 2026

SCOPESNAP

PRE-PURCHASE INSPECTION REPORT

14 Brumby Lane, Yarra Valley VIC 3130

Dear Susan and Peter,

Thank you for choosing ScopeSnap for your pre-purchase inspection. We have completed a comprehensive assessment of the property and are pleased to provide you with our findings below.

EXTERIOR

The property presents in fair condition overall. We recommend the following works:

- Roof cleaning and valley treatment to address debris and water management - Gutter reattachment and cleaning to ensure proper drainage - South fascia repainting following a moisture investigation - Replacement of two double-glazed window units on the first floor due to failed seals (aluminium sliding windows)

Boundary fencing (Colorbond steel, 1.8m) and existing Colorbond roofing are in serviceable condition.

BATHROOM

The main bathroom is in fair condition. We note:

- Shower base grout cracking with evidence of movement — full regrouting is recommended as a minimum - Vanity cabinet doors showing delamination at the base - Toilet is operational

KITCHEN

The kitchen is in fair condition. We recommend attention to:

- Lower cabinet panels showing swelling due to water history under the sink - Minor chipped tile near the dishwasher (not structural) - Rangehood is functional

NEXT STEPS

Our detailed report with photographic documentation will be provided within 4 hours as requested. We will contact you by phone to discuss the major findings in detail. Should you have any questions regarding this assessment, please don't hesitate to reach out.

Best regards,

ScopeSnap

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EXECUTIVE SUMMARY

- External Assessment: Recommend roof cleaning and valley treatment. Gutter reattachment and clean. Repaint south fascia after moisture investigation. Replace two double-glazed units on first floor — failed seals.
- Main Bathroom: Bathroom: Fair condition. Shower base — grout cracking and evidence of movement. Recommend full regrouting minimum. Vanity — cabinet doors delaminating at base. Toilet operational.
- Kitchen: Kitchen: Fair condition. Lower cabinet panels swollen — water history under sink. Rangehood functional. Flooring — chipped tile near dishwasher, not structural.

3	5	3	Complete
Areas inspected	Photos captured	Site notes	Site visit

HOW THIS REPORT WAS MADE

01 Captured on site	02 Structured automatically	03 Generated
Photos, measurements and voice notes recorded during the visit on 14 May 2026.	Selections and answers organised room by room as they were captured.	Scope text drafted from the captured data and the report assembled by ScopeSnap.

PROJECT DETAILS

CLIENT	Susan & Peter Hall
PROPERTY	14 Brumby Lane, Yarra Valley VIC 3130
INSPECTED	14 May 2026
REFERENCE	SS-AAAC4A

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Fig 1.1 — Overview — front elevation

01

External Assessment

ROOM 1 OF 3

Frontage 12 m · Site depth 28 m · Number of storeys 2 m

SCOPE · GENERATED FROM SITE CAPTURE

Recommend roof cleaning and valley treatment. Gutter reattachment and clean. Repaint south fascia after moisture investigation. Replace two double-glazed units on first floor — failed seals.

KEY SELECTIONS · CONFIRMED ON SITE

WINDOW TYPE

Aluminium sliding — double glazed

CLADDING TYPE

Fibre cement sheet

FULL SPECIFICATION

SURFACES & FINISHES

External painting?

Yes

Window type

Aluminium sliding — double glazed

Window replacement?

Yes

GENERAL

Cladding works?

Yes

Cladding type

Fibre cement sheet

Roofing works?

Yes

Gutters and downpipes?

Yes

Fence type

Colorbond steel — 1.8m

Roof type

Colourbond — existing

Boundary fencing?

Yes

PHOTOS · 2 CAPTURED ON SITE

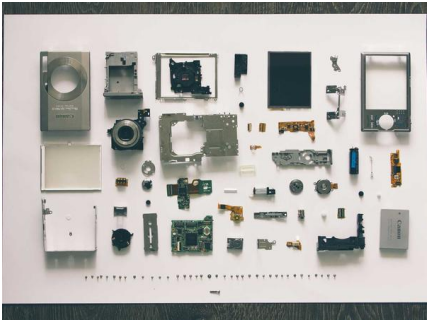


Fig 1.2 — Roof and gutter condition



Fig 2.1 — Overview — shower and vanity wall

02 Main Bathroom

ROOM 2 OF 3

Length 2.8 m · Width 2.2 m · Ceiling height 2.4 m

SCOPE · GENERATED FROM SITE CAPTURE

Bathroom: Fair condition. Shower base — grout cracking and evidence of movement. Recommend full regrouting minimum. Vanity — cabinet doors delaminating at base. Toilet operational.

KEY SELECTIONS · CONFIRMED ON SITE

BATH TYPE

Inset (alcove)

FLOOR FINISH (WET AREA)

Porcelain tile (non-slip)

FULL SPECIFICATION

FIXTURES & PLUMBING

Bath type

Inset (alcove)

Shower size

900 × 900

Shower type

Frameless pivot door

SURFACES & FINISHES

Floor finish (wet area)

Porcelain tile (non-slip)

Floor tile size / format

300 × 300



Fig 3.1 — Overview — north wall, existing cabinets

03 Kitchen

ROOM 3 OF 3

Length 4.0 m · Width 3.2 m · Ceiling height 2.4 m

SCOPE · GENERATED FROM SITE CAPTURE

Kitchen: Fair condition. Lower cabinet panels swollen — water history under sink. Rangehood functional. Flooring — chipped tile near dishwasher, not structural.

PHOTOS · 2 CAPTURED ON SITE



Fig 3.2 — Benchtop condition at sink corner

END OF REPORT

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This report was produced from structured site capture — measurements, selections, photo documentation and voice notes recorded on location.