VG INSPECT
BUILT ON STANDARDS. BACKED BY EXPERIENCE.
PO Box 723, Margate Beach QLD 4019
07 3180 8041 | info@vginspect.com
ABN: 37 676 768 826

Report SAMPLE
Inspection Date: 18/10/2026
Issue Date: 18/10/2026
QBCC Lic: 1318443
PRACTICAL COMPLETION INSPECTION

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

DEFECT DOCUMENT REPORT

[redacted]



SAMPLE REPORT

GENERAL DESCRIPTION OF THE PROPERTY

BUILDING TYPE Detached	STOREYS 1	FLOOR CONSTRUCTION Slab on Ground
WALL CONSTRUCTION Timber Frame	WEATHER AT INSPECTION Overcast	

THE PARTIES

REPORT NUMBER	SAMPLE	Inspection Type	Practical Completion Inspection
NAME OF CLIENT	[redacted]		
CLIENT PHONE	[redacted]	Client Email	[redacted]
BUILDING COMPANY	[redacted]		
SUPERVISOR ATTEND	Unknown		
INSPECTOR LICENCE	1318443		
INSPECTOR ADDRESS	PO Box 723, Margate Beach QLD 4019		

AREAS NOT INSPECTED

This report does not include and the Inspector does not assume responsibility for:

- Concealed framing, plumbing, drainage and electrical wiring
- Condition or serviceability of electrical, gas and plumbing systems
- Footings, underground drainage and concealed damp-proof courses
- Wood destroying organisms in concealed or inaccessible areas
- Environmental hazards (lead, asbestos, toxic mould)
- Swimming pools, spas or associated equipment
- Areas obstructed, covered or inaccessible at time of inspection
- Any area or item not specifically noted in this report

OBSTRUCTIONS

Furniture, stored items, insulation, fixtures, floor coverings, wall linings and other obstructions may prevent defect detection. The Inspector does not move obstructions. Areas not inspected due to obstructions have not been reported on.

INACCESSIBLE AREAS

Inaccessible areas include those concealed by wall linings, floor coverings, ceilings, built-in furniture, stored items or insulation. The roof void was inspected from the manhole opening only.

VIEWING DISTANCE & LIGHTING

Defects and finishes in this report are assessed by visual examination in accordance with the viewing distances and lighting conditions set out in the QBCC Guide to Standards and Tolerances (§1.4). A defect is one that is visible when viewed:

- from a normal viewing position at a distance of **1.5 m** for walls, ceilings, floors and roofs;
- at a distance of **600 mm** for fixtures, fittings and appliances;
- at a distance of **3 m** for glazing and glass.

Assessment is made under normal (non-critical) lighting during daylight hours. Items visible only under strong artificial, oblique or raking light, or on close scrutiny, fall outside these criteria unless specifically noted.

ACCEPTANCE CRITERIA

Items in this report are assessed against the following documents, in the editions current at the date of inspection:

- QBCC Guide to Standards and Tolerances (December 2023);
- National Construction Code (NCC) 2022;
- the referenced Australian Standards cited against each item; and
- the approved plans and specifications for the building work.

Where these documents differ, the more stringent requirement applies unless a documented approval provides otherwise.

CONDITIONS OF THIS REPORT

This report records the condition of the reasonably accessible areas of the building at the date of inspection only. It does not certify compliance and is not a warranty or guarantee against future defects.

Deliberate concealment. Defects that have been deliberately concealed, or that are hidden by finishes, linings, stored goods, insulation, furniture or the works of others, cannot be detected by a visual inspection and are excluded from this report.

SAMPLE REPORT

Client-supplied information. Where this report relies on plans, specifications, approvals, dates or other information supplied by the client or a third party, that information is assumed accurate and complete. VG Inspect accepts no responsibility for conclusions affected by information later found to be incorrect, incomplete or withheld.

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 Inspection Stage.

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

SUMMARY MATRIX

Defect severity: 4 major, 48 minor.

CATEGORY	RESULT
Safety Hazards	Not Found
Non-Compliant Works	Found
Damage	Found
Substandard Workmanship	Not Found
Incomplete Works	Found

Items inspected: 52 · **Compliant:** 0 · **Defects:** 52

CONDITION REPORT — DEFECTS FOUND BELOW RECORDED

Slab & Driveway Defects

- **#1 — Air-conditioning external unit slab poured in two separate pours — cold joint and through-cracking evident at mid-slab — bonding between pours is inadequate and compromises structural integrity and long-term durability of the slab — to be broken out and repoured as a single monolithic pour per AS 2870 and ABCB Housing Provisions 2022 Cl. 4.2.11** MINOR NON-COMPLIANT

  Type: Slab & Driveway Defects | Location: External kitchen window

  > Formwork board to be removed





SAMPLE REPORT

Roof & Gutter Defects

- **#2 — Down pipe clips loose/not secured — substandard installation — to be reworked per AS/NZS 3500.3:2018 Cl. 4.5.6 and Cl. 4.9.6, and QBCC S&T 8.5. Downpipes are defective if not securely fixed** MINOR INCOMPLETE

  Type: Roof & Gutter Defects | Location: As marked

  > Should be noted the downpipe is also out of Plumb





- **#3 — Down pipes installed with minimal fixings — insufficient clips — additional clips required and pipes to be installed plumb per AS/NZS 3500.3:2018 Cl. 4.5.6 and Cl. 4.9.6, and QBCC S&T 8.5** MINOR INCOMPLETE

