



BUILDING REPORT

88 Terrace Road Guildford



Client Name : Lyn O'Brien
Address : lobrien@adcoconstruct.com.au
Our Reference : 2601

Building Report

Property : 88 Terrace Road Guildford
Inspection Date : 20 th December 2025
Occupied : Vacant
Weather Conditions : Fine
Inspector : Brian Connor Building Practitioner 100541 Mobile 0401866 640

Report Purpose : The purpose of this report is to identify defects or faults in the construction of the building for an intending purchaser, in so far as a licensed builder can reasonably identify those defects or faults.

General : This report is the result of a visual inspection only and is intended to be read as a whole, please read the detailed inspection information and the scope section.

Whilst all defects have been investigated to confirm cause and significance some minor defects have not been detailed as they were considered a normal occurrence or general wear and tear for a building of this age.

Summary : **Structural defects have been found at the property requiring repair by the owner as follow:**

1. The attic extension and stairs are non-compliant with the BCA and likely do not have a building permit or council approval.
2. The rear extension has inadequate support to the decking, and some subfloor piers are leaning and collapsed require rebuilding. This structure may also not have building or council approval. Please check
3. The Living room and Dining rooms have inadequate floor support and subfloor piers are leaning or collapsed and perimeter footing walls are leaning , broken and have sections of bricks missing. See subfloor section for details
4. The east side 800mm projected room is cater levered and has inadequate support, does not meet ASS 1684.2 requirements.
5. The rear east side brick footing wall is leaning and requires rebuilding.
6. The east side chimney is leaning 100mm and has separated from the house framing and is not stable (unsafe), requiring removal.
7. There is no ties down straps installed as required by AS1684.2

Preamble:

The inspection and report have been carried out in accordance with the Australian Standard 4349.0 – 2007 Inspection of Buildings – General Requirements and Inspection of Buildings, Guidelines for Building Complaint Reports – Building Commission of Western Australia.

The report is intended to be read in its entirety, including this Preamble.

The inspector may not report all defects, as those considered minor or a normal occurrence in a building of this age and type of construction or the result of general wear and tear will not be detailed. The report is intended to highlight concerns of a major nature.

This report is not a 'certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future'.

The inspector has had no access to plans of the property, unless specifically mentioned in this report. The inspector cannot definitively identify unauthorised building work, or work in contravention of Building Permits

When recommended by the inspector, additional specialist or invasive inspections should be carried out by the client.

Expertise:

The inspector is a registered Building Practitioner and has a Bachelor's degree in Surveying.

Access and Visibility:

The inspection is a visual inspection only to areas considered safe and reasonable to access.

The dwelling / building has been viewed from vantage points which are reasonably accessible, without moving building materials or dismantling parts of the home unless otherwise stated.

The client acknowledges that any inspection of the subfloor or roof voids will be limited to the visible roof and subfloor components visible from the manhole, unless otherwise stated. Ceiling insulation normally obscures the view of the ceiling joists and ceiling fixings and so these may not have been inspected.

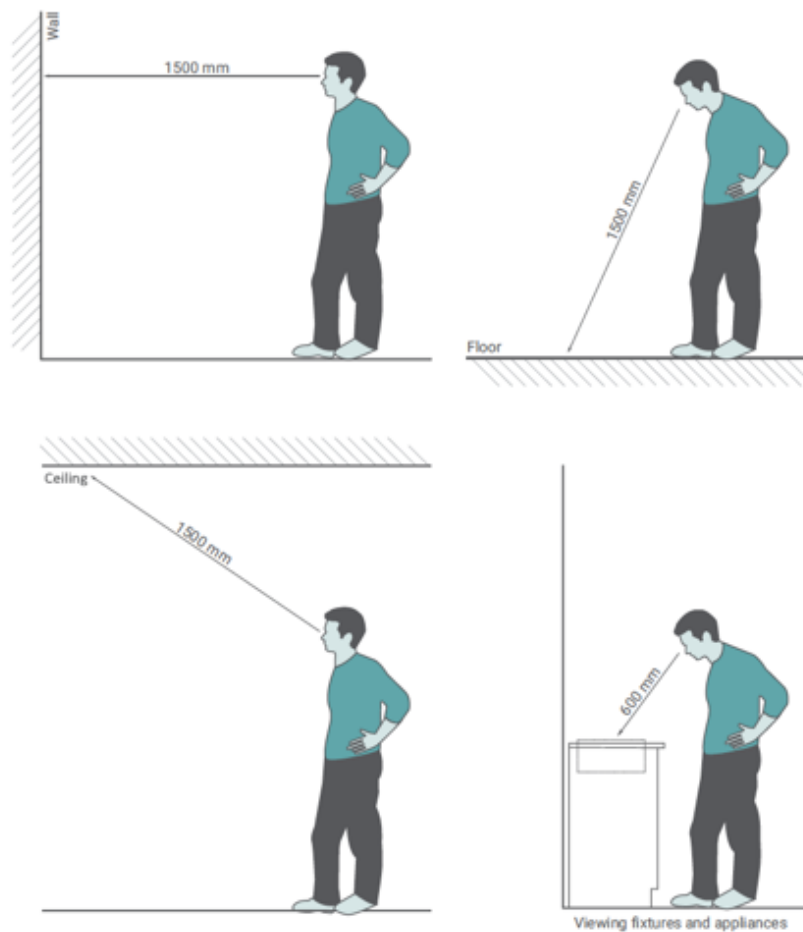
Surfaces have been viewed from a normal viewing position as defined by Diagram F of the Western Australian guide to standards and tolerances 2019, unless stated otherwise stated.

