

## Dilapidation Assessment Report

Prepared for: **Cape Cod Australia Pty. Limited**

Job address: Unit 5 / 59 Gould Street, Bondi Beach NSW 2026

Property Owner: Ms. H. Payne

Report reference: **WAVERLEY COUNCIL**  
Development Application No: not available

Date of assessment: 11<sup>th</sup> March 2015



Shows the front south eastern elevation of the property:  
No. 59 Gould Street, Bondi Beach

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This report is **not a guarantee** or an all-encompassing report dealing with the above property from every aspect. It is based on the condition of the property and the prevailing structural, soil and the weather conditions at the time of assessment. It is a reasonable attempt to identify any significant defects **visible** at the time of assessment.

This report, based on visual assessment, will not disclose defects in inaccessible areas; latent defects or defects which may be apparent in weather conditions that differ from those at the time of assessment.

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24 March 2015

The Production Manager,  
Cape Cod Australia Pty. Limited,  
PO Box 2002,  
NORTH PARRAMATTA. NSW 1750

Attention: Mr. Grahame Condon

Dear Sir,

**Re: Dilapidation Report – Unit 5 / 59 Gould Street, Bondi Beach**

We refer to your instructions in which you requested us to inspect and to prepare a dilapidation report on the above property as a requirement of the Development Application for the adjoining Unit (your client), **Unit 6 / 59 Gould Street, Bondi Beach.**

We confirm that we assessed the property at 8.30am on the 11<sup>th</sup> March 2015, with the permission of property Owner and with the permission and in the presence of the property, Tenant.

### **SITE ASSESSMENT**

The sole purpose of the report is to identify existing visible defects in the building to produce a photographic dilapidation report. During the inspection process no furniture or personal belongings were moved / shifted to gain access.

An extensive site assessment was carried out so as to assess the condition of the external and internal structure of the three [3] storey residential unit block prior to the construction of a fourth floor in roof cavity addition to the adjoining Unit (your client), **Unit 6 / 59 Gould Street, Bondi Beach.**

We confirm that our assessment was carried out without benefit of construction documents for this property; **59 Gould Street, Bondi Beach**

### **OBSERVATIONS**

The weather at the time of our assessment was fine.

#### **General Description of the Property**

It is situated on a corner site with a south easterly facing frontal aspect to Gould Street.

We noted that the property is located approximately 500m from the sea and from our experience would be considered an aggressive environment for building components and materials.

We noted that the three storey residential unit building is full brick / brick cavity construction, is approximately circa 1930 -1940. We noted that the six [6] units are serviced by a *common* property staircase.

We noted that there are vehicle garages located on the ground floor level.

## **ROOF SURFACES**

Due to NSW Work Health and Safety [WHS] requirements, we confirm that we did not access the roof surfaces but observed the roof surfaces from ground level.

We observed that the concrete roof tiles to the *common* hipped roof are generally interlinked and securely bedded.

## **FOUNDATIONS**

We are unable to provide comment on the type or structural adequacy of the footings. However we did note that the brickwork appears to be supported upon sandstone blockwork.

## **EXTERNAL**

### **General**

We observed that the external walls of the building are constructed of clay masonry brickwork. We noted that generally the bricks and mortar are in reasonable condition given the age of the property.

We noted that there is stepped cracking above and below the window openings to the front south eastern elevation of the building. [**Photographs 1, 2 and 3**]

We were informed by the Owner of the adjoining Unit 6, Mr. Hunt that the brickwork to the rear north western wall was replaced / rebuilt in 2002 including the replacement of the brick ties.

We noted that the window frames are aluminium and that there is a difference in profile of the sill bricks. We further noted that a head flashing to two [2] windows to the first floor Unit 2 had been replaced as well as the head flashing over the front entry foyer opening. [**Photograph 4**]

From our experience this is indicative of possible replacement being undertaken during the renovations / refurbishment works undertaken in 1999.

In considering the locale of the building in relation to the sea and due to concealment, we are unable to comment of the condition of the wall ties and lintels supporting the window openings

### **Sewerage / Drainage**

We did not assess the condition of or the adequacy of the sewerage / waste water drainage system to the building or in particular to this Unit 5.

We noted that there was no evidence of surcharge or blockage to the sewerage/drainage service at the time of assessment.

