



TECHNICAL PROPERTY REVIEW

PROPERTY ADDRESS

123 Sample Street, Woodbridge, WA

PREPARED FOR

Peter Hopfinger

PREPARED

06/09/2026

SOURCE DOCUMENT

PremiumSampleReport-
60Years-Old-House.pdf

REFERENCE

D97C284E

HOW TO READ THIS REPORT

● Plain text is the finding exactly as written in your building & pest inspection report.

● Gold-tinted boxes are BuyersReport's own wording: what it means for you, the priority and our recommendation.

EXECUTIVE SUMMARY

13

KEY FINDINGS

4

URGENT

6

SHORT TERM

3

PLANNED

INDICATIVE TOTAL REPAIR-COST RANGE

\$63,920 – \$85,200 AUD

Includes 3 general maintenance items.

WHAT MATTERS BEFORE YOU BUY

A visual overview of every defect identified in your inspection report.



Throughout property

Urgent

From our visual examination of the property, there is evidence of recent o...

\$12,000 – \$18,000 · Underpinning specialist, Engineer



Roof frame

Urgent

There are several structural defects found to the roof frame: The jarrah...

\$3,500 – \$4,000 · Carpenter, Builder

Internal walls

Short term

Major cracks were evident to some of the internal walls. The quantity of cracks in this property is well above average. It ...

\$2,300 – \$2,500 · Plasterer



Subfloor

Urgent

Currently the majority of timber stumps were found to be displaying heavy to...

\$6,000 – \$7,000 · Restumper, Builder



Front area external wall

Short term

Evidence of rising damp was found to the front area. It is believed that the...

\$8,000 – \$12,000 · Damp proofing specialist, Plasterer



Electrical wiring (roof void)

Urgent

There is still old (live) electrical wiring in this house. Make sure to shut down th...

\$8,000 – \$10,000 · Electrician



Kitchen sink

Short term

A minor leakage was evident below the kitchen sink. Inspection of the plumbi...

\$120 – \$300 · Plumber



Fencing

Planned

The fences are mainly constructed from timber. The fences are generally in po...

\$17,000 – \$20,000 · Fencer



Internal timber floorboards

Planned

It should be noted that some old termite damage could be found to the...

\$300 – \$900 · Carpenter

Electrical meter box area

Short term

No active (readable) termite protection notice was found in the electrical meter box. There is a high risk that the origin...

\$1,800 – \$3,500 · Pest control

Rising damp

Short term

Rising damp. Moisture is highly attractive to termite attack. Conducive conditions should be removed.

\$0 – \$0 · Damp proofing specialist, Plasterer

Timber fence

Planned

Timber fence is in contact with soil. The protection of timber fences from termite attack is virtually impossible as the...

\$0 – \$0 · Fencer

Subfloor framing

Short term

Subfloor framing is in contact or close with soil and this is highly conducive to termites.

\$1,200 – \$1,500 · Carpenter

URGENT FINDINGS

Address these before or immediately after settlement.

FINDING 1 · MAJOR DEFECT · SOURCE PAGE 7

Urgent

THROUGHOUT PROPERTY — STRUCTURAL**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

From our visual examination of the property, there is evidence of recent or ongoing foundation movement or subsidence cracking within the load-bearing walls and foundations that would be indicative of this type of recent ongoing movement. The existing limestone or bricked foundation should be investigated and possible underpinning of some load-bearing walls required to ensure no further movement takes place. This can be undertaken by either providing a concrete pad or microfine chemical grout injections under the footings.

WHAT THIS MEANS FOR YOU · BuyersReport

The property shows signs of active foundation movement and cracking in the load-bearing walls. If not addressed, this can lead to further structural damage, affecting the stability and integrity of the home.

PRIORITY · BuyersReport**Urgent****OUR RECOMMENDATION · BuyersReport**

Engage a structural engineer to investigate the foundation movement and provide recommendations for underpinning.

