

Just Inspections

Building Inspection Service

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Website <https://www.justinspections.com.au>
ABN 23687620631



REPORT ON DOMESTIC BUILDING WORK

SECTION 137B OF THE BUILDING ACT 1993 (OWNER BUILDER CONSTRUCTION)

Report Details

Report Date	07 Aug 2026
Structure At	
Document Prepared By	Bradley Magocha
Licence Number	PE0002781 Registered Professional Engineer

Client Details

Contact	
Address	
Contact Phone	

Weather Details

Patchy rain possible

Temperature (Low / High)	7.9°C / 16.1°C
Humidity	71%
Wind Speed	4.74km/h
Wind Direction	SSW

1 Inspection Details

Construction

Main Building Floor Construction

Suspended timber frame

Floor Material(s)

Timber

Pier Material(s)

Metal

Fixed Appliances

Used

Services & Utilities

- ☒ Electricity
- ☒ Gas (natural)
- ☒ Sewerage
- ☒ Storm water drainage
- ☒ Water (mains)

Site Details

Site Description

Domestic building site with private dwelling

Site Slope

Gentle

Paving

Adequate

Trees

A few closer than mature height would allow.

(As a general rule trees should be no closer to a building than their mature height).

Areas Inaccessible at Time of Inspection

-

Condition & Status of Incomplete Works

-

List of Defects

-

General Notes

All works appear to be carried out as per the scope of works. No works appear to be outstanding. Please refer to the scope of works and photos for itemised internal works and the certificates for damp proof course repairs which are attached to this report.

General wear and tear noted. Minor defects noted to the paintwork from the general viewing distance such as some patches.

Wall Material(s)

Brick veneer

Roof Material(s)

Terracotta tiles

Smoke Alarm

In place not tested

Site Location

West side of the street

Site Drainage

Adequate

Boundary Fence

Adequate

Existing elements to the dwelling appears to consistent with the age of the dwelling.

Ensure any certifications or product warranties are forwarded to your conveyancer.

Disclaimer

We have only inspected areas as instructed by the client. Any defects listed in the Owner Builder Report we recommend engaging a licensed tradesman eg carpenter, plumber, electrician, etc to provide further advice. The report is not a warranty against problems developing with the building in the present or near future.

Use of Secondhand Materials

The Owner-Builder states that no secondhand materials have been used in the project(s).

2 Detail Report: Internal

Inspected Area

Kitchen

Floor There are no defects visible or evident in the floor

Floor tiles There are no defects visible or evident in the floor tiles

Walls There are no defects visible or evident in the walls

Wall tiles There are no defects visible or evident in the wall-tiles

Ceiling There are no defects visible or evident in the ceiling

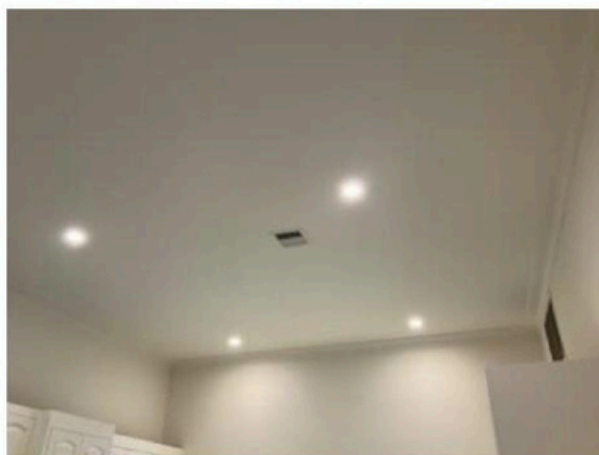
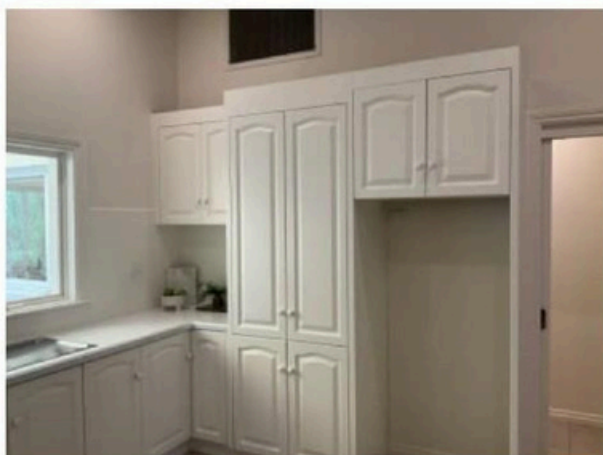
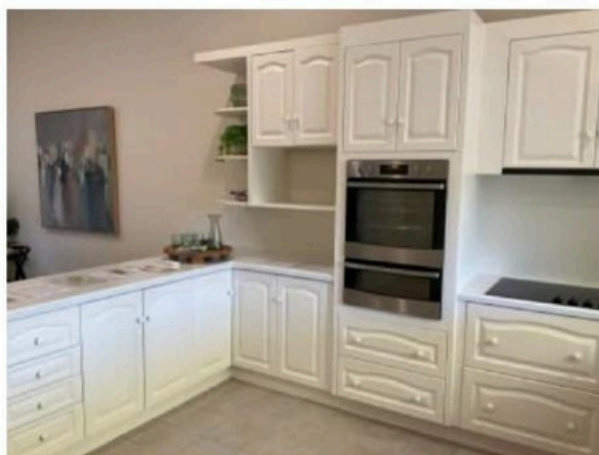
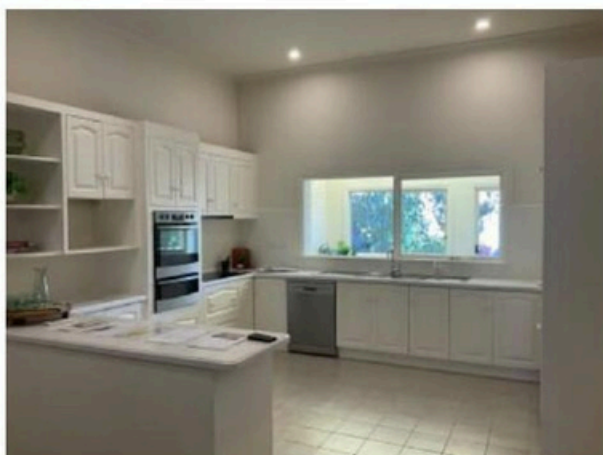
Windows (Internal) There are no defects visible or evident internally. See also windows (external)