F

Inspecting surfaces from a normal viewing position

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5m or greater (600mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'¹. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

DIAGRAM F NORMAL VIEWING POSITIONS



Slight variations in the colour and finish of materials do not always constitute a defect.

GENERAL DESCRIPTION

The building is a turn of the century home; the exact date has not been provided.

It is a timber framed home with weatherboard cladding supported by a brick perimeter footing wall and brick piers and a timber framed roof with corrugated metal roof covering. The property has been extended to the rear kitchen living area and covered decking, and east side bathroom, and a master bedroom robe and bathroom on the west side, it has also been extended with new stairs to an attic room.

The attic room is not compliant with the BCA for habitable rooms and is unlikely to have a building permit or council approval. (Insufficient head room, timber framing within the room at eye level and stairs goings are too small)

For the purpose of this report the front of the house will be denoted as facing south.

The inspector recommends that if the building erected on the Property has renovations or extensions, that the local council has approved them. This information can be obtained upon request from the local authority. Renovations or extensions done under a license younger than seven years will be the subject of a transferable structural building warranty that your settlement agent will require for settlement.

ROOF

- **Roof Covering**

The roof covering is constructed of zincalume corrugated iron.

The condition of the roofing iron is fair to good generally (estimate 10-15 years old)

The valley and ends of roof sheets are rusted over the front entry and should be replaced.
(Maintenance)



Right side gutter is rusted and requires replacement. Currently full of tree matter causing leaks to the rear bathroom ceiling



Replace rusted roof
sheets ad valleys





There is a shallow valley gutter to the attic roof and water entry in heavy rains is possible (insufficient fall on the valley gutter) (Maintenance)



Flat valley gutter will be prone to water ingress , inadequate valley gutter fall



- **Roof framing**

The rear east side veranda entry rafters are bowed and over span and require a load bearing fascia installed to rectify. This roof may be part of the original structure.



The main roof framing does not meet current Australian standards but has no signs of failure.



Tie down requirements were not visible / not inspected to the rear extension area.

Ties down straps and under purlin to rafter and under purlin to props connection straps are not installed to the Attic extension as required by AS 1684.2 , this is required when any structure is renovated or upgraded. **This is a structural defect.**

- **Skylights**

There is a skylight to. the attic which has some temporary flashing and requires new flashings, some leakage expected from the skylight (Maintenance)



- **Eaves Lining**

N/A

- **Fascia and Barge**

Rotted barge visible to the east elevation requiring replacement.

- **Flashings**

Roof flashings generally appear in serviceable condition. Attic roof valley has insufficient. Fall and may cause leaking.

- **Valleys / Gutters**

The front valley gutter is rusted over the master bedroom southwest room and required replacement. (Maintenance)

The gutters are corroded generally and require replacement.

The east gutter (right side of the house) is full of tree matter from the Jacaranda and is causing leaking to the rear bathroom ceiling. (Maintenance)

- **Down Pipes**

The down pipes are fabricated of metal and are in poor condition with rusting visible to most downpipes, they are not properly installed.

Recommend all downpipes and guttering are replaced. (Maintenance)

Horizontal sections of the down pipes will deteriorate faster than the vertical sections if water is allowed to pond. It is always recommended that down pipes be attached to soak wells at least 1.5m from the building.