### **Storm Water Drainage**

We did not assess the condition of or the adequacy of the storm water drainage system to the building.

## **COMMON PROPERTY STAIRWELL**

We noted cracking to the terrazzo entry foyer floor including at entry door way. [**Photographs 5 and 6**]

We also noted to the terrazzo second floor level landing cracking. [**Photographs 7 and 8**]

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices. **[Photograph 9]**

### **COMMON ROOF STRUCTURE / SPACE**

We accessed the roof space from within the adjoining Unit 6 and we observed that the common roof structure is of traditional cut and pitched timber construction. **[Photograph 10]**

We noted that there is no *common party / separation* wall within the roof space to delineate the boundary between this Unit 5 and the abutting Unit 6. **[Photographs 10 and 11]**

We noted that the roof and ceiling timbers that are accessible are generally in good condition and that the timber ceiling joists are built over the *common party / separation* wall between the Units.

In our opinion it is reasonable to suggest that the roof and ceiling frame timbers have performed adequately over the life of the property as there was no indication that the roof or ceiling has significant deflection.

We noted that there is sarking to the underside of the concrete roofing tiles. We noted that there was synthetic mineral fibre batt insulation over the ceiling area to Unit 6 only.

### **INTERNAL**

We confirm that no personal belongings, such as bedding, wardrobes, furniture, paintings and the like were moved to assess the condition of the walls behind.

#### **Living Room**

We noted that the north eastern wall of the room is the *common party / separation* wall with the adjoining Unit 6.

We noted that the floor is finished with polished timber parquet flooring. We randomly “tap” tested the parquet and noted that there were areas of loose or displaced parquet. We did note some movement [squeaking] in the floor system. **[Photograph 12]**

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We noted an area of peeling paint adjacent the left hand side Hallway door opening. **[Photograph 13]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to mitre joint in the decorative profiled plaster cornice above the front entry door opening at the eastern corner of the room. **[Photograph 14]**

We noted a hairline crack to the butt joint in the decorative profiled plaster cornice adjacent to the sprinkler head to the common internal wall with Bedroom 1. **[Photograph 15]**

We noted areas of interlinked spider cracking and flaking/ lifting paint from the decorative panel fibrous plaster ceiling lining. **[Photographs 16 and 17]**

#### **Dining Room**

We noted that the floor is finished with polished timber parquet flooring. We randomly “tap” tested the parquet and noted that there were areas of loose or displaced parquet. We did note some movement [squeaking] in the floor system. **[Photograph 18]**

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We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

#### Hallway

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

#### Front Bedroom 1

We noted that the north eastern wall of the room abutting the *common property* stairwell.

We noted that the floor is carpeted over the original strip timber flooring. We noted some movement [squeaking] in the floor system.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We noted previously repaired vertical crack above the left hand side of the door head towards the cornice. **[Photograph 19]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

#### Front Bedroom 2

We noted that the floor is carpeted over the original strip timber flooring. We noted some movement [squeaking] in the floor system.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We noted a hairline radial crack [ $<1.0\text{mm}$ ] to the western corner of the room extending from the wall vent towards the cornice. **[Photograph 20]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

#### Bathroom

We noted that the grout to the wall and floor tiles is complete and that the wall and floor tiles when randomly "tap" tested appeared to be sound.

We did not observe any cracking to the tile grout at the wall / wall, wall / floor junctions.

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

Notwithstanding this, we noted cracking to the ceiling adjacent to the fan fitting. **[Photograph 21]**

#### Bedroom 3

We noted that the floor is carpeted over the original strip timber flooring. We noted some movement [squeaking] in the floor system.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

Notwithstanding this, we noted flaking/ lifting paint from the decorative panel fibrous plaster ceiling lining and cornice. **[Photographs 22 and 23]**

#### Kitchen

We noted that the south western wall of the room is the *common party / separation* wall with the adjoining Unit 6. We noted that the kitchen cupboard units / Laundry cupboard partly conceal the *common party / separation* wall.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces and particularly to the *common party / separation* wall.

We noted that there is a glass block wall infilling a door opening that previously serviced an external rear entry stair. We did not observe any cracking or displacement of the grout between the glass blocks.