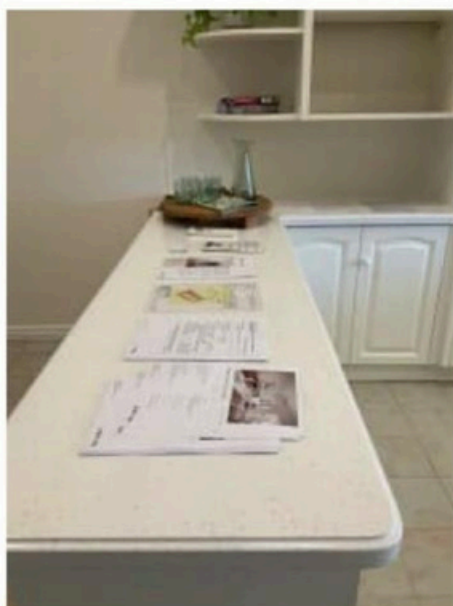
Joinery There are no defects visible or evident in the joinery

Plumbing fixtures There are no defects visible or evident in the plumbing fixtures

Electrical • Lighting installed adequately.

Photos of Inspected Area





Inspected Area

Dining room

Floor There are no defects visible or evident in the floor

Floor tiles There are no defects visible or evident in the floor tiles

Walls There are no defects visible or evident in the walls

Ceiling There are no defects visible or evident in the ceiling

Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Doors (Internal) There are no defects visible or evident in the door(s)

Electrical • Installed adequately.

Photos of Inspected Area



Inspected Area Hallway

Floor There are no defects visible or evident in the floor

Floor tiles There are no defects visible or evident in the floor tiles

Walls There are no defects visible or evident in the walls

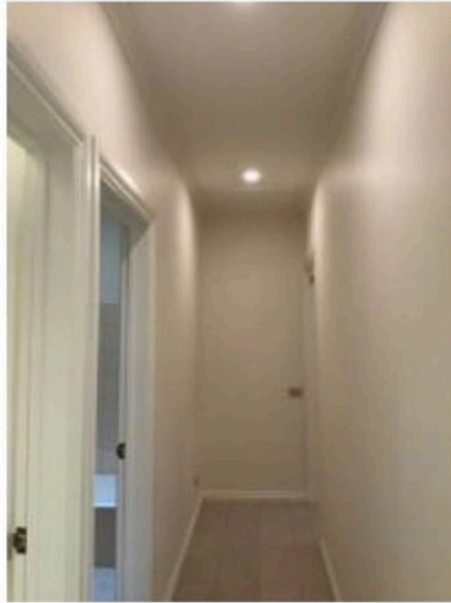
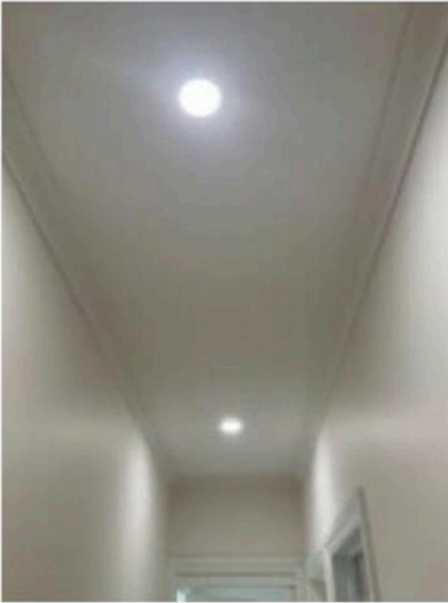
Ceiling There are no defects visible or evident in the ceiling

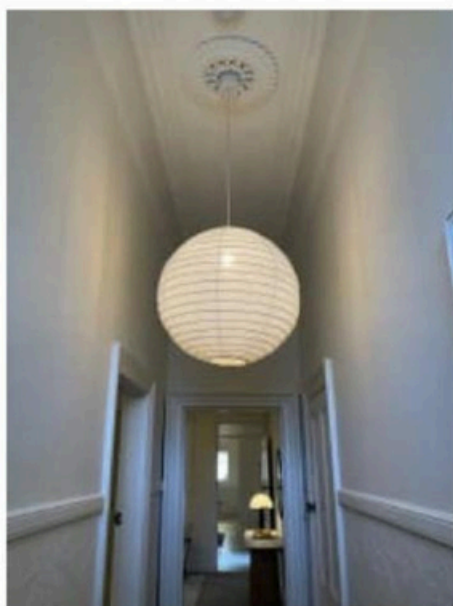
Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Doors (Internal) There are no defects visible or evident in the door(s)

Electrical • Installed adequately

Photos of Inspected Area





Inspected Area

Laundry

Floor There are no defects visible or evident in the floor

Floor tiles There are no defects visible or evident in the floor tiles

Walls There are no defects visible or evident in the walls

Wall tiles There are no defects visible or evident in the wall-tiles

Ceiling There are no defects visible or evident in the ceiling

Windows (Internal) There are no defects visible or evident internally. See also windows (external)