EXTERNAL

- **Walls Cladding**

The external walls are constructed of timber weatherboard cladding on a timber stud framing.

The condition of the weatherboards is poor and large sections require replacement. (Maintenance)

Front elevation

Base weatherboards rotted to 900 mm high to front elevation.





East elevation

Chimney stone cladding huge gaps and cracks 30 mm to stone and brickwork cracked and leaning greater than 100 mm chimney unstable not safe and needs to be demolished.

Jacaranda roots gave cracked the footing and vase brickwork tree needs to be removed and wall rebuilt.

Rotted weatherboards requiring replacement.

fascia rotted requires replacement.

Gutters rusted require replacement.

Down pipe requires replacement.

Windows weathered requiring repair

800 mm outdented area floor framing is undersized not compliant with Australian standard AS1684.2

No gutter to roof same area







West Elevation

Many gaps, holes and splits to the weatherboards, and rotted sections.

Require replacement of weatherboards to this entire elevation. (Maintenance)

Windows are badly weathered and require repair / replacement. (Maintenance)

No architrave around window openings. (Maintenance)

Newer gutter OK

Old downpipe requires replacement. (Maintenance)

Sewer vent pipe is uncapped and should extend through the roof. (Maintenance)

North end cement sheeting has bulge and shows gap at the plastic sheet joiners and is not currently waterproof and requires repair. (Maintenance)

















- **Footings /subfloor**

West elevation access through west footing wall

Front master bed and robe no access to subfloor floor slopes to the front west corner caused by subsidence.

Leaning brick floor support require replacement to Dining room. **Not structurally sound.**



Missing bricks poor support to the west wall of the Dining room





East elevation access Living room

Collapsed central brick support to Living room. **Not structurally sound.**



Stump supported on paving. **Not structurally sound.**



Stump supported on bearer on cracked brick steps. **Not structurally sound**



Side base brickwork walls have separated from the brick internal cross walls due to heaving from silty soil causing subsidence. Stump sitting in brick wall not secured. **Not structurally sound**



Leaning footing support wall at the north side of the home. **Not structurally sound.**



- **Lintels**
External lintels over openings are not visible in the wall frame, not inspected.
- **Windows / Window Frames**
Window frames are constructed of timber and in weathered but serviceable condition. Many window frames require repair and are binding in the opening. (Maintenance)
Cracked pane to the
Timber windows require painting.

Current Building Codes require that glass in windows and doors in close proximity to the floor be safety glass. Houses built prior to the 1980's did not have this requirement, it is therefore recommended to bring the safety issue up to current standards, if applicable.

- **Doors / Door Frames**
The external doors and frames are constructed of timber and are in serviceable condition.

- **Chimney**

The chimney on the right side of the house is constructed of brick masonry with stone cladding on the brickwork. The brickwork has separated from the wall frame and is leaning approximately 100mm or more. There are gaps and cracking 40mm to the brickwork. It is not possible repairing this chimney without demolition and rebuilding. The current state of the brickwork is considered unstable and a safety risk and should be removed/ demolished to prevent it falling onto someone.

This item is considered a structural defect and is not structurally sound.

The second chimney appears satisfactory. Operation of this chimney was not tested.











- **Balconies**
There are no balconies at the property.

- **Front entry veranda**

Cracking wall to front verandah east side at junction with the timber house

Weathered boards to verandah slope into the southeast corner subsidence of support framing and posts visible.

Ditto to entry west side corner of house large dip to decking caused by subsidence.

- **Rear veranda and decking**

The rear veranda seems generally well constructed and no structural defects to the roof structure observed.

The decking is constructed of a large spanning deep bearer that is currently un-supported (not in contact with the central support post)

This is a structural defect.

It requires a new support post or packer to support the bearer to rectify.



- **Carport / Garage**

There is no garage

- **Pergola**

There is no pergola

- **Pool**

There is no pool on the property.

- **Sheds**

There is no shed on the property.

- **External Paving**

Site drainage is poor on the west side where there is a large dip in the ground level and water can drain beneath the home. Requires releveling and paving graded away from the house. This is a likely cause of subsidence along the west side of the home.

- **Fence**

West boundary

There is a new color bond metal fence on the west boundary.