We noted differential movement cracking between the cornice and ceiling above the refrigerator located on the *common party / separation* wall with the adjoining Unit 6. **[Photograph 24]**

We noted a vertical crack [ $<1.0\text{mm}$ ] and separation cracking [ $<1.0\text{mm}$ ] between the decorative profiled plaster cornice and the *common party / separation* wall above the Kitchen bench top area. **[Photograph 25]**

We noted separation cracking [ $<1.0\text{mm}$ ] between the decorative profiled plaster cornice and the wall surface above the squared arch opening. **[Photograph 26]**

We noted flaking / staining paint from the wall surface above the cook top. **[Photograph 27]**

We did not observe any cracking to the decorative fibrous plaster ceiling lining.

We noted that the floor is finished with polished strip timber flooring. We noted some movement [squeaking] in the floor system.

#### Laundry

We noted that the south western wall of the internal Laundry is the *common party / separation* wall with the adjoining Unit 6.

We noted that the grout to the floor tiles is complete and that the floor tiles when randomly “tap” tested appeared to be sound.

We did not observe any cracking to the plasterboard ceiling lining or to the plaster cornice.

#### Bedroom 4

We noted that the floor is carpeted over the original strip timber flooring. We noted some movement [squeaking] in the floor system.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We also noted a vertical hairline crack [ $<1.0\text{mm}$ ] above the right hand side of the window head extending towards the wall vent. **[Photograph 28]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

### **Opinion**

In our opinion it is reasonable to suggest that the observed cracking in the property is not significant to cause impeded structural performance of the property. No large cracks [ $>5.0\text{mm}$ ] were detected in the property.

From our experience and considering the geo technical characteristics of the site and the age of the property, it is also reasonable to suggest that after any repairs, there is a probability that further cracking may occur to the property.

Trusting these observations and information is of assistance in the matter.