LIKELY TRADE

Underpinning specialist, Engineer

INDICATIVE REPAIR COST

\$12,000 – \$18,000 AUD

FINDING 2 · MAJOR DEFECT · SOURCE PAGE 9

Urgent

ROOF FRAME — STRUCTURAL**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

There are several structural defects found to the roof frame: The jarrah-hardwood timbers may have deflected due to under-design or simply just due to overtime. Close inspection of the roof framing shows that the original roof has deflected(sagged) and split, with more notable deflection of the hip rafters. Both hip beams of the original building, have deteriorated and deflected. There is also a local failure of other roof rafters, at their connection to the hip beam. The roof junction, between the original building and kitchen extension, is shown below. Note the warping of the eaves support beam shown by the arrow, indicating possible roof movement from the original building roof structure, placing an outward force, in a similar manner to that described above. No recent roof strengthening measures were noted during the site inspection.

WHAT THIS MEANS FOR YOU · BuyersReport

The roof frame has significant structural defects, including sagging, splitting, and deflection of hip rafters and beams. This indicates serious underlying issues that compromise the structural integrity of the roof and could lead to further collapse or damage if not repaired.

PRIORITY · BuyersReport**Urgent****OUR RECOMMENDATION · BuyersReport**

Engage a licensed and indemnified roofing company or structural engineer to design and construct roof strengthening measures.

LIKELY TRADE

Carpenter, Builder

INDICATIVE REPAIR COST

\$3,500 – \$4,000 AUD

FINDING 4 · MAJOR DEFECT · SOURCE PAGE 13

Urgent

SUBFLOOR — STRUCTURAL**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

Currently the majority of timber stumps were found to be displaying heavy to moderate staining at the base of the timber stumps indicating moisture absorption with deterioration noted as setting into the base of these timber stumps. A number of timber stumps were found to have already failed. The timber stumps that have failed are deemed to be structurally defective potentially adversely affecting the structural integrity of the house. Two floor joists supporting the front wall of the house located directly underneath the front wall of the front sun room / ex front veranda, are displaying moderate to heavy deterioration / rot with fungal growth on these floor joists indicating heavy moisture absorption. These two floor joists are deemed to be structurally defective potentially adversely affecting the structural integrity of the house. It is recommended that these two floor joists are replaced sooner rather than later.

WHAT THIS MEANS FOR YOU · BuyersReport

Many timber stumps supporting the house show signs of moisture damage and deterioration, with some having already failed, compromising the home's structural integrity. Additionally, two floor joists under the front wall are rotting with fungal growth due to moisture. These issues need immediate attention to prevent further structural damage.

PRIORITY · BuyersReport**Urgent****OUR RECOMMENDATION · BuyersReport**

Engage a licensed builder or restumping specialist to replace failed timber stumps with concrete stumps and replace the deteriorated floor joists.

LIKELY TRADE

Restumper, Builder

INDICATIVE REPAIR COST

\$6,000 – \$7,000 AUD

FINDING 6 · MAJOR DEFECT · SOURCE PAGE 15

Urgent

ELECTRICAL WIRING (ROOF VOID) — ELECTRICAL**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

There is still old (live) electrical wiring in this house. Make sure to shut down the electrical power before you or somebody else is entering the roof void for inspections or maintenance. Uninsulated wiring can cause electrocution and I would strongly recommend engaging an electrician to upgrade the wiring to nowadays standards.

WHAT THIS MEANS FOR YOU · BuyersReport

The house contains old, uninsulated electrical wiring, especially in the roof void, which is a significant safety hazard. This outdated wiring poses a risk of electrocution and should be upgraded to modern standards to ensure safety.

PRIORITY · BuyersReport**Urgent****OUR RECOMMENDATION · BuyersReport**

Engage a licensed electrician to inspect and upgrade the electrical wiring to current safety standards.

LIKELY TRADE

Electrician

INDICATIVE REPAIR COST

\$8,000 – \$10,000 AUD

SHORT-TERM FINDINGS

Plan these within the first 6–12 months of ownership.

FINDING 3 · MAJOR DEFECT · SOURCE PAGE 13

Short term

INTERNAL WALLS — STRUCTURAL

FINDING (AS WRITTEN IN THE INSPECTION REPORT)

Major cracks were evident to some of the internal walls. The quantity of cracks in this property is well above average. It is possible that deterioration of roof timbers has resulted in movement and deflection of the roof, placing a horizontal force on the external wall, resulting in wall cracks or as mentioned earlier that the footings of this house settled down and underpinning of those footings may be required. The floors, door heads and window cills, were noted to be slightly out of level, which is considered to be caused by initial historical movement or poor workmanship or the mentioned foundation settlement.

