



VG INSPECT

BUILT ON STANDARDS. BACKED BY EXPERIENCE.

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ABN: 27 676 768 344

Report #75981221

Inspection Date: 2026-04-09

Issue Date: 2026-04-10

PRACTICAL COMPLETION INSPECTION

THIS IS A VISUAL ONLY BUILDING INSPECTION & REPORT CARRIED OUT IN ACCORDANCE WITH AS4349.0

DEFECT DOCUMENT REPORT



GENERAL DESCRIPTION OF THE PROPERTY

BUILDING TYPE Detached	STOREYS 1	FLOOR CONSTRUCTION Slab on Ground
WALL CONSTRUCTION Brick Veneer, Timber Frame, Rendered, Linea Board	ROOF CONSTRUCTION Colorbond	WEATHER AT INSPECTION ☀️ Fine

THE PARTIES

REPORT NUMBER	75981221	Inspection Type	Practical Completion Inspection
NAME OF CLIENT	Sample Client	Attend	Yes
CLIENT PHONE	0412 234 456	Client Email	sample@client.com
BUILDING COMPANY	Sample Builders	Builder Phone	07 1234 1234
SUPERVISOR NAME	Sample Supervisor	Supervisor Phone	07 1234 1234
SUPERVISOR EMAIL	Supervisor@sample.com		
SUPERVISOR ATTEND	Yes		

Areas Not Inspected

The inspection and this report do not include and the Consultant/Inspector does not assume responsibility for:

- All concealed framing, plumbing, gas fitting, drainage and electrical wiring
- The condition or serviceability of electrical, gas and plumbing systems
- Footings, underground drainage, concealed damp-proof courses and concealed framing timbers
- The detection of wood destroying organisms or wood decay in concealed or inaccessible areas
- Environmental hazards, e.g. lead, formaldehyde, asbestos, toxic mould
- Swimming pools, spas, saunas or associated equipment and services
- Any areas that were obstructed, covered or inaccessible at the time of inspection
- Any area or item not specifically noted in this report

Obstructions

Furniture, stored items, insulation, fixtures, fittings, floor coverings, wall linings and other obstructions may prevent the detection of defects. The Consultant/Inspector does not move or remove any obstructions to conduct the inspection. Some areas may not have been able to be inspected due to obstructions. These areas have not been reported on and no opinion is offered as to their condition.

Inaccessible Areas

Areas that were inaccessible or could not be inspected include but are not limited to: areas concealed by wall linings, floor coverings, ceilings, built-in furniture, stored items, insulation or other obstructions. The roof void was inspected from the manhole opening only where safe access was available. Sub-floor areas were inspected where safe access was available. No comment is made about any area that could not be inspected.

RESULTS OF INSPECTION – SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary.

The purpose of the inspection is to give advice regarding the condition of the property and site with a view to provide the builder with a list of items to be rectified for a new building that are within the Australian Standards, the National Construction Code and the QBCC Standards and Tolerances.

In summary, the building is in need of rectification to bring it up to a minimum standard for new construction and has reached Practical Completion Stage.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

CONDITION REPORT – DEFECTS FOUND BELOW RECORDED

Termite

- #1 – Termite notice is installed – ensure regular inspections with installing company annually or warranty will be voided

Type: Termite | Location: Meter box



Site Defects

- #2 – Ground levels inadequate – surface water drainage can cause water to lay against footings – to be rectified as per BCA 3.1.2.3 and QBCC 2.3

Type: Site Defects | Location: East Elevation



- #3 – Site drainage non-compliant – surface water not directed away from building, ponding near footings – to be rectified per QBCC 2.3 and AS 2870

Type: Site Defects | Location: Perimeter

Windows & Doors (External)

- #4 – External door not fully weather sealed – allows water penetration in weather conditions anticipated by BCA – to be rectified per QBCC 9.2