  Type: Roof & Gutter Defects | Location: All







- **#4 — Dents, scratches and rust staining present to multiple roof sheets — damaged sheets to be replaced and all surfaces to be free of defects, corrosion and blemishes prior to handover per QBCC S&T 7.6 and AS 1562.1.** MINOR DAMAGE

  Type: Roof & Gutter Defects | Location: Roofed area







- **#5 — Downpipe installed out of plumb — to be rectified and fixed plumb per AS/NZS 3500.3:2018 Cl. 4.9.6 and QBCC S&T 8.5** MINOR FYI

  Type: Roof & Gutter Defects | Location: Rhs all





SAMPLE REPORT

Walls, Gaps, Cladding & Render

- **#6 — Cladding bowed — distortions, butt joints not flush, damaged ends — to be rectified as per QBCC 6.2** MINOR INCOMPLETE

  Type: Walls, Gaps, Cladding & Render | Location: Alfresco



- **#7 — Render surfaces damaged — cracking, delamination, impact damage — substrate prepared and re-rendered to match existing finish in a proper and workmanlike manner before handover** MINOR DAMAGE

  Type: Walls, Gaps, Cladding & Render | Location: As marked

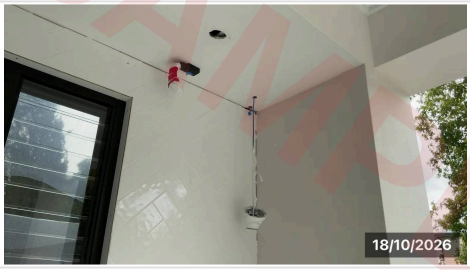


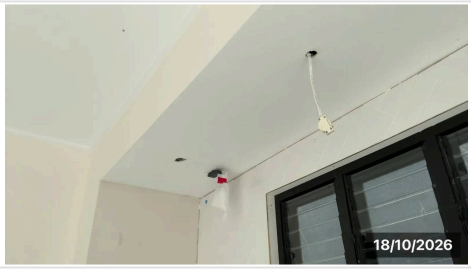


Plumbing & Electrical

- **#8 — Fittings and fixtures not installed or incomplete at time of inspection — to be fitted off and completed before handover per QBCC Act s.54 and contract obligations.** MINOR INCOMPLETE

  Type: Plumbing & Electrical | Location: Alfresco





- **#9 — Data point not installed — to be completed before handover per AS/NZS 3080:2003 and AS/NZS 3000:2018** MINOR INCOMPLETE

  Type: Plumbing & Electrical | Location: Alfresco

  Recommended trade: Electrician





SAMPLE REPORT

- **#10 — Stormwater line holding water — pipe to be cleared and confirmed free-flowing before handover; standing water indicates blockage or inadequate fall — to comply with AS/NZS 3500.3:2018 Cl. 3.2.1 minimum grade requirements and QBCC Schedule 1B implied warranties** MINOR NON-COMPLIANT

  Type: Plumbing & Electrical | Location: External



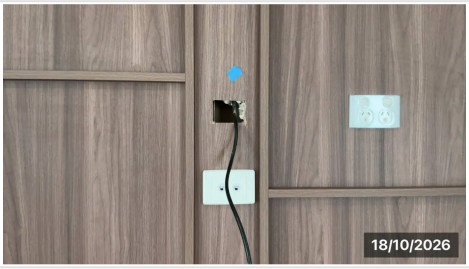






- **#11 — Aerial cable point not fitted off — cover plate and termination to be completed before handover per AS/NZS 1367** MINOR INCOMPLETE

  Type: Plumbing & Electrical



External Deck & Fixing Defects

- **#12 — Balustrade bottom-rail clearance inconsistent — set-back measured at 115mm at each end and 135mm at centre, indicating rail is bowed or incorrectly fixed — to be rectified so that the gap between finished floor level and the underside of the bottom rail does not exceed 125mm at any point, per ABCB Housing Provisions 2022 Cl. 11.3.4** MINOR FYI

  Type: External Deck & Fixing Defects | Location: Balcony





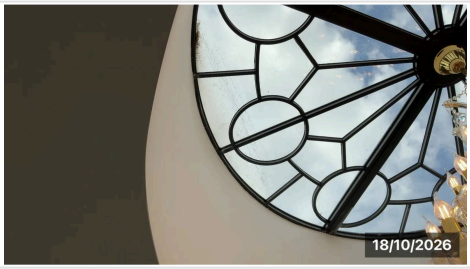




Windows & Doors (External)

- **#13 — Condensation present on skylight glazing — source to be investigated, unit to be replaced or reworked to prevent moisture ingress/interstitial condensation before handover** MINOR DAMAGE

  Type: Windows & Doors (External) | Location: Stair void skylight

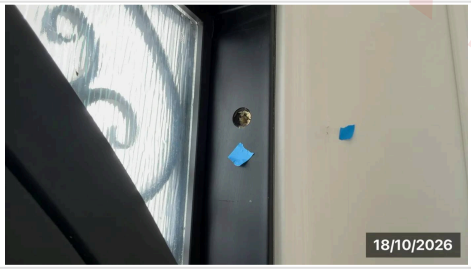




- **#14 — Entry door damaged/scratched as consequence of building work — to be rectified per QBCC S&T 1.5** MINOR DAMAGE

