



Professional Report Disclaimer

Pre-Sale Improvement Report Services

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Controlled Document

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Confidential Business Document

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This document forms part of the Red Cardinal Building Solutions client documentation and should be read in conjunction with any associated service agreement, terms and conditions or report documentation where applicable.



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1. Purpose of this Report

This Pre-Sale Improvement Report has been prepared by Red Cardinal Building Solutions to provide independent, strategic guidance to assist homeowners in making informed decisions when preparing a residential property for sale.

The recommendations contained within this report are intended to improve property presentation, buyer confidence, perceived value, functionality and overall market competitiveness based on the property's presentation at the time of assessment.

This report has been prepared using professional judgement, industry experience, buyer presentation principles and the information available at the time of inspection or assessment.

2. Nature of the Recommendations

The recommendations contained within this report represent the professional opinion of Red Cardinal Building Solutions.

They are intended to provide practical guidance and should not be interpreted as mandatory works or guarantees of future outcomes.

Reasonable professionals may hold differing opinions regarding presentation strategies, improvement priorities and buyer preferences.

The final decision to undertake, modify or disregard any recommendation remains solely the responsibility of the property owner.

3. Scope of this Report

This report has been prepared solely for the purpose of providing strategic pre-sale improvement advice.

This report is **not**:

- a Building Inspection Report;
- a Pest Inspection Report;
- a Structural Engineering Assessment;
- an Architectural Design;
- a Quantity Surveyor's Report;
- a Renovation Specification;
- a Property Valuation;
- Financial Advice;



Professional Report Disclaimer

- Legal Advice; or
- any form of certification regarding the condition of the property.

Where specialist advice is required, the Client should seek advice from an appropriately qualified professional.

4. No Guarantee of Outcome

While the recommendations contained within this report are intended to improve buyer presentation and market readiness, Red Cardinal Building Solutions makes no representation or guarantee regarding:

- the sale price achieved;
- any increase in property value;
- return on investment;
- buyer attendance at inspections;
- time required to sell the property;
- number of offers received;
- purchaser behaviour or decision-making; or
- the commercial success of any improvement undertaken.

Property sales are influenced by numerous factors beyond the control of Red Cardinal Building Solutions, including market conditions, pricing strategy, marketing campaigns, buyer preferences, interest rates and economic conditions.

5. Cost Indicators

Where this report refers to improvement costs using indicators such as:

- \$
- \$\$
- \$\$\$
- \$\$\$\$

these indicators are provided solely as broad strategic guides to assist with prioritisation.

They are **not quotations, estimates or contractual pricing**, and actual costs may vary depending on location, materials, contractor availability, project scope and market conditions.

Clients should obtain independent quotations before commencing any improvement works.



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6. AI Visual Concepts

Where AI-generated visual concepts are included, they are intended solely to assist homeowners in visualising potential presentation improvements.

These images are conceptual illustrations only and:

- are not construction drawings;
- are not renovation plans;
- are not design specifications;
- do not represent actual measurements;
- do not guarantee finished outcomes.

Actual results will vary depending on materials selected, workmanship, existing site conditions and individual design decisions.

7. Third-Party Contractors

Red Cardinal Building Solutions does not accept responsibility for the workmanship, pricing, performance or contractual obligations of any third-party contractors engaged by the Client.

The selection, engagement and supervision of contractors remain entirely the responsibility of the Client.

8. Copyright

This report has been prepared exclusively for the Client named within the report.

It may not be reproduced, distributed, copied, published or relied upon by any third party without the prior written consent of Red Cardinal Building Solutions.

9. Limitation of Liability

To the maximum extent permitted by law, Red Cardinal Building Solutions accepts no liability for any loss, damage, cost or expense arising from decisions made by the Client or any third party based upon the recommendations contained within this report.

Nothing in this disclaimer excludes any rights or remedies that cannot lawfully be excluded under Australian Consumer Law.



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10. Our Commitment

At Red Cardinal Building Solutions, our objective is to provide practical, commercially sensible and independent guidance that helps homeowners make informed pre-sale improvement decisions.

Every recommendation is made with the intention of strengthening buyer confidence, reducing buyer hesitation and improving overall market presentation while helping clients avoid unnecessary expenditure.

We appreciate the opportunity to assist you in preparing your property for sale and encourage you to contact us should you require clarification regarding any recommendation contained within this report.

Red Cardinal Building Solutions

Independent Pre-Sale Improvement Consultants

Sydney, New South Wales

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