

PROPERTY 24 Example Road, Chatswood NSW 2067	STAGE Pre-Purchase	CLIENT Sample Client	BASIS Sample Building Inspections Pre- Purchase Report · 28 Apr 2026
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ESTIMATED REPAIR COST

## Defect Repair – Low / High Range

DEFECT SCHEDULE / INDICATIVE RANGE · EXCL. GST

#	LOCATION	DEFECT	LOW	HIGH
1	Subfloor	Subfloor moisture levels elevated; additional ventilation required to prevent timber decay and termite ingress.	\$2,500	\$5,500
2	Roof	Roof cladding exhibits multiple cracked and displaced tiles with exposed sarking; risk of water ingress during heavy rain.	\$3,500	\$7,200
3	Rear Deck	Timber deck boards weathered and splitting; balustrade fixings loose and non-compliant with current safety requirements.	\$4,800	\$9,500
4	Master Bedroom	Rising damp evident on internal face of brick wall with associated paint blistering and salt efflorescence.	\$3,200	\$6,800
5	Exterior – North & East Elevations	Guttering and downpipes blocked with debris and showing signs of rust-through; replacement required to prevent overflows.	\$1,800	\$3,500
6	Laundry	Hot water system beyond serviceable life (15+ years); replacement with compliant unit recommended prior to purchase.	\$2,200	\$4,000
7	Living Room & Dining	Window frames show significant rot at base; re-painting and timber repairs	\$1,500	\$3,200

#	LOCATION	DEFECT	LOW	HIGH
		required to prevent further deterioration.		
<b>TOTAL – EXCL. GST</b>			<b>\$19,500</b>	<b>\$39,700</b>

**DISCLAIMER · ESTIMATE ONLY**

The figures presented in this document are an indicative estimate prepared solely on the basis of the Sample Building Inspections Pre-Purchase Report · 28 Apr 2026 dated 28 Apr 2026 . No physical site inspection, measurement, structural assessment, or sub-contractor pricing has been undertaken in connection with this estimate. The amounts shown are **not** a fixed-price quotation, do not constitute an offer to enter into a building contract, and must **not** be relied upon as the actual cost of construction or rectification works. Actual costs will vary with site conditions, the extent to which the defects progress over time, the contractor selected, the standard of materials and workmanship, supplier pricing at the time of execution, market conditions, and any latent or undisclosed defects. ClearCost accepts no liability for any loss, damage or cost incurred by any party acting or refraining from acting in reliance on the figures contained in this document. Independent quotations from suitably licensed contractors should be obtained prior to committing to any rectification works.