RESTUMPING BENDIGO
Fixing Foundations First

HIA MEMBER you're in good hands

REGISTERED Building Practitioner

Client: Neil Barnard
Date of Consultation: 10/09/25
Consulting Builder: Shane
Company: Goforth Building / Restumping Bendigo
DBU: CDB-U 67226

OVERVIEW
An on-site consultation was conducted with Neil, to assess the current structural condition of the subfloor, including stumps bearers and joists.

The current condition of the existing stumps is consistent with what is typically expected for a dwelling of this age and construction style.
While there is some variation in floor levels, all measurements fall within the normal range for a property of this age. Please refer to the floor plan below indicting current levels.

However, stump replacement will eventually be necessary to preserve the integrity of the home over the long term.

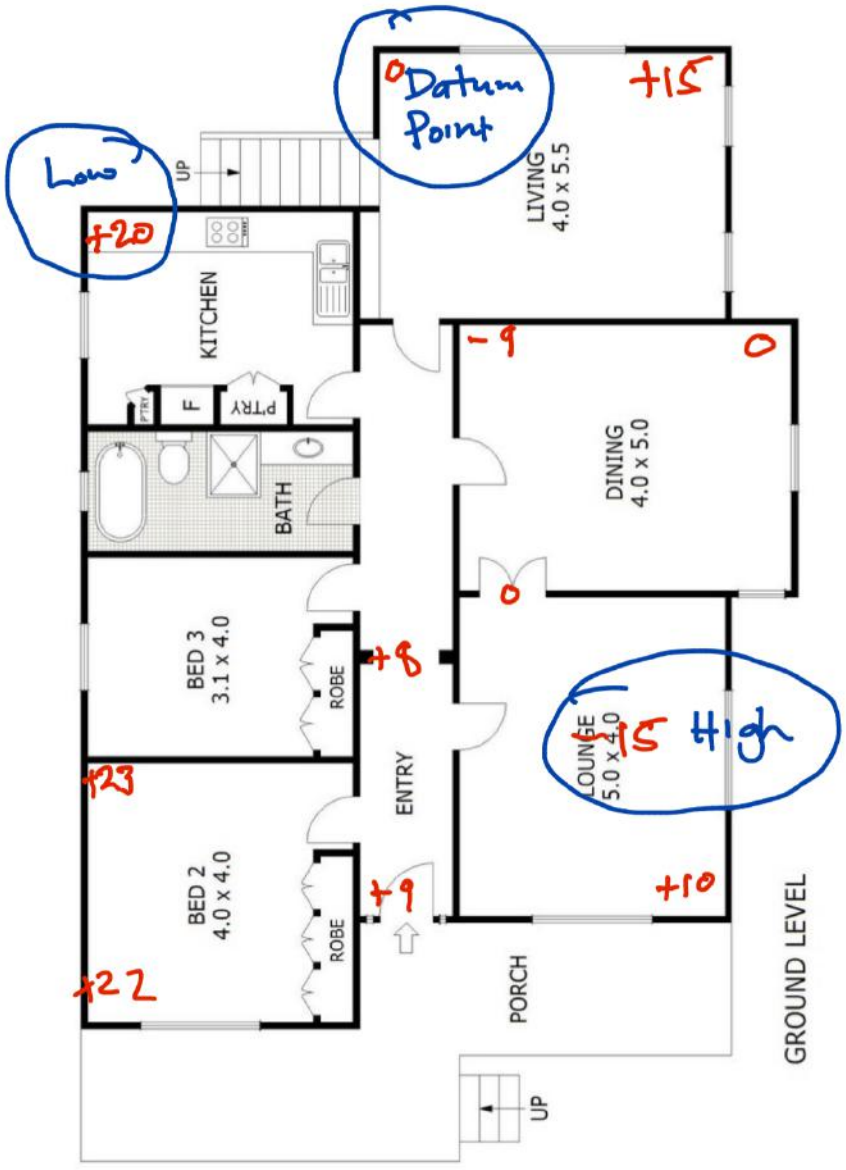
Based on a brief visual inspection, the bearers and joists appear to be in good condition, with no immediate signs of structural failure or significant deterioration. The crawl space was observed to be dry at the time of inspection.

Recommendation:

It is recommended that eventually all existing stumps be removed and replaced with new concrete stumps with an approved permit.

Footings, excavated in accordance with an approved engineered design. This will ensure long-term stability of the asset and prepare the subframe for possible future renovations.

Please note, however, that while the recommended works are necessary, they fall on a spectrum of necessity. Immediate action is not critical, and the structural integrity of the house is not at imminent risk if the works are deferred.



CLOSING NOTES
The information provided is intended as general guidance only. It does not constitute formal advice and should not be relied upon as a sole basis for your decision-making.

Please don't hesitate to reach out if you have further questions.

Kind regards,
Shane
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