  Type: Windows & Doors (External) | Location: Entry door

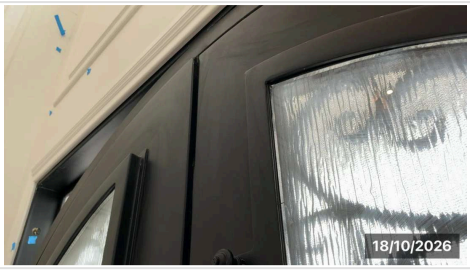




SAMPLE REPORT

- **#15 — Entry door not sealing fully when closed — to be adjusted to achieve complete perimeter weather seal before handover per QBCC 9.2** MINOR INCOMPLETE

  Type: Windows & Doors (External) | Location: Entry door

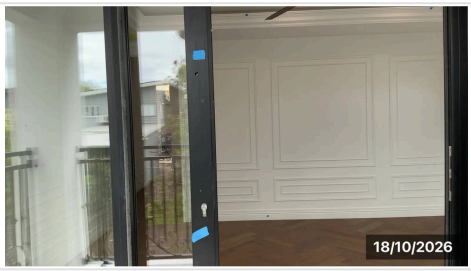




- **#16 — Sliding door lock mechanism incomplete or missing components — to be completed/installed before handover per QBCC 1.5** MINOR INCOMPLETE

  Type: Windows & Doors (External) | Location: Balcony





⚠ Damage Defects All Areas

- **#17 — Cabinetry screw caps missing and/or cabinetry damaged as consequence of building work — screw caps to be installed and damage to be rectified and presented as new before handover as per QBCC 1.5 and QBCC 11.6** MINOR DAMAGE

  Type: Damage Defects All Areas | Location: Cabinets out side prayer room





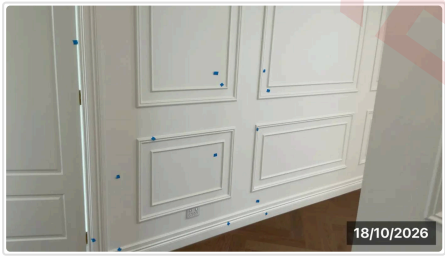


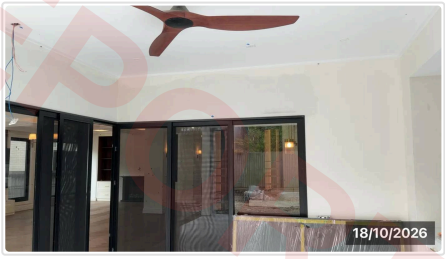
Paint

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

  Type: Paint | Location: As marked







SAMPLE REPORT

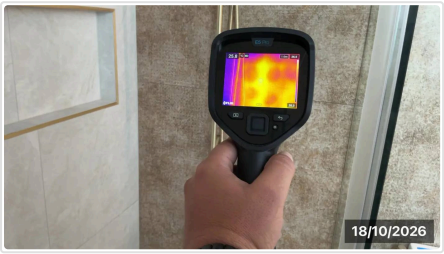
Tile & Silicon Grout Defects

- **#19 — Spot-fixed tile adhesive — tiles adhered at discrete points rather than with full or ribbed solid bed coverage, resulting in insufficient support and bond — to be re-laid with minimum 95% adhesive coverage to wet areas or 80% to dry areas per AS 3958:2023 Cl. 5.4.5 and QBCC S&T 12.2** MAJOR NON-COMPLIANT

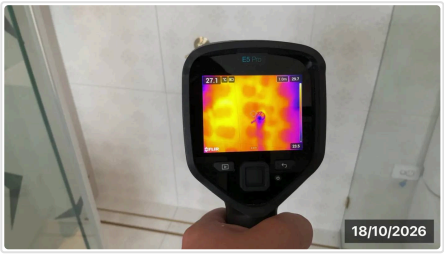
  Type: Tile & Silicon Grout Defects | Location: All bathrooms

  > Tiles throughout the subject area have been installed using spot-fixed adhesive application, with adhesive applied at discrete contact points rather than achieving a full or ribbed solid bed coverage across the tile substrate. This method provides insufficient structural support and bonding capacity, leaving voids beneath tiles that compromise integrity, increase the risk of cracking, and allow moisture ingress in wet area applications. All affected tiles are to be removed and re-laid achieving a minimum 95% adhesive coverage in wet areas or 80% in dry areas in accordance with AS 3958:2023 Cl. 5.4.5 and QBCC Standards and Tolerances Schedule 12.2

  Recommended trade: Tiler



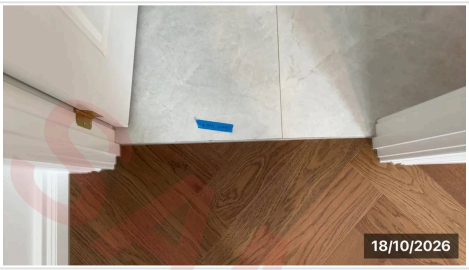




- **#20 — Grout voids/pinholes — finished grout not smooth, has voids or pinholes — to be reworked per QBCC 12.5 and AS 3958:2023** MINOR INCOMPLETE

  Type: Tile & Silicon Grout Defects | Location: Noted in all wet areas

  Recommended trade: Tiler





- **#21 — Missing or incomplete silicone seal between sink and vanity top — to be sealed all the way around per QBCC S&T 11.9 and manufacturer installation instructions** MINOR INCOMPLETE

  Type: Tile & Silicon Grout Defects | Location: Ensuite 3



- **#22 — Silicone missing to bottom of bath — bath base not sealed to substrate — to be applied per AS 3740:2021 and manufacturer installation instructions** MINOR INCOMPLETE