There is cracking of the brickwork to the neighbor's garage which forms part of the west boundary requiring repair, and further cracking to other parts of this west boundary wall





There is a large vertical crack within 200mm of the boundary to the north face of the neighbor's garage wall requiring repair. This wall is poorly attached and may pose a safety risk to the occupants of your property. **This west boundary wall is not structurally sound.** There is cracking of the rear yard masonry walls to the north of the neighbor's garage requiring repair. (Maintenance)



North rear boundary and rear east fencing

Many significant cracks up to 50mm wide requiring repair, refer photographs below:
(Maintenance)

Termite damage to east gate post requires replacement. (Maintenance)











- **Retaining Walls**
N/A

- **Trees**

The east side Jacaranda tree has caused cracking of the east side brick footing and chimney wall requiring repair.

It is recommended that this tree be removed before repairing the brick footings. (Maintenance)

It is recommended to demolish / remove the east brick chimney which has separated from the house framing and is unstable. It is considered a currently a safety risk. **Safety risk**



INTERNAL

- **Insulation**

Insulation is partially installed it is old and. should be replaced. New ceilings on metal battens do not have insulation installed.

There is no access to the rear extension skillion roof area to observe if insulation is installed.

- **Sarking**

Sarking is a weatherproof foil installed beneath the roof tiles.

No sarking was installed.

- **Party Walls**

Not Applicable

- **Ceilings**

Ceiling material is constructed of plaster with cove cornices which are in satisfactory condition.

There is a large sag in the front east lounge room ceiling and decorative cornice on the east wall caused by subsidence cracking of the footings from the jacaranda tree, this is the location of the separated chimney.



- **Walls**

Walls are freshly painted and no significant cracking or defects visible. (recently renovated and painted)

- **Floors**

Floors are constructed of timber boards in serviceable condition.

Sloping of the floorboards is visible throughout cause by subsidence of the subfloor footings and support piers.

As the internals of the home have been renovated and there is no current internal cracking of internal linings, it will not be possible to level the floors without significant damage to the internal surfaces.

- **Attic room and stairs**

Stairs to the attic room do not conform with BCA requirements for a habitable room. The stair going measures 200mm and not the required 240mm, they are too steep.

The stair riser measures 185 mm and is compliant. The stair handrail is too short at the top and is also non-compliant with the BCA stair requirements

This attic area may be suitable as a storage area with council approval, and alterations to the handrail.

Water staining to attic windows and wall linings consistent with previous water ingress.

Swelling and weathering of window timbers and binding of windows.

Leadlight window has no lock and won't open.

Watermarks to cladding along the east bedroom wall

window head undersized to both river facing windows appears to be 110 x 40 hardwood

leaking to northeast window and water staining

inadequate head height and under purlin at eye level is not part of the original home and unlikely to have building permit.









- **Windows**

Weathering and leaking to the timber windows and binding , requiring repair refer photos of attic windows above (Maintenance)
cracked fixed north one and leaking around window



Cracked window in the attic requiring replacement.



- **Doors**
The doors are painted hollow core style and in satisfactory condition.
- **Cabinets**
The condition of the cabinets is considered to be satisfactory and reasonably new requiring no attention.

SERVICES

- **Plumbing**

The sewer plumbing is connected to the mains sewer.

No blockages were noted at the time of the inspection.

Bathroom tapware is newer style in serviceable condition.

The water flow was considered adequate.

There were no signs of water hammer.

All toilets were tested and were operational.

The hot water system is an instantaneous electric unit.

The sewer vent on the west side of the home does not extend through the roof with a cap as is normal. (Maintenance)



Building Inspector is not a licensed Plumber, therefore the comments are observations by the inspector only.

- **Gas**

Alinta Gas is connected to the property.

Building Inspector is not a licensed Gas Fitter Technician, therefore the comments are observations by the inspector only.

- Electrical**

The property has a standard meter box with three phase power located on the front veranda side of the house.

The circuit board has RCD's (Residual Current Devise - Safety Switches).

The wiring observed from the manhole is insulated modern wiring.

Exposed black cables clipped to the Attic room rafters may not comply with electrical standards. (should be investigated by a licensed electrician)





The Building Inspector is not a licensed Electrician; therefore, the comments are observations by the inspector only.

