



conveyancing

# smooth settlement

## Building & Protecting Reputations

A conveyancer representing a client selling a property with renovations done without permits needed a 137B Owner Builder Report to meet legal requirements and avoid delays. A last-minute issue with structural defects threatened to derail the sale.



### Their Objectives

- Ensure the vendor complied with Victorian Building Act requirements.
- Provide a legally valid 137B Defects Report to prevent contract delays.
- Protect the conveyancer's reputation by ensuring a smooth transaction.



### Our Solutions

Just Inspections conducted a thorough 137B assessment, identifying key defects and advising on cost-effective rectifications. Our clear, compliant report allowed the conveyancer to negotiate a resolution quickly, ensuring the property settlement proceeded without legal risk or penalties.



real estate

# trusted insights

## Closing Sales with Confidence

A real estate agent was finalizing a high-value property sale when the buyer hesitated, fearing potential hidden defects. To maintain trust and keep the deal moving, the agent needed rapid, reliable verification to address concerns before they jeopardized the sale.



### Their Objectives

- Provide a reliable pre-purchase inspection for buyer confidence.
- Prevent unnecessary negotiation delays.
- Protect the agent's reputation by ensuring transparency.



### Our Solutions

Just Inspections provided a same-day, detailed pre-purchase building and pest report, clearly outlining genuine concerns vs. minor wear-and-tear. With clear documentation and expert guidance, the agent reassured the buyer, retaining the deal and minimizing price reductions.



**JUST INSPECTIONS**

Residential & Commercial  
Building Inspection Service

home owners

# expert evidence

## Protecting Homeowners

An elderly couple in regional Victoria engaged Just Inspections after an unfinished renovation left them with unsafe living conditions. For more than a year the builder refused to take responsibility, forcing the homeowner to escalate the dispute to VCAT.



### Their Objectives

- Clearly document construction defects and safety violations.
- Provide an expert witness report to support the VCAT case.
- Achieve a successful resolution against the builder.



### Our Solutions

Just Inspections prepared a VCAT-compliant expert report, detailing breaches of building codes and contract terms. Our inspector later liaised with their legal counsel and testified as an expert witness, presenting unbiased, factual evidence. Faced with irrefutable documentation, the builder settled before the hearing, covering all repair costs for the homeowner.

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builders

# quality verified

## Quality Assurance & Compliance

A registered domestic builder working on a multi-unit development needed independent QA inspections to maintain compliance, reduce defects, meeting deadlines and ensure client satisfaction before handover.



### Their Objectives

- Conduct quality control checks at key project milestones.
- Identify and rectify potential defects before final inspection.
- Help the builder protect their reputation and avoid costly disputes.



### Our Solutions

Just Inspections performed scheduled quality assurance inspections, flagging non-compliant finishes, water penetration risks, and minor structural concerns. With early intervention, the builder fixed all issues before handover, preventing buyer disputes and reinforcing their commitment to quality workmanship.