Yours faithfully,

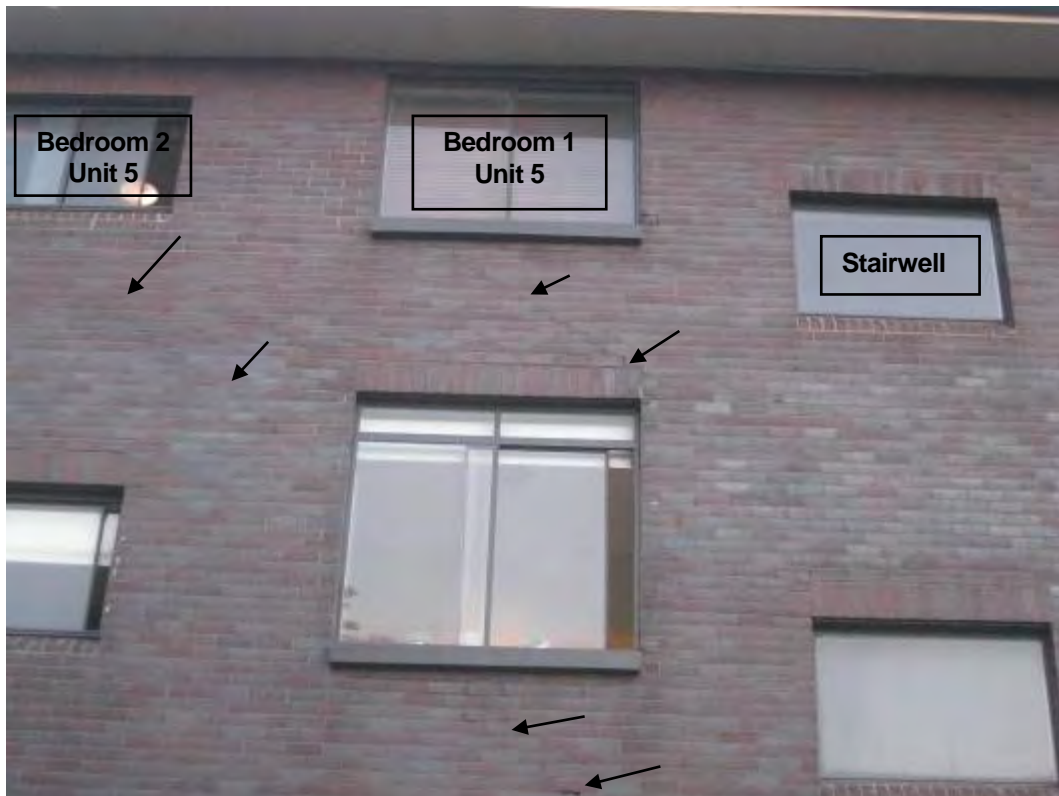


**John Spindler,**

for and behalf of  
**JONSPIN Building Services Pty. Ltd.**

Attached: Photographic Survey - Photographs 1 - 28 inclusive

## PHOTOGRAPHIC SURVEY



**Photograph 1** shows stepped cracking to the brickwork to the front south east elevation



**Photograph 2** shows cracking to the brickwork to the front south east elevation





**Photograph 3** shows stepped cracking to the brickwork to the front south east elevation



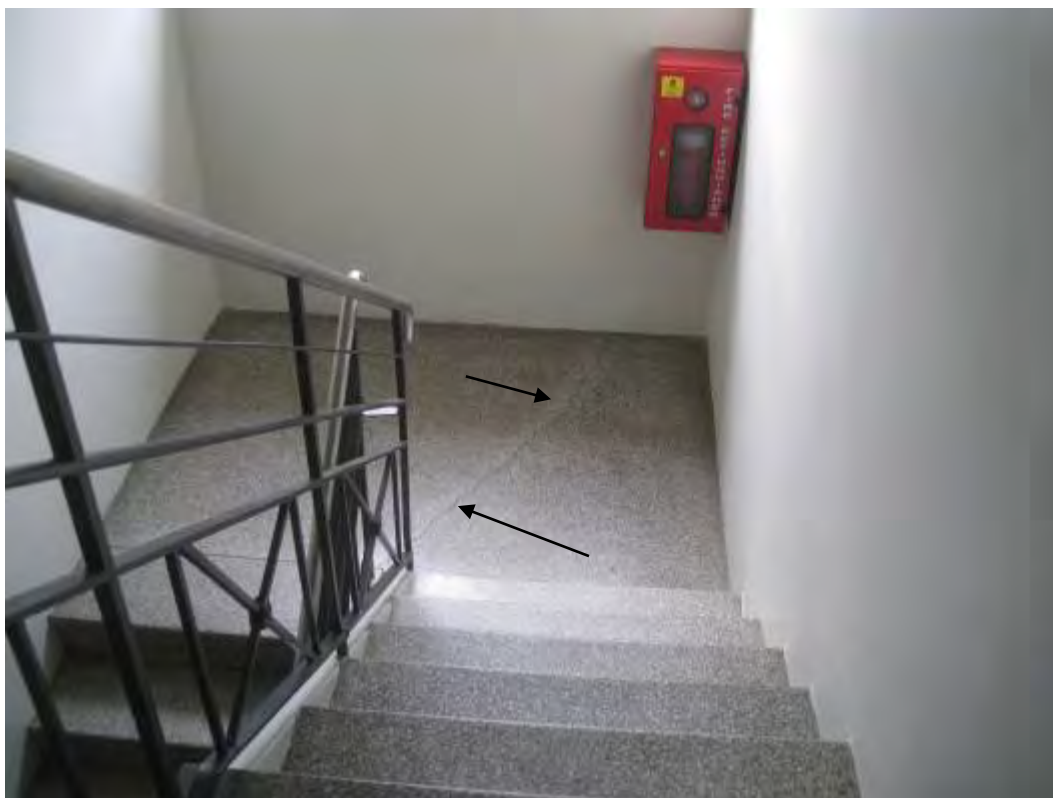
**Photograph 4** shows the front south east elevation of the building