It is recommended that all electrical circuits include RCD protection and hard-wired smoke detectors. All installation, testing and confirmation of electrical circuitry should be completed by a licensed electrician

Structural Defects:

Structural defects have been found at the property requiring repair by the owner as follow:

1. The attic extension and stairs are non-compliant with the BCA and likely do not have a building permit or council approval.
2. The rear extension has inadequate support to the decking, and some subfloor piers are leaning and collapsed require rebuilding. This structure may also not have building or council approval. Please check
3. The Living room and Dining rooms have inadequate floor support and subfloor piers are leaning or collapsed and perimeter footing walls are leaning , broken and have sections of bricks missing. See subfloor section for details
4. The east side 800mm projected room is cater levered and has inadequate support, does not meet ASS 1684.2 requirements.
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6. The east side chimney is leaning 100mm and has separated from the house framing and is not stable (unsafe), requiring removal.

Recommendations or Maintenance:

As noted throughout the report.

EXCLUSION OF ITEMS FROM INSPECTION

As described in the Australian Standard 4349.1-2007, the inspector need not inspect or report on the following:

- (a) Footings below ground.
- (b) Concealed damp-proof course.
- (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
- (d) Concealed plumbing.
- (e) Adequacy of roof drainage as installed.
- (f) Gas fittings and fixtures.
- (g) Air-conditioning.
- (h) Automatic garage door mechanisms.
- (i) Swimming pools and associated filtration and similar equipment.
- (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- (k) Alarm systems.
- (l) Intercom systems.
- (m) Soft floor coverings.
- (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- (o) Paint coatings, except external protective coatings.
- (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- (q) Timber and metal framing sizes and adequacy.
- (r) Concealed tie-downs and bracing.
- (s) Timber pest activity.
- (t) Other mechanical or electrical equipment (such as gates, inclinators).
- (u) Soil conditions.
- (v) Control joints.
- (w) Sustainable development provisions.
- (x) Concealed framing-timbers or any areas concealed by wall linings/sidings.
- (y) Landscaping.
- (z) Rubbish.
- (aa) Floor coverings.
- (bb) Furniture and accessories.
- (cc) Stored items.
- (dd) Insulation.
- (ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions).
- (ff) Energy efficiency.
- (gg) Lighting efficiency."

INSPECTION AGREEMENT

This agreement between the Client and BIE Building Inspection Experts, is to identify the purpose, scope and acceptance criteria for the report.

1. The purpose of the inspection is to provide advice to the Client regarding the construction of the property at the time of the inspection.
2. The inspection will comprise a visual assessment of the property to review specific issues identified by the owner. Other issues which may be present may not be identified.
3. The inspector will attempt to inspect all accessible areas relevant to the particular inspection items – it is the responsibility of the Client to arrange right of entry and to facilitate physical entry to the property.
4. The Client acknowledges that there are likely be limitations to the ability of the inspector to inspect the property such as common types of restriction such as heights, narrow boundary clearances, thick vegetation, small roof or crawl space; limited access or limited vision will limit the capacity of the inspector to fully report on the condition of the property.
5. The Client acknowledges that the inspector can only inspect those areas which are reasonably visible and reasonably accessible. Building elements which are covered, shielded or otherwise inaccessible will not be inspected.
6. The inspector does not guarantee to inspect all items present on the day of inspection. If the item is not specifically described, it may not have been inspected. Our advice relates only to those areas of the building inspected.
7. Asbestos was a commonly-used building material in Australia and may be present in the property. This inspector makes no guarantee that any or all asbestos material present will or can be identified in the report, even if specifically requested to do so.
8. Expanded polystyrene may have been used in the construction of the building. This material is usually rendered or covered with other finishes. This inspector makes no guarantee that any or all expanded polystyrene material will or can be identified in the report, even if specifically requested to do so.
9. If aluminium cladding may have been used in the construction of the building, this inspector makes no positive identification of cladding, certification of cladding or warranty as to which type of cladding has been used. All cladding identified is recommended to be notified to the WA Building Commission for their assessment as to the identification of the type of cladding and advice and appropriate recommendations on the status of the cladding.
10. Magnesite was a commonly-used building material in Australia for topping of structural floors prior to coverings and may be present in the property. It is a requirement of our insurance that we recommend that you consult the services of a structural engineer to inspect and provide appropriate advice and recommendations if we suspect the presence of magnesite. Given that

the magnesite toppings are likely under floor coverings, the Client implicitly understands that ABBC Building Inspectors may not detect the presence of magnesite.