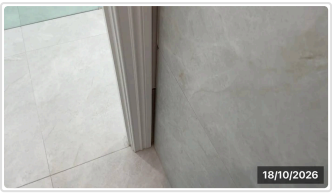
  Type: Tile & Silicon Grout Defects | Location: Ensuite 2

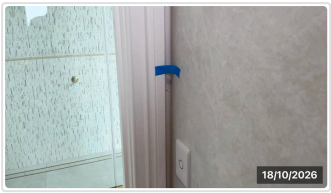


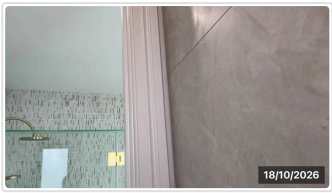
SAMPLE REPORT

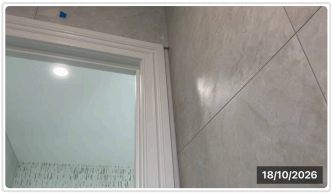
- **#23 — Tiles missing from Wc in ENS 1 Rhs of door** MINOR INCOMPLETE

  Type: Tile & Silicon Grout Defects | Location: Ens 1





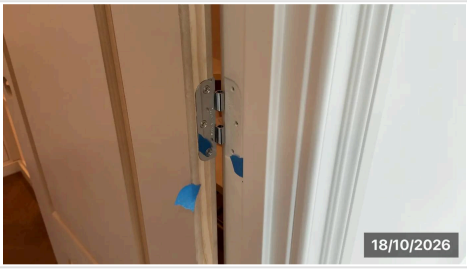




Windows & Doors (Internal)

- **#24 — Door hinge missing or incomplete — all hinges must be present and fully fixed to both the door leaf and frame — to be rectified before handover per QBCC S&T 9.4** MINOR INCOMPLETE

  Type: Windows & Doors (Internal) | Location: Walk in robe bed4



- **#25 — Striker plate misaligned — door fails to latch correctly — to be adjusted to allow the door to close and latch properly before handover** MINOR FYI

  Type: Windows & Doors (Internal) | Location: Prayer room

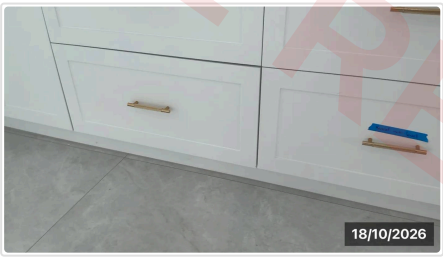


Cabinetry

- **#26 — Cabinet doors/drawer fronts not aligned — not consistent gaps between doors and drawers — to be adjusted before handover per QBCC 11.4** MINOR INCOMPLETE

  Type: Cabinetry | Location: B pantry







- **#27 — Drawer not operating correctly — stiff, off track — to be adjusted before handover** MINOR INCOMPLETE

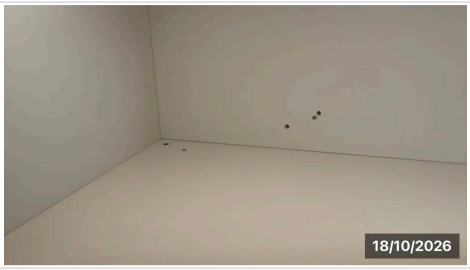
  Type: Cabinetry | Location: Alfresco



SAMPLE REPORT

- **#28 — Screwheads not capped — exposed fixings within cabinetry to be capped before handover per the cabinet manufacturer's specification** MINOR INCOMPLETE

  Type: Cabinetry | Location: All cabinet





- **#29 — Cupboard door margins inconsistent — not aligned or consistent gaps — to be reworked per QBCC 11.4** MINOR FYI

  Type: Cabinetry | Location: Majority of cabinets though out need adjustment including handles



- **#30 — Cabinet panel damaged — scratches, chips or mechanical damage visible from a normal viewing position (600mm for fixtures and appliances) — to be rectified per QBCC S&T 1.4 and 13.4** MINOR DAMAGE

  Type: Cabinetry | Location: Ens5





- **#31 — Cabinet handles not installed level — majority of handles visibly misaligned when viewed from a normal viewing position — to be adjusted to a consistent level alignment before handover per QBCC 11.4** MINOR FYI

  Type: Cabinetry | Location: All cabinets



- **#32 — Cabinet incomplete and damaged to office/study area — missing components to be supplied and installed, and damaged components to be rectified or replaced before handover per QBCC S&T 1.4 and 13.4** MINOR INCOMPLETE

  Type: Cabinetry | Location: Office & study





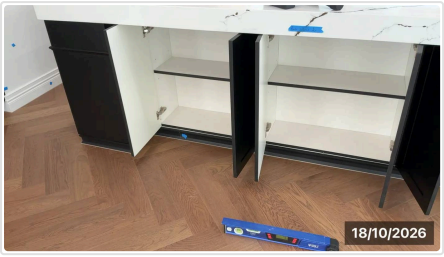


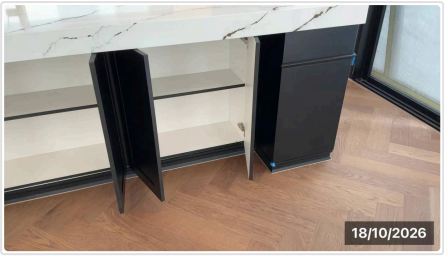


SAMPLE REPORT

- **#33 — Push catches missing to island bench doors — to be installed before handover per the cabinet manufacturer's specification** MINOR INCOMPLETE