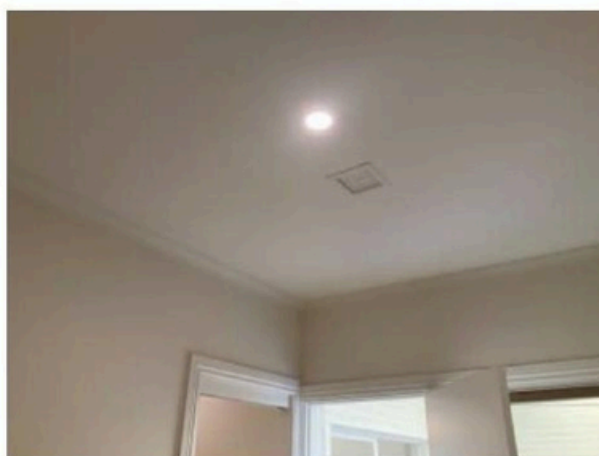
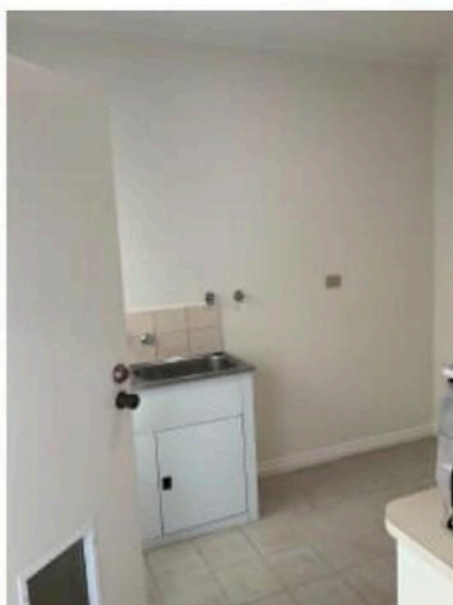
Doors (Internal) There are no defects visible or evident in the door(s)

Joinery There are no defects visible or evident in the joinery

Plumbing fixtures There are no defects visible or evident in the plumbing fixtures

Electrical • Installed adequately.

Photos of Inspected Area





Inspected Area Alfresco

Floor There are no defects visible or evident in the floor

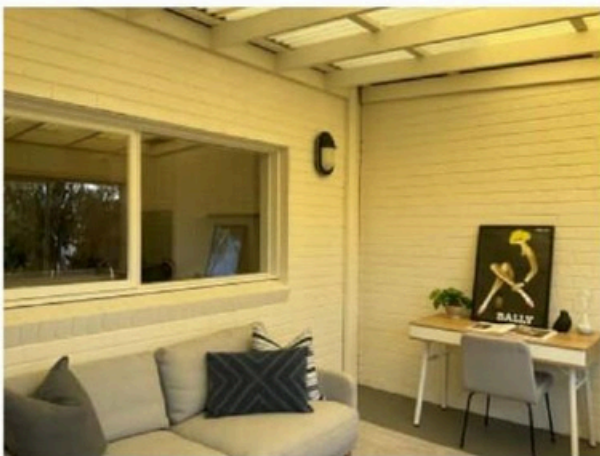
Walls There are no defects visible or evident in the walls

Ceiling There are no defects visible or evident in the ceiling

Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Doors (Internal) There are no defects visible or evident in the door(s)

Photos of Inspected Area



Inspected Area Toilet

Floor There are no defects visible or evident in the floor

Floor tiles There are no defects visible or evident in the floor tiles

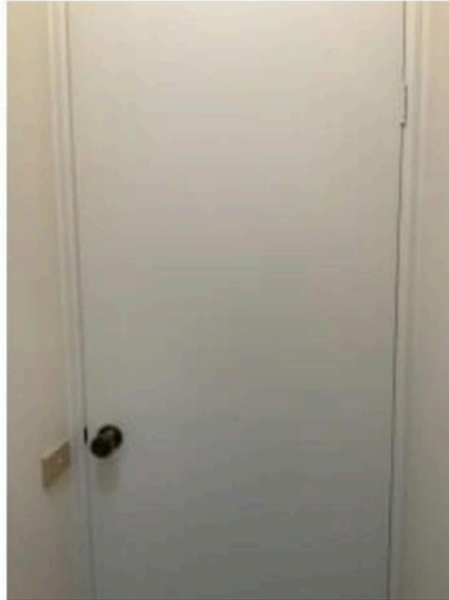
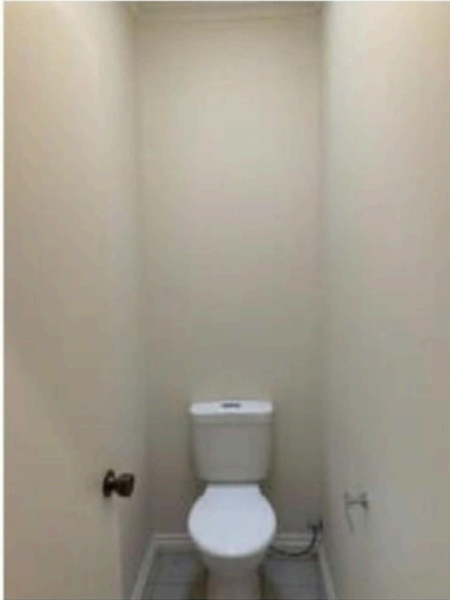
Walls There are no defects visible or evident in the walls

Doors (Internal) There are no defects visible or evident in the door(s)

Plumbing fixtures There are no defects visible or evident in the plumbing fixtures