11. Any dimensions given are approximate only. Descriptions of materials are broad descriptions for information only. There may be several different types of material present; only the most commonly seen may be described.
12. Any cost estimates are approximate only. The Client is recommended to obtain trade quotations for any work which the Client deems necessary to be carried out.
13. Any opinions given by this inspector are given with this experience and qualifications only. Advice on electrical systems and devices, plumbing, swimming pools, engineering works, surveying, timber pests and legal matters etc. should be sought separately by the client if appropriate.
14. The inspection process can involve the use of various equipment, including but not limited to: ladders, flashlights or torches, tape measures or other measuring equipment and spirit levels. The Client accepts liability for any damage to property that may be sustained through the use of this equipment that is reasonably foreseeable i.e. fragile or breakable items which may be left in areas requiring the use of a ladder to access.
15. The advice given by BEI Building Inspection Experts in the report is given in good faith. No responsibility is accepted for any losses, direct or consequential, resulting from this advice. Liability is limited to the cost of the report.
16. The report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future.
17. If the report is proven not conform to the term and conditions described above to any substantial respect, BEI Building Inspection Experts will not accept liability unless the Client notifies the Inspector within 60 days of the delivery of the report and the liability is limited to the cost of providing the inspection.
18. Payment for the report is the responsibility of the Client. All reports are to be paid for prior to supplying the report. The inspector will not accept any claims for delays in provision of the report due to delays in payment. Payment can be made at the time of booking or at the time of inspection.
19. This agreement will be the Agreement between the parties; if you do not agree to be bound by these terms and conditions, your objections to these conditions are to be lodged no later than 2 hours prior to the scheduled time of the inspection. The Client accepts the conditions of this agreement as soon as the inspector sets foot on the property to be inspected.

No.88 Terrace Road, Guildford
Paint Colour Analysis

Prepared for
Lyn O'Brien
February 2026 | Job No: L26-002

PRELIMINARY / FOR DISCUSSION

TIMELESS PLACES BY DESIGN



Paint and Colour Analysis

Purpose

The purpose of this paint and colour analysis is to provide research and recommendation for future colour schemes to the external fabric of the property.

Strategy

Due to the significance of the place, it is deemed appropriate that new colours and finishes should aim to reflect the original appearance of the building dating to the 1930s. This approach aims to embrace the spirit of the time and thus enhance the cultural significance of the place.

There is a lack of documentary evidence of historic photographs available to assist with colour selection so the exercise of ascertaining historic colours was based on paint investigations. The aim of this was to establish the colour scheme used in the 1930s and then try and find the most suitable match in colour, texture and tone using currently available paint products.

Methodology

Paint scrapes were undertaken by DAR Studio to selected areas using a sharp steel scraper, peeling back the various layers back to the substrate. A light sand was then applied. An AS 2700 Colours Chart was used to determine the matching colour of different layers. A photograph was generated of each sample and analysed to pick out layers of colour.

Colour References

All colour references provided are based on the Dulux AS 2700 Colours Chart. This provides a colour match that is considered to best reflect the colour and sense of depth of the original.

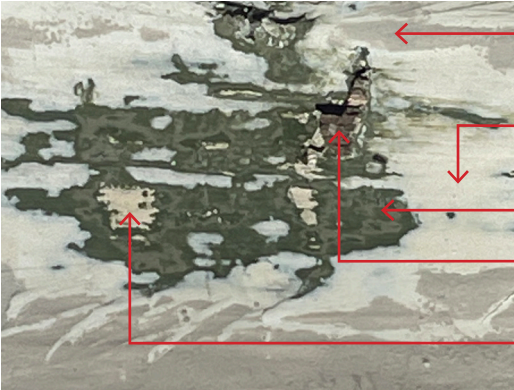
Recommended Colour Scheme

Paint Finishes		
Substrate	Colour (Refer to Dulux AS 2700 Colours Chart)	Sample
Entry Timber Door (Leaf, Frame and Architrave)	Dark Brown (X65)	
Timber Windows (Frame, Cill and Sash)	Dark Brown (X65)	
Timber Weeatherboard Cladding	Cream (Y34)	
Front Verandah Arch	Driftwood (X34)	

Note: All colour selections to be confirmed with client / for discussion.