WHAT THIS MEANS FOR YOU · BuyersReport

Many internal walls have significant cracks, and floors, doors, and windows are out of level, suggesting ongoing structural movement. These issues likely stem from foundation settlement or roof timber deterioration and require expert assessment to prevent further damage.

PRIORITY · BuyersReport

Short term

OUR RECOMMENDATION · BuyersReport

Consult a structural engineer or builder to assess the cause of the cracking and unevenness, and carry out necessary repairs.

LIKELY TRADE

Plasterer

INDICATIVE REPAIR COST

\$2,300 – \$2,500 AUD

FINDING 5 · MAJOR DEFECT · SOURCE PAGE 14

Short term

FRONT AREA EXTERNAL WALL — DAMP**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

Evidence of rising damp was found to the front area. It is believed that the waterproofing membrane on the external wall of this house has failed or that the cavity is bridged by mortar or debris allowing external moisture to damage internal plaster. Moisture level: 121 digits indicating wet conditions. The solution to rising damp is usually to remove damaged plaster, inject a chemical damp proof course to both internal and external walls in order to protect against external moisture and to replaster walls with a water proof layer up to the required height.

WHAT THIS MEANS FOR YOU · BuyersReport

There is significant rising damp in the front area, likely due to a failed external wall waterproofing membrane or debris bridging the wall cavity. This issue is causing internal moisture damage and will continue to worsen if not professionally treated.

PRIORITY · BuyersReport

Short term

OUR RECOMMENDATION · BuyersReport

Engage a qualified waterproofing company to investigate the rising damp and install a damp proof course along the affected wall.

LIKELY TRADE

Damp proofing specialist, Plasterer

INDICATIVE REPAIR COST

\$8,000 – \$12,000 AUD

FINDING 7 · REPAIR REQUIRED · SOURCE PAGE 16

Short term

KITCHEN SINK — PLUMBING

FINDING (AS WRITTEN IN THE INSPECTION REPORT)

A minor leakage was evident below the kitchen sink. Inspection of the plumbing system did not reveal the need for improvement, however, this is not an opinion of a licensed plumber.

WHAT THIS MEANS FOR YOU · BuyersReport

There is a minor leak visible under the kitchen sink. While not currently severe, any leak can lead to water damage or mould if left unaddressed.

PRIORITY · BuyersReport

Short term

OUR RECOMMENDATION · BuyersReport

Engage a licensed plumber to repair the minor leak under the kitchen sink.

LIKELY TRADE

Plumber

INDICATIVE REPAIR COST

\$120 – \$300 AUD

FINDING 10 · REPAIR REQUIRED · SOURCE PAGE 19

Short term

ELECTRICAL METER BOX AREA — PEST

FINDING (AS WRITTEN IN THE INSPECTION REPORT)

No active (readable) termite protection notice was found in the electrical meter box. There is a high risk that the original termite barrier is not efficient enough to protect the house from termites.

WHAT THIS MEANS FOR YOU · BuyersReport

There is no current termite protection notice, indicating that the existing termite barrier may no longer be effective. This significantly increases the risk of termite infestation to the property.

PRIORITY · BuyersReport

Short term

OUR RECOMMENDATION · BuyersReport

Engage a pest control technician to assess and install a new chemical termite barrier.

LIKELY TRADE

Pest control

INDICATIVE REPAIR COST

\$1,800 – \$3,500 AUD

FINDING 11 · NOTE · SOURCE PAGE 19

Short term

RIISING DAMP — PEST

FINDING (AS WRITTEN IN THE INSPECTION REPORT)

Rising damp. Moisture is highly attractive to termite attack. Conducive conditions should be removed.

WHAT THIS MEANS FOR YOU · BuyersReport

The presence of rising damp creates ideal conditions for termite activity, significantly increasing the risk of infestation. Addressing the moisture issue is crucial to deter pests.

PRIORITY · BuyersReport

Short term

OUR RECOMMENDATION · BuyersReport

Implement damp proofing measures to eliminate the rising damp, as recommended by a qualified waterproofing company.