Electrical • Installed adequately

Photos of Inspected Area



Inspected Area

Bathroom

Floor There are no defects visible or evident in the floor

Floor tiles There are no defects visible or evident in the floor tiles

Walls There are no defects visible or evident in the walls

Wall tiles Pre-existing. Not included in this report

Ceiling There are no defects visible or evident in the ceiling

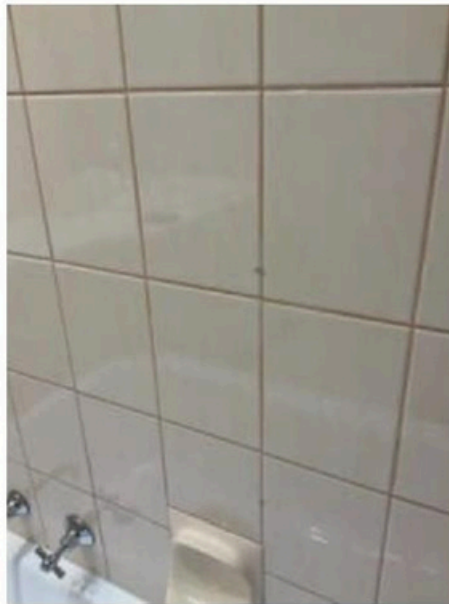
Doors (Internal) There are no defects visible or evident in the door(s)

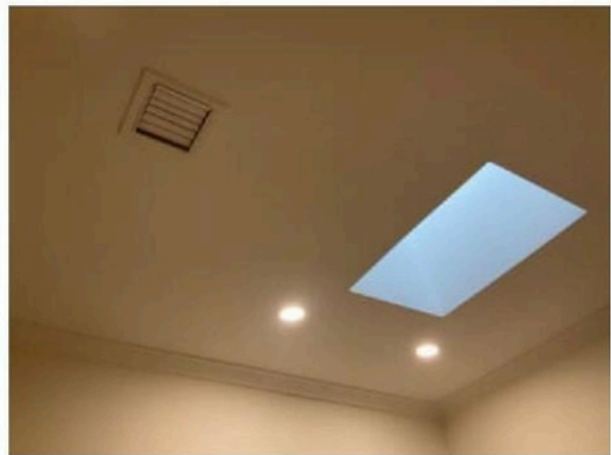
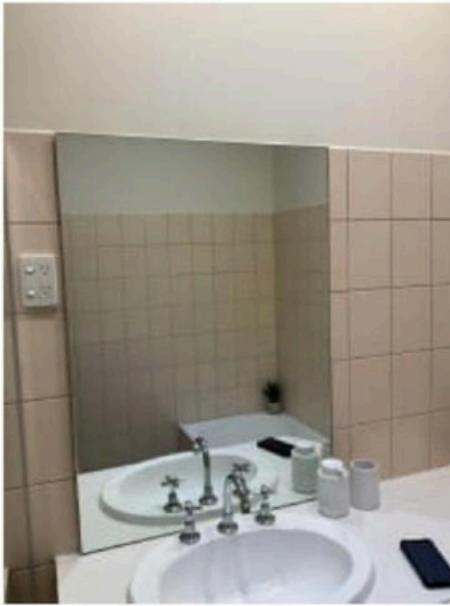
Joinery There are no defects visible or evident in the joinery

Plumbing fixtures There are no defects visible or evident in the plumbing fixtures

Electrical • Installed adequately

Photos of Inspected Area





Inspected Area

Bedroom 2

Walls There are no defects visible or evident in the walls

Ceiling There are no defects visible or evident in the ceiling

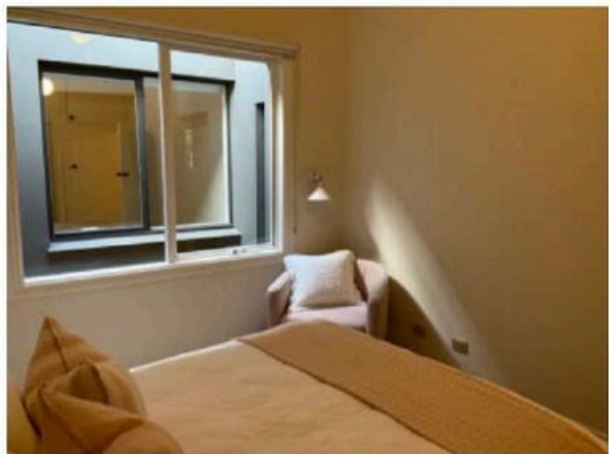
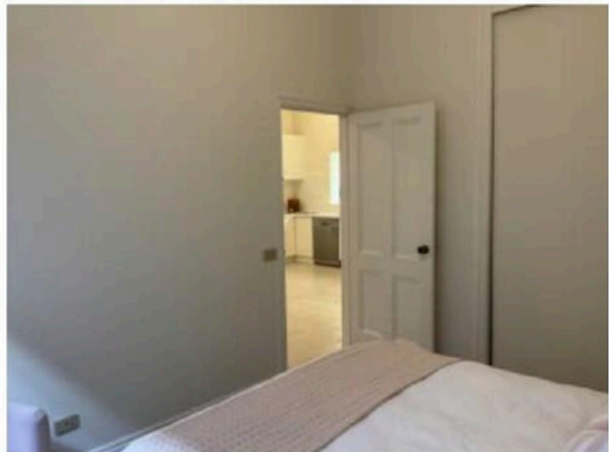
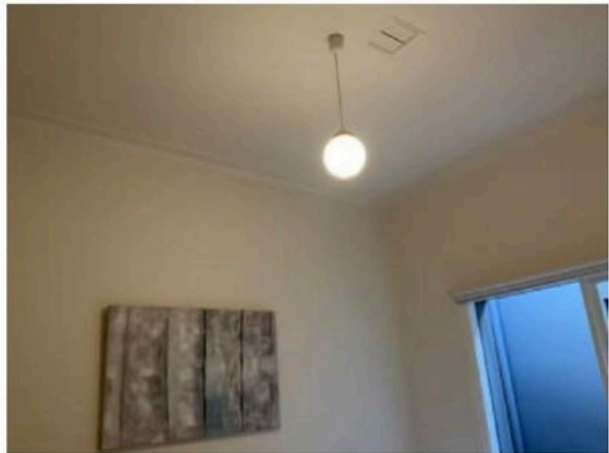
Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Doors (Internal) Pre-existing. Not included in this report

Joinery There are no defects visible or evident in the joinery

Electrical • Installed adequately.