**Photograph 5** shows cracking to the terrazzo to the *common* property entry Foyer



**Photograph 6** shows cracking to the terrazzo Entry / Foyer floor to the *common* property stairwell



**Photograph 7** shows cracking to the terrazzo to the second floor landing



**Photograph 8** shows cracking to the second floor terrazzo landing to the *common* property stairwell





**Photograph 9** shows the condition of the ceiling to the *common* property stairwell



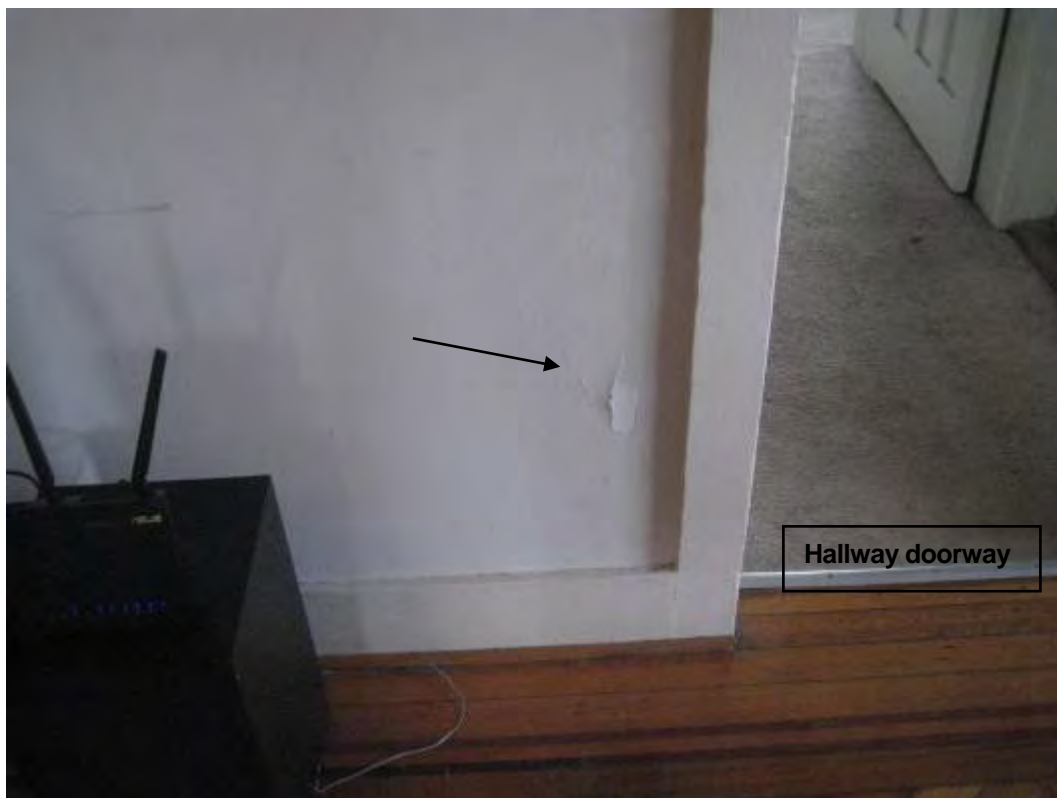
**Photograph 10** shows the roof space and disused water tank located over the common property stairwell



**Photograph 11** shows the roof space over Unit 5



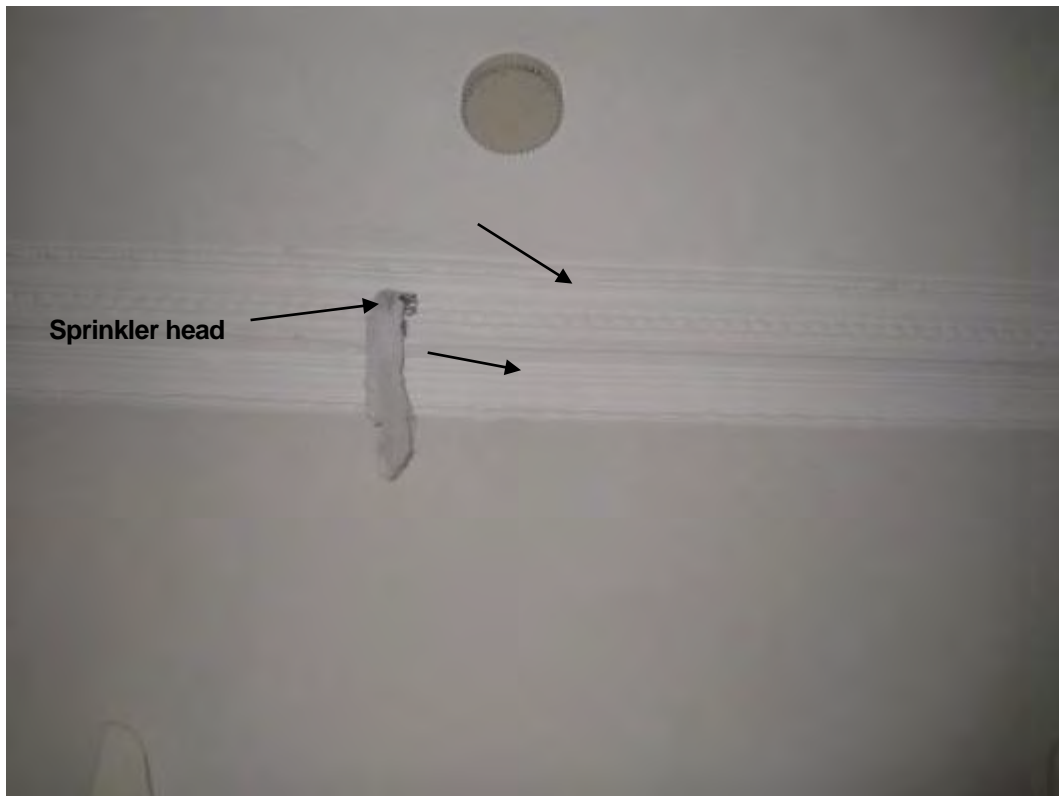
**Photograph 12** shows parquet flooring to the Living room



