

BUYERREPORT

Property Negotiation Letter

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Property:

123 Sample Street, Woodbridge, WA

Prepared for:

The Buyer

Date:

6 September 2026

To the Selling Agent / Vendor,

Following a review of the building inspection report for the above property, a number of items have been identified which may require repair, further attention or associated expenditure following purchase.

The more significant items identified include:

- Throughout the property, there is evidence of recent or ongoing foundation movement or subsidence cracking within load-bearing walls and foundations, requiring investigation and possible underpinning of load-bearing walls.
- The roof frame has several structural defects, including deflection and splitting of jarrah-hardwood timbers, notable deflection of hip rafters, and deterioration of hip beams, indicating a need for roof strengthening measures.
- Major cracks are evident in some internal walls, and floors, door heads, and window cills are slightly out of level, requiring assessment by a structural engineer or builder to determine the cause and necessary repairs.
- In the subfloor, the majority of timber stumps show heavy to moderate staining and deterioration, with some having failed, and two floor joists under the front wall display moderate to heavy rot and fungal growth, necessitating replacement of failed stumps and deteriorated joists.
- Evidence of rising damp was found in the front area external wall, believed to be due to a failed waterproofing membrane or bridged cavity, requiring investigation and installation of a damp proof course.
- In the roof void, old, uninsulated electrical wiring is present, posing an electrocution risk,

and requiring a licensed electrician to upgrade to current standards.

- The timber fencing around the property is in poor to fair condition, and requires repairs or replacement.
- No active termite protection notice was found in the electrical meter box area, indicating a high risk that the original termite barrier is not efficient, and requiring assessment and installation of a new chemical termite barrier.

Indicative repair allowance:

\$58,600 – \$77,000

The buyer requests that these findings be taken into consideration as part of the ongoing purchase negotiations.

The indicative repair costs provided are intended as a general guide only and may vary depending on contractor assessment, access, materials and the extent of works ultimately required.

Regards,

The Buyer

 Prepared by BuyerReport — Independent Cost Advice

Indicative costs are drawn from your BuyersReport and are a general guide only. This letter supports negotiation and does not constitute legal advice or a claim against the vendor.