LIKELY TRADE

Damp proofing specialist, Plasterer

INDICATIVE REPAIR COST

\$0 – \$0 AUD

FINDING 13 · NOTE · SOURCE PAGE 19

Short term

SUBFLOOR FRAMING — PEST

FINDING (AS WRITTEN IN THE INSPECTION REPORT)

Subfloor framing is in contact or close with soil and this is highly conducive to termites.

WHAT THIS MEANS FOR YOU · BuyersReport

Portions of the subfloor timber framing are in direct contact or very close proximity to the soil, which is a major attractant for termites. This significantly increases the risk of termite infestation to the house structure.

PRIORITY · BuyersReport

Short term

OUR RECOMMENDATION · BuyersReport

Engage a pest control technician to assess and rectify the subfloor conditions to prevent termite access.

LIKELY TRADE

Carpenter

INDICATIVE REPAIR COST

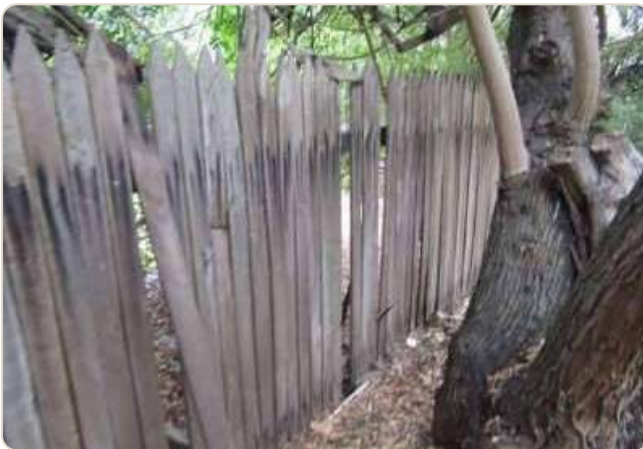
\$1,200 – \$1,500 AUD

PLANNED / FUTURE FINDINGS

Budget for these over the medium term.

FINDING 8 · REPAIR REQUIRED · SOURCE PAGE 17

Planned

FENCING — EXTERNAL**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

The fences are mainly constructed from timber. The fences are generally in poor to fair condition and repairs or replacement is required.

WHAT THIS MEANS FOR YOU · BuyersReport

The timber fences around the property are in poor to fair condition and require repairs or full replacement. This affects property security and aesthetic appeal.

PRIORITY · BuyersReport**Planned****OUR RECOMMENDATION · BuyersReport**

Engage a fencing contractor to repair or replace the deteriorated timber fencing.

LIKELY TRADE

Fencer

INDICATIVE REPAIR COST**\$17,000 – \$20,000 AUD**

FINDING 9 · REPAIR REQUIRED · SOURCE PAGE 18

Planned

INTERNAL TIMBER FLOORBOARDS — PEST**FINDING (AS WRITTEN IN THE INSPECTION REPORT)**

It should be noted that some old termite damage could be found to the timber floorboards in several areas. Under test conditions, it was revealed that the termite workings were inactive (i.e. the absence of live termites at the time of inspection).

WHAT THIS MEANS FOR YOU · BuyersReport

Old termite damage was found in several timber floorboards, but no live termites were detected at the time of inspection. While currently inactive, this indicates a historical pest issue that may recur.

PRIORITY · BuyersReport**Planned****OUR RECOMMENDATION · BuyersReport**

Engage a pest control technician for regular inspections and consider timber repair for damaged floorboards.

LIKELY TRADE

Carpenter

INDICATIVE REPAIR COST**\$300 – \$900 AUD**

FINDING 12 · NOTE · SOURCE PAGE 19

Planned

TIMBER FENCE — PEST

FINDING (AS WRITTEN IN THE INSPECTION REPORT)

Timber fence is in contact with soil. The protection of timber fences from termite attack is virtually impossible as the fence is in direct contact with the soil and therefore most attractive to termites and other timber destroying pests. The best course of action is regular inspections and removal of affected timbers.

WHAT THIS MEANS FOR YOU · BuyersReport

The timber fence is in direct contact with the soil, which creates a highly attractive environment for termites and other timber pests. This condition significantly increases the risk of pest attack to the fence.

PRIORITY · BuyersReport

Planned

OUR RECOMMENDATION · BuyersReport

Ensure regular pest inspections of the fence line and remove any affected timbers promptly.