  Type: Cabinetry | Location: Kitchen island





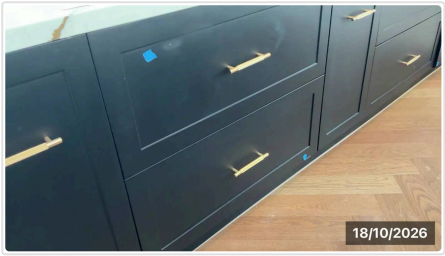


- **#34 — Cabinet panel damaged at ground floor level — scratches, chips or mechanical damage visible from a normal viewing position (600mm for fixtures and appliances) — to be rectified per QBCC S&T 1.4 and 13.4** MINOR DAMAGE

  Type: Cabinetry | Location: Ground floor cabinets







- **#35 — Base cabinet face frame/panel bowed — diminishing margin evident along base — to be reworked to achieve consistent, straight line before handover per QBCC 11.4** MINOR NON-COMPLIANT

  Type: Cabinetry | Location: Bed 3 walk in robe







- **#36 — Cabinet panel does not suit fall of alfresco slab — panel to be re-supplied and fitted to correct height and alignment before handover.** MINOR FYI

  Type: Cabinetry | Location: Alfresco

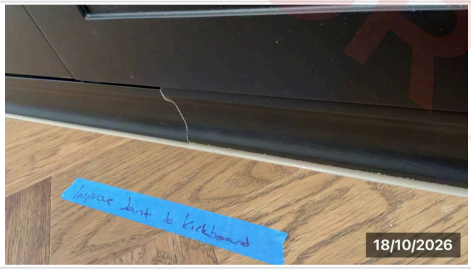




- **#37 — Kickboard joint gap/misalignment noted — to be re-fitted and finished flush before handover** MINOR FYI

  Type: Cabinetry | Location: Kitchen





SAMPLE REPORT

- **#38 — Door support loose — fixing inadequate or fasteners not engaging substrate — to be re-fixed and confirmed solid before handover** MINOR FYI

  Type: Cabinetry | Location: Laundry



Wet Areas

- **#39 — Exposed pipework and missing tiles behind/beneath vanity cabinet — unfinished substrate, open penetrations and absent wall lining visible; all wall surfaces and pipe penetrations behind and beneath vanity fixtures must be sealed, lined or finished to a tradesmanlike standard — to be rectified per QBCC S&T 1.4** MAJOR NON-COMPLIANT

  Type: Wet Areas | Location: Ensuite 2

  Recommended trade: Builder





- **#40 — Bidet tap handle obstructed by toilet cistern/suite — tap cannot be fully operated due to inadequate clearance between the handle and the adjacent toilet system — to be rectified by a licensed plumber to provide unobstructed operation per AS/NZS 3500.1 and manufacturer's installation requirements** MINOR FYI

  Type: Wet Areas | Location: Ensuite





- **#41 — Vanity installed out of level — to be reinstalled plumb and level in a proper and workmanlike manner before handover** MINOR FYI

  Type: Wet Areas | Location: Ens2, ens3







SAMPLE REPORT

Wall, Ceiling, Garage, Stairs Defects

- **#42 — Ceiling plasterboard joints not back blocked — Level 4 ceilings with three or more recessed joints must be back blocked to comply with QBCC 10.12 and AS/NZS 2589.1** MAJOR NON-COMPLIANT

  Type: Wall, Ceiling, Garage, Stairs Defects | Location: Ceiling

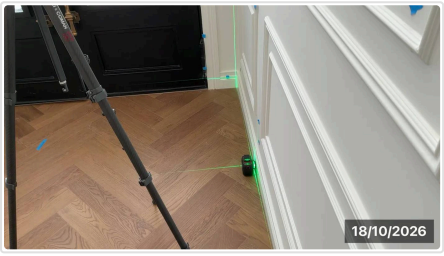






- **#43 — Wall surface bowed beyond permissible tolerance — to be rectified to comply with QBCC 10.8 and AS 2589.** MAJOR NON-COMPLIANT

  Type: Wall, Ceiling, Garage, Stairs Defects | Location: Entry void







- **#44 — Wall surface hump exceeds flatness tolerance — to be rectified per QBCC 12 and AS/NZS 2589.1** MINOR NON-COMPLIANT

  Type: Wall, Ceiling, Garage, Stairs Defects | Location: Media





Internal Defects

- **#45 — Ceiling insulation incomplete or missing — to be installed per NCC 3.12.2** MINOR NON-COMPLIANT

  Type: Internal Defects | Location: Ceiling

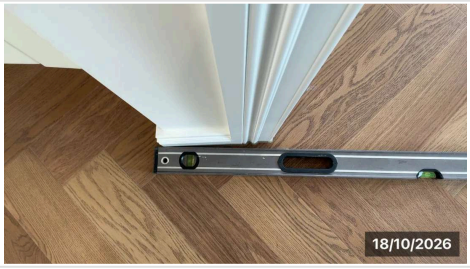






- **#46 — Skirting board not square to entry door frame — to be re-fitted and rectified before handover as per QBCC 13** MINOR FYI

  Type: Internal Defects | Location: Bed 4





SAMPLE REPORT

- **#47 — Herringbone engineered timber floor deviation non-compliant — deviation in excess of 4mm detected under a 2m straightedge — to be rectified per QBCC 15.8** MINOR NON-COMPLIANT