Photos of Inspected Area



Inspected Area

Living room

Floor There are no defects visible or evident in the floor

Walls There are no defects visible or evident in the walls

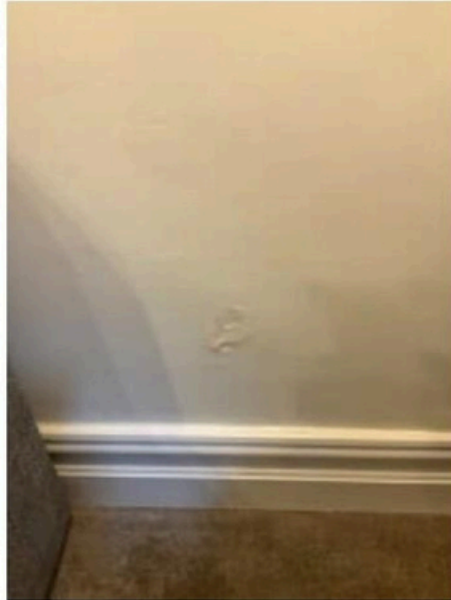
Ceiling There are no defects visible or evident in the ceiling

Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Doors (Internal) Pre-existing. Not included in this report

Electrical • Installed adequately.

Photos of Inspected Area





Inspected Area

Bedroom 1

Floor There are no defects visible or evident in the floor

Walls There are no defects visible or evident in the walls

Ceiling There are no defects visible or evident in the ceiling

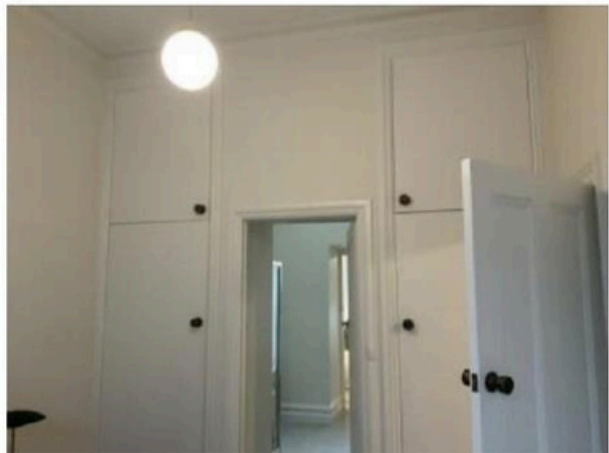
Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Joinery There are no defects visible or evident in the joinery

Electrical • Installed adequately.

Photos of Inspected Area





Inspected Area

En-suite

Floor tiles There are no defects visible or evident in the floor tiles

Walls There are no defects visible or evident in the walls

Wall tiles There are no defects visible or evident in the wall-tiles

Ceiling There are no defects visible or evident in the ceiling

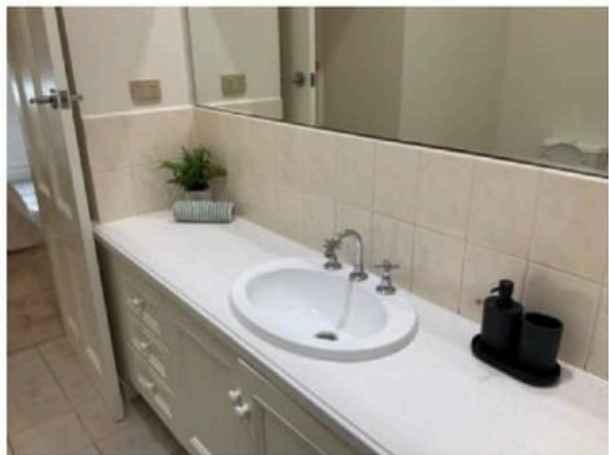
Doors (Internal) There are no defects visible or evident in the door(s)

Joinery There are no defects visible or evident in the joinery

Plumbing fixtures There are no defects visible or evident in the plumbing fixtures

Electrical • Installed adequately.

Photos of Inspected Area





Inspected Area

Bedroom 3

Floor There are no defects visible or evident in the floor

Walls There are no defects visible or evident in the walls

Ceiling There are no defects visible or evident in the ceiling

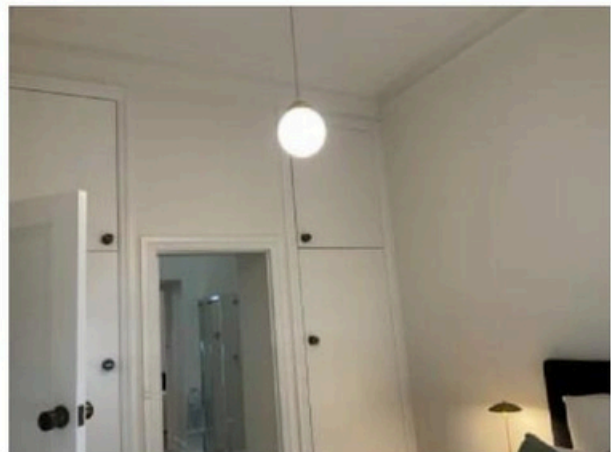
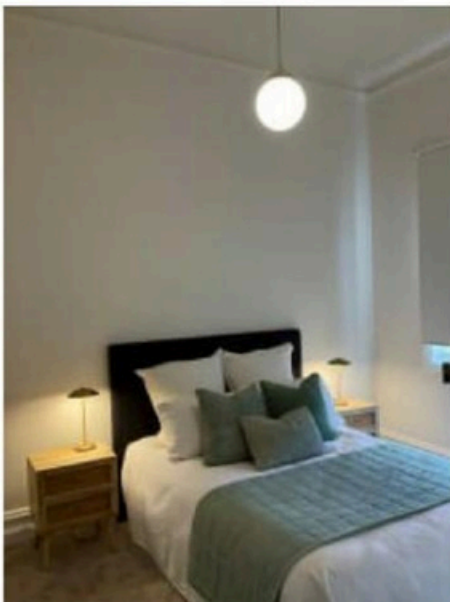
Windows (Internal) There are no defects visible or evident internally. See also windows (external)

Doors (Internal) There are no defects visible or evident in the door(s)

Joinery There are no defects visible or evident in the joinery

Electrical • Installed adequately.