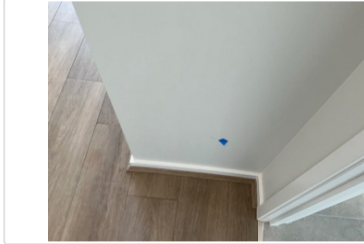
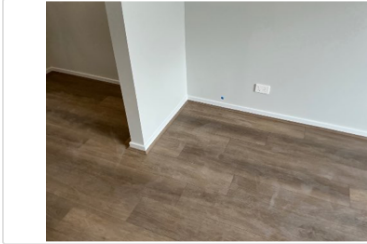
Type: Windows & Doors (External) | Location: West Elevation



 **Paint**

- **#5 – Paint touch-ups required – starved areas, patching/holes, pipes, meter box, man-hole – all to be completed as per QBCC 13.2**

Type: Paint | Location: Though out marked with Blue tape



 **Tile & Silicon Grout Defects**

- **#6 – Silicone substandard – cracking, contaminated, pulling away – to be removed and reapplied**

Type: Tile & Silicon Grout Defects



 **Windows & Doors (Internal)**

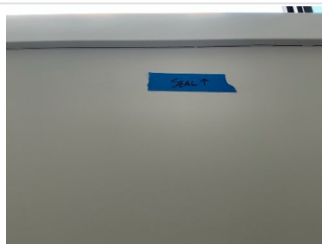
- **#7 – Internal glazing imperfections – scratches, chips – to be rectified per AS 4667**

Type: Windows & Doors (Internal)



- **#8 – Architrave gaps – to be filled/sealed before handover**

Type: Windows & Doors (Internal)



Cabinetry

- #9 – Cupboard door margins inconsistent – not aligned or consistent gaps – to be reworked per QBCC 11.4

Type: Cabinetry | Location: Kitchen island double doors



Cleaning

- #10 – Internal general clean required – dust, debris, plaster residue on floors and surfaces – to be completed before handover

Type: Cleaning



BUILDER'S ACTION LIST

#	TYPE	LOCATION	OBSERVATION / BUILDER'S ACTION REQUIRED
1	Termite	Meter box	Termite notice is installed – ensure regular inspections with installing company annually or warranty will be voided
2	Site Defects	East Elevation	Ground levels inadequate – surface water drainage can cause water to lay against footings – to be rectified as per BCA 3.1.2.3 and QBCC 2.3
3	Site Defects	Perimeter	Site drainage non-compliant – surface water not directed away from building, ponding near footings – to be rectified per QBCC 2.3 and AS 2870
4	Windows & Doors (External)	West Elevation	External door not fully weather sealed – allows water penetration in weather conditions anticipated by BCA – to be rectified per QBCC 9.2
5	Paint	Though out marked with Blue tape	Paint touch-ups required – starved areas, patching/holes, pipes, meter box, man-hole – all to be completed as per QBCC 13.2
6	Tile & Silicon Grout Defects		Silicone substandard – cracking, contaminated, pulling away – to be removed and reapplied
7	Windows & Doors (Internal)		Internal glazing imperfections – scratches, chips – to be rectified per AS 4667
8	Windows & Doors (Internal)		Architrave gaps – to be filled/sealed before handover
9	Cabinetry	Kitchen island double doors	Cupboard door margins inconsistent – not aligned or consistent gaps – to be reworked per QBCC 11.4
10	Cleaning		Internal general clean required – dust, debris, plaster residue on floors and surfaces – to be completed before handover

CONCLUSION – PRACTICAL COMPLETION INSPECTION

⚠ Rectification Required Before Handover

Building requires rectification to bring it up to minimum standard for new construction before handover can proceed.

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the building is in need of rectification to bring it up to a minimum standard for new construction. Our clients have requested that we place in writing a formal request that all items in this report are rectified. We refer the builder to the builder's own contract with our client which calls for the builder to act on ALL KNOWN DEFECTS. All items in this report are therefore brought to the builder's attention and are therefore known to the builder.

OWNERS ITEMS

#	ITEM
1	Owner sample item 1
2	Owner sample item 2
3	Owner sample item 3

CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant for VG INSPECT in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report.

AUTHORISED SIGNATORY / INSPECTOR

Adam Gates

QBCC: 1318443

DATE OF ISSUE

2026-04-10

Signature: _____