  Type: Internal Defects | Location: Lounge room



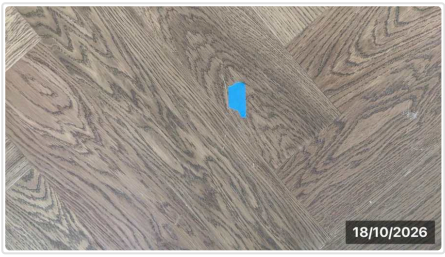


- **#48 — Engineered timber floor surface damage — scratches and impact damage observed across multiple locations of herringbone laid flooring — to be sanded, repaired or replaced as required to present a defect-free finish before handover per QBCC 15.3 and AS 1884** MINOR DAMAGE

  Type: Internal Defects | Location: Finished floor



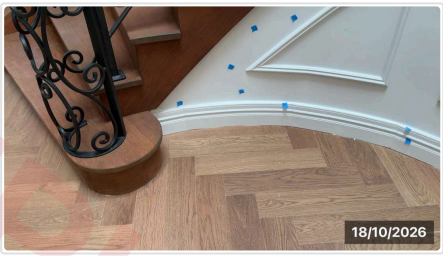




- **#49 — Skirting board joints poorly fitted — gaps or misalignment at joints and internal/external corners — to be rectified before handover as per QBCC 13** MINOR FYI

  Type: Internal Defects | Location: Stairs







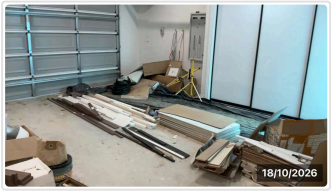
Cleaning

- **#50 — Excess building materials and debris present in garage — to be removed and area inspected before handover** MINOR INCOMPLETE

  Type: Cleaning | Location: Garage

  > Several items within the garage area were incomplete at the time of inspection and could not be assessed for compliance or workmanship. Further inspection will be required upon completion of these works.







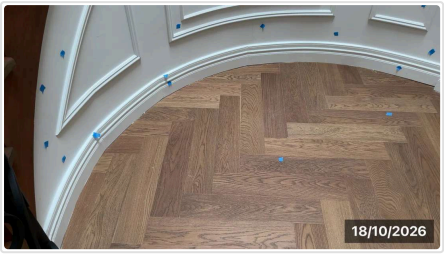


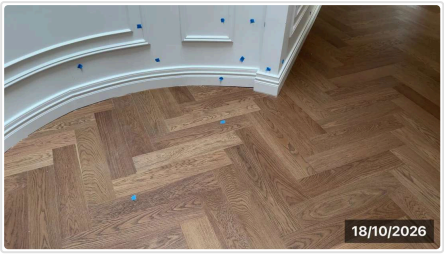
SAMPLE REPORT

Incomplete

- **#51 — Silicone bead to base of skirting boards absent or incomplete — to be applied throughout before handover** MINOR INCOMPLETE

  Type: Incomplete | Location: Stairs







- **#52 — Flexible sealant absent at alfresco area junctions including rendered surface to tile interfaces, tile to benchtop junctions, and rendered surface to cabinet junctions — flexible sealant to be applied to all movement joints in accordance with AS 3958.1.**

  MINOR INCOMPLETE

  Type: Incomplete



#52 photo 2
#52 photo 3
#52 photo 4

SAMPLE REPORT

BUILDER'S ACTION LIST

#	TYPE	SEVERITY	LOCATION	OBSERVATION / BUILDER'S ACTION REQUIRED
1	Slab & Driveway Defects NON-COMPLIANT	Minor	External kitchen window	Air-conditioning external unit slab poured in two separate pours — cold joint and through-cracking evident at mid-slab — bonding between pours is inadequate and compromises structural integrity and long-term durability of the slab — to be broken out and repoured as a single monolithic pour per AS 2870 and ABCB Housing Provisions 2022 Cl. 4.2.11
2	Roof & Gutter Defects INCOMPLETE	Minor	As marked	Down pipe clips loose/not secured — substandard installation — to be reworked per AS/NZS 3500.3:2018 Cl. 4.5.6 and Cl. 4.9.6, and QBCC S&T 8.5. Downpipes are defective if not securely fixed
3	Roof & Gutter Defects INCOMPLETE	Minor	All	Down pipes installed with minimal fixings — insufficient clips — additional clips required and pipes to be installed plumb per AS/NZS 3500.3:2018 Cl. 4.5.6 and Cl. 4.9.6, and QBCC S&T 8.5
4	Roof & Gutter Defects DAMAGE	Minor	Roofed area	Dents, scratches and rust staining present to multiple roof sheets — damaged sheets to be replaced and all surfaces to be free of defects, corrosion and blemishes prior to handover per QBCC S&T 7.6 and AS 1562.1.
5	Roof & Gutter Defects FYI	Minor	Rhs all	Downpipe installed out of plumb — to be rectified and fixed plumb per AS/NZS 3500.3:2018 Cl. 4.9.6 and QBCC S&T 8.5
6	Walls, Gaps, Cladding & Render INCOMPLETE	Minor	Alfresco	Cladding bowed — distortions, butt joints not flush, damaged ends — to be rectified as per QBCC 6.2
7	Walls, Gaps, Cladding & Render DAMAGE	Minor	As marked	Render surfaces damaged — cracking, delamination, impact damage — substrate prepared and re-rendered to match existing finish in a proper and workmanlike manner before handover
8	Plumbing & Electrical INCOMPLETE	Minor	Alfresco	Fittings and fixtures not installed or incomplete at time of inspection — to be fitted off and completed before handover per QBCC Act s.54 and contract obligations.
9	Plumbing & Electrical INCOMPLETE	Minor	Alfresco	Data point not installed — to be completed before handover per AS/NZS 3080:2003 and AS/NZS 3000:2018
10	Plumbing & Electrical NON-COMPLIANT	Minor	External	Stormwater line holding water — pipe to be cleared and confirmed free-flowing before handover; standing water indicates blockage or inadequate fall — to comply with AS/NZS 3500.3:2018 Cl. 3.2.1 minimum grade requirements and QBCC Schedule 1B implied warranties
11	Plumbing & Electrical INCOMPLETE	Minor		Aerial cable point not fitted off — cover plate and termination to be completed before handover per AS/NZS 1367
12	External Deck & Fixing Defects FYI	Minor	Balcony	Balustrade bottom-rail clearance inconsistent — set-back measured at 115mm at each end and 135mm at centre, indicating rail is bowed or incorrectly fixed — to be rectified so that the gap between finished floor level and the underside of the bottom rail does not exceed 125mm at any point, per ABCB Housing Provisions 2022 Cl. 11.3.4
13	Windows & Doors (External) DAMAGE	Minor	Stair void skylight	Condensation present on skylight glazing — source to be investigated, unit to be replaced or reworked to prevent moisture ingress/interstitial condensation before handover
14	Windows & Doors (External) DAMAGE	Minor	Entry door	Entry door damaged/scratched as consequence of building work — to be rectified per QBCC S&T 1.5
15	Windows & Doors (External) INCOMPLETE	Minor	Entry door	Entry door not sealing fully when closed — to be adjusted to achieve complete perimeter weather seal before handover per QBCC 9.2