Photos of Inspected Area





3 Detail Report: External

Inspected Area Dwelling

Walls (External) There are no defects visible or evident in the walls

Windows (External) There are no defects visible or evident externally

Doors (External) • External painting carried out adequately.

Posts Pre-existing. Not included in this report

Stairs/steps There are no defects visible or evident in the stair/step

Treads There are no defects visible or evident in the Treads

Risers There are no defects visible or evident in the Risers

Landing There are no defects visible or evident in the Landing

Eaves There are no defects evident in the visible eaves

Gutter There are no defects visible or evident in the roof guttering

Downpipe(s) There are no defects visible or evident in the downpipes

Stumps Pre-existing. Not included in this report

Subfloor ventilation Pre-existing. Not included in this report

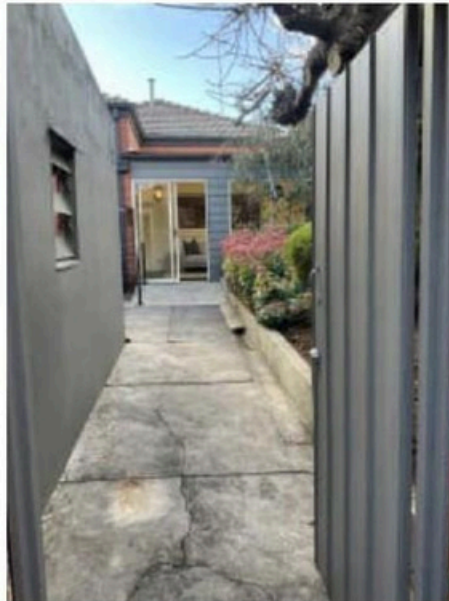
Subfloor frame Pre-existing. Not included in this report

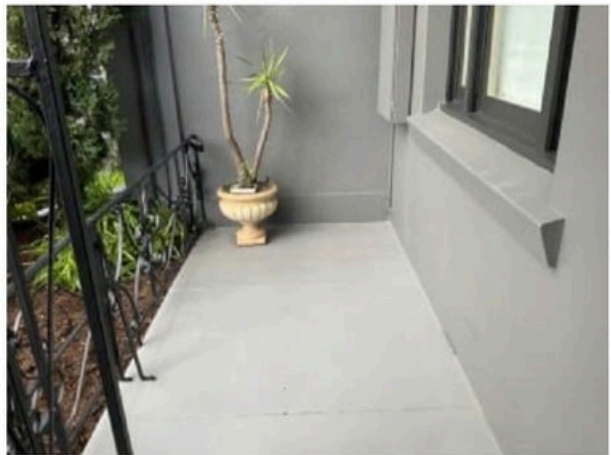
Roof cladding • Maintained adequately.

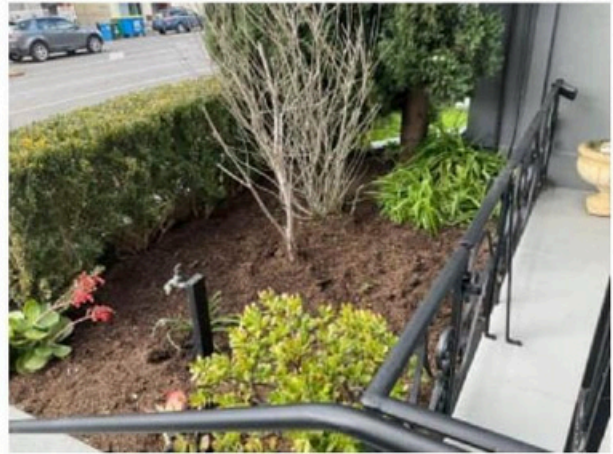
Roof flashing Pre-existing. Not included in this report

Roof frame Pre-existing. Not included in this report

Photos of Inspected Area







4 Conditions, Assumptions & Limitations

- This Report has been prepared and is provided pursuant to the provisions of Section 137B of the Building Act 1993 and in accordance with the special Government Gazette dated May 14, 1996. The Report is valid for a period of six (6) months from the date of the Report.
- This Report covers only building works carried out by the nominated Owner-Builder. Pre-existing works, or works carried out by others, is specifically excluded.
- The inspection of the property is a special purpose property inspection carried out in accordance with the recommendations for, and the limitations of, a visual inspection of residential buildings set out Australian Standards – AS 4349.1 – 2007 Inspection of Buildings Part 1: Property inspections – Residential buildings (hereafter referred to as “AS 4349.1”) except to the extent specifically varied herein.
- The report of the inspection of the property is a special purpose property report prepared in accordance with the recommendations and limitations and conditions set out in AS 4349.1 except to the extent specifically varied herein. It is not a guarantee that works are free from latent or other defects.
- The inspection is not a standard property inspection within the meaning of Section 2 of AS 4349.1.
- In the event that the client has requested a verbal report of the inspection from Just Inspections its servants or agents prior to being provided with the written report such verbal report is only provided as a summary or an extract of the final written report and such verbal report is not to be relied upon in isolation from, or in lieu of, the final written report.
- Only those parts of the residential building to which reasonable access (as defined in AS 4349.1) is allowed or permitted have been inspected.
- The Report is prepared from and based on a visual inspection only of such parts of the building(s) to which Just Inspections its servants or agents had reasonable and safe access, without moving or removing anything.
- No inspection of woodwork on parts of the structure which are covered, unexposed or inaccessible has been undertaken and therefore this report cannot be relied upon as an assessment that such part of the structure is free from defect.
- Normal or expected construction practices and building techniques that are considered typical of buildings of the age and design of the building have been assumed in the inspection and preparation of the report.
- No assessment has been made of any existing or future impact on the footings or foundations of the building or on the fabric or serviceability of the building works caused by site or ground drainage, trees or any other ground movement caused by swelling, shrinkage or other causes that may include settlement or movement of non-structural or filled ground.
- No assessment has been made of the site or soil, including landslip, or foundation upon which the building, works and or footings and associated building works have been constructed.
- No assessment has been made of any dampness in the building(s) as may have resulted from rising damp, stormwater infiltration or other causes or the likelihood of such dampness occurring other than that revealed by reasonable visual inspection.
- No assessment has been made as to the presence or otherwise of asbestos or other mineral fibre or any other toxic or other potentially harmful materials in the building or in any landfill.