Photos of Paint Scrapes

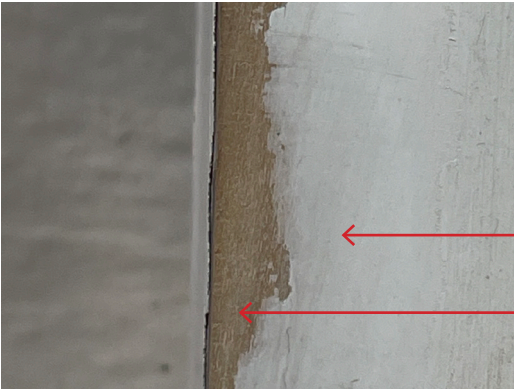
External Weatherboard Cladding



- 5th Layer (Current Top Layer)
Colour: Cream (Magnolia/ Warm White - closest match to AS colour)
- 4th Layer
Colour: White
- 3rd Layer
Colour: Olive Green
- 1st Layer
Timber Substrate
- 2nd Layer (assumed original)
Colour: Cream

Figure 1. External weatherboard wall to east (side) elevation (Dar Studio, February 2026).

Window Frame (Triple Window)



- 2nd Layer
Colour: White
- 1st Layer
Timber Substrate

Figure 2. Triple casement window frame to east (side) elevation (Dar Studio, February 2026).

Window Frame (Single window)



- 2nd Layer (Current Top Layer)
Colour: White
- 1st Layer
Colour: Dark Brown (Timber Substrate Underneath)

Figure 3. Single window frame to west (side) elevation (Dar Studio, February 2026).

Door Frame

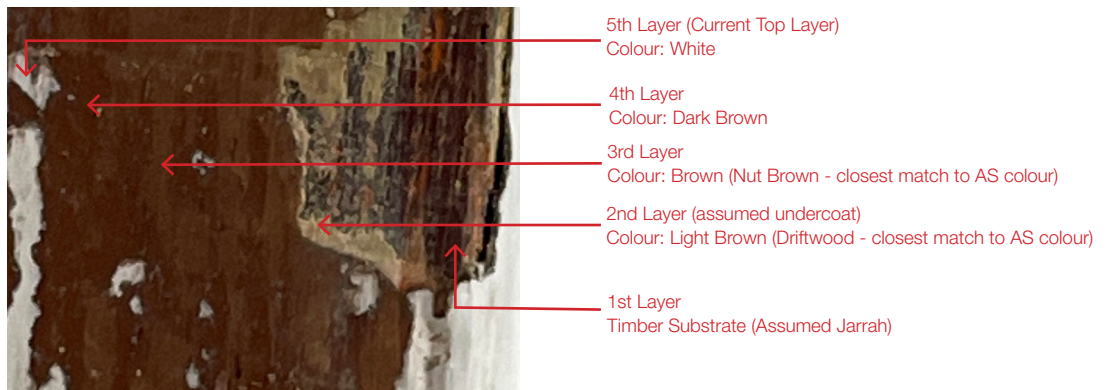


Figure 5. Entry door frame (Dar Studio, February 2026).

Front Porch Arch Pillar

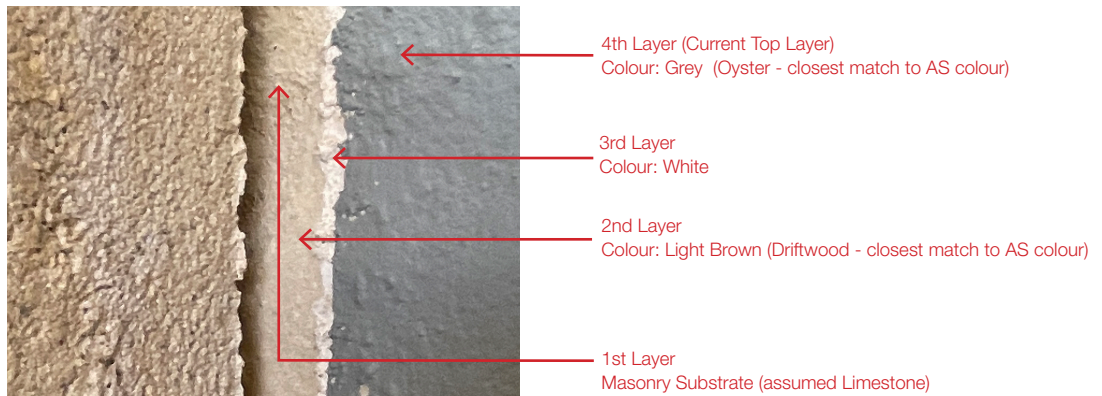


Figure 4. Arch Pillar t to Front Verandah (Dar Studio, February 2026).