SAMPLE REPORT

#	TYPE	SEVERITY	LOCATION	OBSERVATION / BUILDER'S ACTION REQUIRED
16	Windows & Doors (External) INCOMPLETE	Minor	Balcony	Sliding door lock mechanism incomplete or missing components — to be completed/installed before handover per QBCC 1.5
17	Damage Defects All Areas DAMAGE	Minor	Cabinets out side prayer room	Cabinetry screw caps missing and/or cabinetry damaged as consequence of building work — screw caps to be installed and damage to be rectified and presented as new before handover as per QBCC 1.5 and QBCC 11.6
18	Paint INCOMPLETE	Minor	As marked	Paint touch-ups required — starved areas, patching/holes, pipes, meter box, man-hole — all to be completed as per QBCC 13.2
19	Tile & Silicon Grout Defects NON-COMPLIANT	Major	All bathrooms	Spot-fixed tile adhesive — tiles adhered at discrete points rather than with full or ribbed solid bed coverage, resulting in insufficient support and bond — to be re-laid with minimum 95% adhesive coverage to wet areas or 80% to dry areas per AS 3958:2023 Cl. 5.4.5 and QBCC S&T 12.2
20	Tile & Silicon Grout Defects INCOMPLETE	Minor	Noted in all wet areas	Grout voids/pinholes — finished grout not smooth, has voids or pinholes — to be reworked per QBCC 12.5 and AS 3958:2023
21	Tile & Silicon Grout Defects INCOMPLETE	Minor	Ensuite 3	Missing or incomplete silicone seal between sink and vanity top — to be sealed all the way around per QBCC S&T 11.9 and manufacturer installation instructions
22	Tile & Silicon Grout Defects INCOMPLETE	Minor	Ensuite 2	Silicone missing to bottom of bath — bath base not sealed to substrate — to be applied per AS 3740:2021 and manufacturer installation instructions
23	Tile & Silicon Grout Defects INCOMPLETE	Minor	Ens 1	Tiles missing from Wc in ENS 1 Rhs of door
24	Windows & Doors (Internal) INCOMPLETE	Minor	Walk in robe bed4	Door hinge missing or incomplete — all hinges must be present and fully fixed to both the door leaf and frame — to be rectified before handover per QBCC S&T 9.4
25	Windows & Doors (Internal) FYI	Minor	Prayer room	Striker plate misaligned — door fails to latch correctly — to be adjusted to allow the door to close and latch properly before handover
26	Cabinetry INCOMPLETE	Minor	B pantry	Cabinet doors/drawer fronts not aligned — not consistent gaps between doors and drawers — to be adjusted before handover per QBCC 11.4
27	Cabinetry INCOMPLETE	Minor	Alfresco	Drawer not operating correctly — stiff, off track — to be adjusted before handover
28	Cabinetry INCOMPLETE	Minor	All cabinet	Screwheads not capped — exposed fixings within cabinetry to be capped before handover per the cabinet manufacturer's specification
29	Cabinetry FYI	Minor	Majority of cabinets though out need adjustment including handles	Cupboard door margins inconsistent — not aligned or consistent gaps — to be reworked per QBCC 11.4
30	Cabinetry DAMAGE	Minor	Ens5	Cabinet panel damaged — scratches, chips or mechanical damage visible from a normal viewing position (600mm for fixtures and appliances) — to be rectified per QBCC S&T 1.4 and 13.4
31	Cabinetry FYI	Minor	All cabinets	Cabinet handles not installed level — majority of handles visibly misaligned when viewed from a normal viewing position — to be adjusted to a consistent level alignment before handover per QBCC 11.4
32	Cabinetry INCOMPLETE	Minor	Office & study	Cabinet incomplete and damaged to office/study area — missing components to be supplied and installed, and damaged components to be rectified or replaced before handover per QBCC S&T 1.4 and 13.4