5 Conditions, Assumptions & Limitations (Continued)

- Just Inspections, its servants and agents do not profess to have expertise in pest infestation (including termites and other timber pests). No assessment of pest infestation, or the potential of pest infestation, has been carried out. Nothing in this report should be relied upon as an assessment that the building is either subject to or free from pest infestation, or susceptible to or not susceptible to pest infestation. Just Inspections strongly recommend a specialist pest investigation be carried out.
- No assessment of electrical installations, smoke detectors, residual current devices, plumbing, drainage, gas fitting, air-conditioning, garage door operating mechanism, swimming pool or spa equipment, operation of fireplaces, flues or chimneys, alarm systems, intercom systems, soft floor coverings, appliances (including dishwashers, incinerators, ovens, ducted heating or vacuum systems), paint coatings or hazards has been made.
- No assessment of the matters described in Part 6 of the applicable Building Regulations including the potential for land to flood, be subjected to bushfire attack, or the potential of the building to be subjected to termite attack or the potential of the building to be subject to uncontrolled overland drainage flow has been made.
- No inquiries have been made of the Council or any other statutory authority or service, utility or supply agency.
- No assessment of the siting of the building has been made.
- No assessment of compliance with 4-, 5- or 6-star building regulations has been made.
- No testing of any material, equipment, fittings, fixtures, reticulated surfaces or appliances has been carried out.
- For the purposes of this Report the definition of 'Defect' is identified and described in Section 137C (1) of the Building Act 1993 and Section 8 of the Domestic Building Contracts Act 1995. Any 'Defect' will be regarded in the terms of the requirements and/or the expected practices at the time the Building Work was carried out or any applicable Approval or Building Permit was issued.
- The report, with any attached appendices, is copyright and remains the property of Just Inspections. No part of this report may be copied or reproduced without the prior written consent of Just Inspections.
- The agreement to carry out the inspection and provide the report is governed by and shall be interpreted in accordance with the laws of the State of Victoria and each party unconditionally submits to the jurisdiction of the Courts of Victoria and any Court competent to hear appeals thereafter.
- In the event that the client has not been advised of, or provided with, these conditions prior to receiving the report then should any or all of the conditions of inspection, service and report not be acceptable to the client, then such advice must be notified to Just Inspections in writing within 3 days of the date of this report, otherwise the client accepts all the conditions.
- — END OF REPORT —

Scope of Works

Section 137B Inspection – Assessed Scope of Works

Painting – Internal

- Prepare and paint walls, ceilings, woodwork, windows, doors and jambs throughout: hallway, bedroom 1 (including robe), bedroom 2, lounge room, sitting room, ensuite, kitchen/meals, rear hallway, bathroom, toilet, laundry, and sunroom (including rafters)
- Prepare and paint kitchen cabinetry
- Prepare and paint kitchen splashback tiles
- Prepare and paint ensuite and bathroom cabinetry
- Prepare and paint sunroom floor

Painting – External

- Front of house: fence, gate, stairs, balustrade, porch floor, walls and windows (paint to match existing)
- Rear of house: windows, doors, rear gate and lintel (paint to match existing)

Maintenance

- Supply and install towel rail (bathroom)
- Remove stickers from bathroom tiles
- Remove hand support rails in bathroom; fill and colour-match hole
- Supply and install toilet roll holder (toilet)
- Supply and install toilet roll holder and hand towel holder (ensuite)
- Replace rusted mirror with new polished-edge mirror (bathroom)
- Apply cement to rear garage area at gate

Damp Course Remediation

- Remove skirting boards and powerpoints (front living room, bedroom 2)
- Remove water-damaged render plus 300mm surrounding margin
- Drill holes to brickwork (2 per brick, 2 courses along floor line)
- Impregnate walls with silane/siloxane damp course fluid
- Clean walls of loose and defective material
- Prepare and render walls with salt-retarder mix
- Hard plaster walls
- Refix skirting boards and powerpoints
- Remove generated rubbish

Resurfacing / Refinishing

- Kitchen benchtop: 5-coat 2-part benchtop paint finish
- Bathroom sink: etch prime, sand/repair, re-enamel (3-coat 2-part polyurethane)
- Bathroom vanity benchtop: 5-coat 2-part benchtop paint finish
- Bath: etch prime, sand/repair, re-enamel (3-coat 2-part polyurethane)
- Ensuite sink: etch prime, sand/repair, re-enamel (3-coat 2-part polyurethane)
- Ensuite vanity benchtop: 5-coat 2-part benchtop paint finish

Plumbing

- Supply and install new ceramic toilet (ensuite)

Shower Screens

- Supply and install framed chrome sliding shower screen, 3-panel (ensuite)
- Supply and install framed chrome sliding shower screen, 3-panel (bathroom)
- Removal of generated rubbish / tip fees