LIKELY TRADE

Fencer

INDICATIVE REPAIR COST

\$0 – \$0 AUD

GENERAL MAINTENANCE / PLANNED ITEMS

Noted in the inspection report as routine maintenance. Not urgent, but they still cost money to keep on top of.

THROUGHOUT PROPERTY

Maintenance

The building contains a number of elements containing asbestos cement materials (ACM) such as fences, fascia on the north elevation and the study ceiling. In its current form the ACM is not friable and does not pose a health risk. It is however highly recommended that an audit is conducted by an asbestos inspector to catalogue all existing asbestos and develop a clear guideline for the new owners in order manage the ACM risks.

WHAT THIS MEANS FOR YOU · BuyersReport
Asbestos cement materials are present in several areas, including fences, fascia, and the study ceiling. While currently non-friable and not a health risk, managing these materials safely requires a professional audit to guide future decisions.

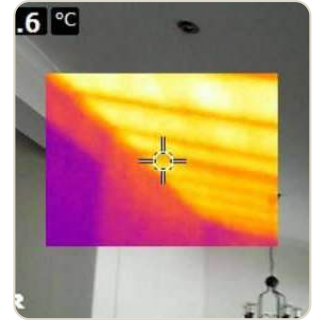
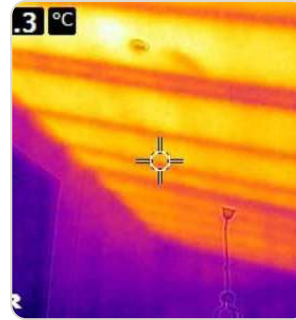
OUR RECOMMENDATION · BuyersReport
Engage a licensed asbestos inspector to conduct an audit and provide a management plan.

Licensed asbestos removalist

\$1,800 – \$2,500

ROOF SPACE

Maintenance



Insulation is missing in some parts of roof space. This would reduce the overall performance of the insulation. Recommend to install insulation were missing. Upgrading insulation levels in a home is considered to be an improvement, rather than a necessary repair.

WHAT THIS MEANS FOR YOU · BuyersReport
Some areas of the roof space are missing insulation, which reduces the home's energy efficiency. While not a defect, installing insulation in these areas is a recommended improvement for comfort and energy savings.

OUR RECOMMENDATION · BuyersReport
Install insulation in the areas of the roof space where it is missing.

Insulation installer

\$1,000 – \$1,800

ROOF COVERING

Maintenance



The original roof covering is considered to be in acceptable condition considering the age. Some general roof frame undulations and displacement to some tiles to settlement in overtime were noted. The displacement of the clay tiles, from the roof deflection, may also allow driving-rain to penetrate through the tiles. A roof tiler is required for general repairs. Moss is growing on the roof. As a result, the clay tiles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. Efforts should be taken to kill the moss during its growing season (wet months).

WHAT THIS MEANS FOR YOU · BuyersReport

The clay tile roof has some displaced tiles due to historical settlement and undulations in the roof frame, which could allow water to enter during heavy rain. Moss growth is also present, which can damage tiles and lead to premature roof failure.

OUR RECOMMENDATION · BuyersReport

Engage a roof tiler for general repairs, including reseating displaced tiles, and treat the moss growth.

Roofer

\$900 – \$1,200

REPAIR COST SUMMARY

Category	Items	Indicative range (AUD)
Urgent / immediate	4	\$29,500 – \$39,000
Short term	6	\$13,420 – \$19,800
Planned / future	3	\$17,300 – \$20,900
General maintenance	3	\$3,700 – \$5,500
TOTAL INDICATIVE REPAIR COST	16	\$63,920 – \$85,200

REPORT BASIS

This BuyersReport reorganises and explains the building & pest inspection report you supplied (PremiumSampleReport-60Years-Old-House.pdf). All findings, photographs, locations and inspector observations come from that document.

LIMITATIONS

This is not a physical inspection of the property. Cost figures are indicative ranges based on generalised Australian rate data — they are not quotes, and actual costs depend on access, materials, scope and trade availability.

DISCLAIMER

This report was generated by artificial intelligence and reviewed by a qualified building inspector as a desktop review of the supplied documents.