SAMPLE REPORT

#	TYPE	SEVERITY	LOCATION	OBSERVATION / BUILDER'S ACTION REQUIRED
33	Cabinetry INCOMPLETE	Minor	Kitchen island	Push catches missing to island bench doors — to be installed before handover per the cabinet manufacturer's specification
34	Cabinetry DAMAGE	Minor	Ground floor cabinets	Cabinet panel damaged at ground floor level — scratches, chips or mechanical damage visible from a normal viewing position (600mm for fixtures and appliances) — to be rectified per QBCC S&T 1.4 and 13.4
35	Cabinetry NON-COMPLIANT	Minor	Bed 3 walk in robe	Base cabinet face frame/panel bowed — diminishing margin evident along base — to be reworked to achieve consistent, straight line before handover per QBCC 11.4
36	Cabinetry FYI	Minor	Alfresco	Cabinet panel does not suit fall of alfresco slab — panel to be re-supplied and fitted to correct height and alignment before handover.
37	Cabinetry FYI	Minor	Kitchen	Kickboard joint gap/misalignment noted — to be re-fitted and finished flush before handover
38	Cabinetry FYI	Minor	Laundry	Door support loose — fixing inadequate or fasteners not engaging substrate — to be re-fixed and confirmed solid before handover
39	Wet Areas NON-COMPLIANT	Major	Ensuite 2	Exposed pipework and missing tiles behind/beneath vanity cabinet — unfinished substrate, open penetrations and absent wall lining visible; all wall surfaces and pipe penetrations behind and beneath vanity fixtures must be sealed, lined or finished to a tradesmanlike standard — to be rectified per QBCC S&T 1.4
40	Wet Areas FYI	Minor	Ensuite	Bidet tap handle obstructed by toilet cistern/suite — tap cannot be fully operated due to inadequate clearance between the handle and the adjacent toilet system — to be rectified by a licensed plumber to provide unobstructed operation per AS/NZS 3500.1 and manufacturer's installation requirements
41	Wet Areas FYI	Minor	Ens2, ens3	Vanity installed out of level — to be reinstalled plumb and level in a proper and workmanlike manner before handover
42	Wall, Ceiling, Garage, Stairs Defects NON-COMPLIANT	Major	Ceiling	Ceiling plasterboard joints not back blocked — Level 4 ceilings with three or more recessed joints must be back blocked to comply with QBCC 10.12 and AS/NZS 2589.1
43	Wall, Ceiling, Garage, Stairs Defects NON-COMPLIANT	Major	Entry void	Wall surface bowed beyond permissible tolerance — to be rectified to comply with QBCC 10.8 and AS 2589.
44	Wall, Ceiling, Garage, Stairs Defects NON-COMPLIANT	Minor	Media	Wall surface hump exceeds flatness tolerance — to be rectified per QBCC 12 and AS/NZS 2589.1
45	Internal Defects NON-COMPLIANT	Minor	Ceiling	Ceiling insulation incomplete or missing — to be installed per NCC 3.12.2
46	Internal Defects FYI	Minor	Bed 4	Skirting board not square to entry door frame — to be re-fitted and rectified before handover as per QBCC 13
47	Internal Defects NON-COMPLIANT	Minor	Lounge room	Herringbone engineered timber floor deviation non-compliant — deviation in excess of 4mm detected under a 2m straightedge — to be rectified per QBCC 15.8
48	Internal Defects DAMAGE	Minor	Finished floor	Engineered timber floor surface damage — scratches and impact damage observed across multiple locations of herringbone laid flooring — to be sanded, repaired or replaced as required to present a defect-free finish before handover per QBCC 15.3 and AS 1884
49	Internal Defects FYI	Minor	Stairs	Skirting board joints poorly fitted — gaps or misalignment at joints and internal/external corners — to be rectified before handover as per QBCC 13

SAMPLE REPORT

#	TYPE	SEVERITY	LOCATION	OBSERVATION / BUILDER'S ACTION REQUIRED
50	Cleaning INCOMPLETE	Minor	Garage	Excess building materials and debris present in garage — to be removed and area inspected before handover
51	Incomplete INCOMPLETE	Minor	Stairs	Silicone bead to base of skirting boards absent or incomplete — to be applied throughout before handover
52	Incomplete INCOMPLETE	Minor		Flexible sealant absent at alfresco area junctions including rendered surface to tile interfaces, tile to benchtop junctions, and rendered surface to cabinet junctions — flexible sealant to be applied to all movement joints in accordance with AS 3958.1.

SAMPLE REPORT

CONCLUSION — PRACTICAL COMPLETION INSPECTION

Significant Defects — Handover Not Recommended

Significant defects found. Handover not recommended until substantial rectification has been completed and re-inspected.

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.

The defects identified in this report are considered Category 2 building defects under the QBCC Standards and Tolerances Guide. The builder is responsible for rectifying all listed items within the agreed timeframe and in accordance with the relevant Australian Standards and the National Construction Code. The client should retain a copy of this report and all related correspondence with the builder. If the builder does not rectify the identified items, the client may lodge a complaint with the Queensland Building and Construction Commission (QBCC) within the statutory warranty period. VG Inspect offers a re-inspection service to verify that all rectification works have been completed to the required standard.

Additional Site Notes:
I carried out a Practical Completion Inspection of this new residential build to assess whether it is ready for handover. The inspection identified 52 defects in total — 4 major and 47 minor — with cabinetry, tiling and general internal finishes accounting for the highest number of items. Rectification of these defects is required before handover can proceed, and I recommend a re-inspection once the builder has completed the necessary repairs.

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
18/10/2026

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SAMPLE REPORT