Electrical

- Supply and install pendant light (entry)
- Supply globes to existing pendants (lounge, bedroom)
- Reduce height of pendant (meals area)
- Remove pendants (kitchen)
- Supply and install LED downlights: kitchen (4), meals (2), rear hallway (1), laundry (1)

Carpet

- Lift and remove existing carpet
- Supply and lay new carpet on new underlay

Gardening

- Trim shrubs and trees
- Weed garden beds and remove debris
- Remove 2 conifers to stumps (front garden)
- Supply and install mulch to garden beds
- Remove generated rubbish

House Wash

- Clean all windows (internal and external)
- Pressure clean paving

Maintenance Variation

- Remove old silicone and re-silicone: ensuite vanity splashback/sink, bathroom vanity splashback/sink/bath hob, kitchen splashback, laundry vanity
- Remove and dispose of hard rubbish from garage

Cleaning Variation

- Comprehensive presale clean of all internal areas
- Machine scrub internal tiles (kitchen and meals area)

CERTIFICATE OF CHEMICAL DAMP COURSE TREATMENT

Chemical Damp Proof Course Installation — Certificate, Warranty and Record of Works

Issued by	Asset Property Services Pty Ltd
ABN	47 601 984 703
Business address	20 Wreckyn st North Melbourne 3051
Contact	0416 060 375
Property treated	
Client	
Works arranged by	Superior Impressions (project coordinator, on behalf of the owner)
Date of treatment	30 th July 2026
Certificate issued	6 th August 2026
Certificate no.	

1. Treatment Method

Chemical damp proof course installation by pressure injection of a silane/siloxane damp course fluid into the masonry at floor line, forming a continuous water-repellent barrier against rising damp by capillary action.

2. Scope of Works Completed

The following works were carried out at the property:

- Skirting boards removed from treated walls in the bedroom and dining room.
- All water- damaged render removed, including an additional 300mm of render surrounding water-damaged areas.
- Holes drilled to brickwork — 2 holes per brick along the floor line, 2 courses high.
- Walls impregnated with silane/siloxane damp course fluid to form a continuous chemical damp proof course.
- Walls cleaned of loose and defective material.
- Walls prepared with bond coat and rendered with salt retarder additive.
- Walls finished in hard plaster.
- New skirting boards fixed on completion.
- All generated rubbish removed from site.

3. Walls Treated

Bedroom: north and west wall. Dining: south wall. The warranty applies only to the walls identified here.

4. Product Used

Product	Damp Coursing Fluid
Manufacturer	Tech Dry Building Protection Systems Pty Ltd
Applied in accordance with	Manufacturer's published specifications and standard industry practice for remedial chemical DPC installation

A copy of the manufacturer's product data sheet and any applicable manufacturer product warranty is attached to this certificate.

5. Warranty

Asset Property Services Pty Ltd warrants the above treatment against the recurrence of rising damp in the treated walls identified in Section 3 for a period of seven (7) years from the date of treatment, subject to the following conditions:

- The property is kept in reasonable repair, adequately heated and ventilated.
- External ground levels, garden beds, paths and paving are not raised or altered so as to bridge the installed damp course.
- The treated walls are not subject to water ingress from other causes (including penetrating damp, plumbing leaks or defective roof drainage), which are outside the scope of this treatment.
- A drying-out period follows treatment. Walls retain residual moisture and salts for a period after installation of a chemical damp course, and the appearance of drying-related marks, staining or elevated moisture readings during this period does not constitute a recurrence of rising damp.
- Dampness arising from condensation, hygroscopic salt contamination of existing plaster or masonry, or structural cracking or movement is outside the scope of this treatment and this warranty.
- The salt retarder render and plaster system installed as part of these works remains in place and is not removed, penetrated or replaced.
- Existing subfloor ventilation is kept clear and operational.
- This certificate is produced in support of any claim.

This warranty is transferable to subsequent owners of the property for the balance of the warranty period. No notification or transfer fee applies.

5A. Making a Warranty Claim

To make a claim under this warranty, contact Asset Property Services Pty Ltd at 0416060375 or nickabraham@bigpond.com, produce this certificate, and allow reasonable access to inspect the treated walls. Where a claim is accepted, Asset Property Services Pty Ltd will bear the reasonable costs of inspection and re-treatment of the affected walls. Claimants bear their own costs of contacting and corresponding with Asset Property Services Pty Ltd.

The following notice is required by the Australian Consumer Law to accompany any written warranty. It describes consumer guarantee rights that apply to goods and services generally and is separate from, and additional to, the warranty set out in Section 5:

Our goods and services come with guarantees that cannot be excluded under the Australian Consumer Law. For major failures with the service, you are entitled: to cancel your service contract with us; and to a refund for the unused portion, or to compensation for its reduced value. You are also entitled to choose a refund or replacement for major failures with goods. If a failure with the goods or a service does not amount to a major failure, you are entitled to have the failure rectified in a reasonable time. If this is not done you are entitled to a refund for the goods and to cancel the contract for the service and obtain a refund of any unused portion. You are also entitled to be compensated for any other reasonably foreseeable loss or damage from a failure in the goods or service.

The benefits given by this warranty are in addition to other rights and remedies available to the consumer under law in relation to the goods and services to which this warranty relates.

6. Documentation Note

This certificate, together with the warranty, constitutes the documentation for remedial chemical damp course installation, prepared in accordance with the manufacturer's specifications and standard industry practice.

Signed for and on behalf of	Asset Property Services Pty Ltd
Name	Nick Abraham
Position	Director
Signature	Signed by:  3430F87044E8E00F
Date	06/08/26

This certificate is issued by the treatment contractor named above. Superior Impressions coordinated the works on behalf of the property owner and is not the issuer of this certificate.