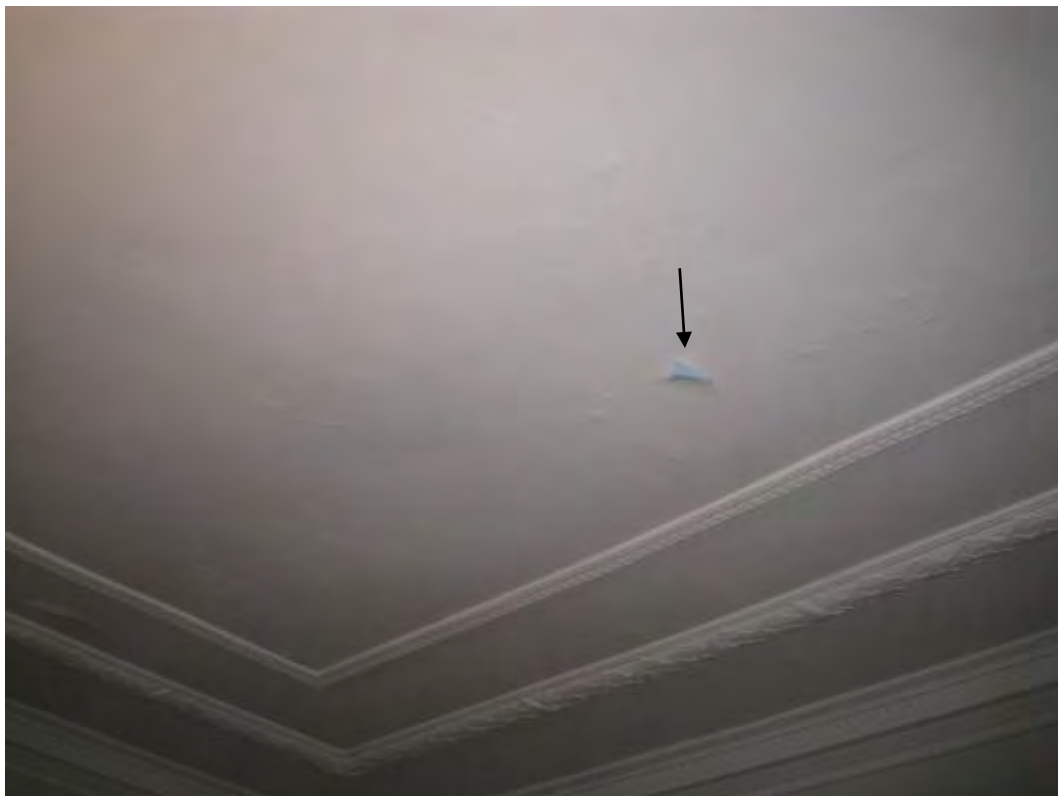
**Photograph 13** shows peeling paint to the Living room wall adjacent to the door to the Hallway



**Photograph 14** shows a crack to the cornice to the eastern corner of the Living room



**Photograph 15** shows a hairline crack to the joint in the cornice of the Living room to the *common* internal wall with Bedroom 1

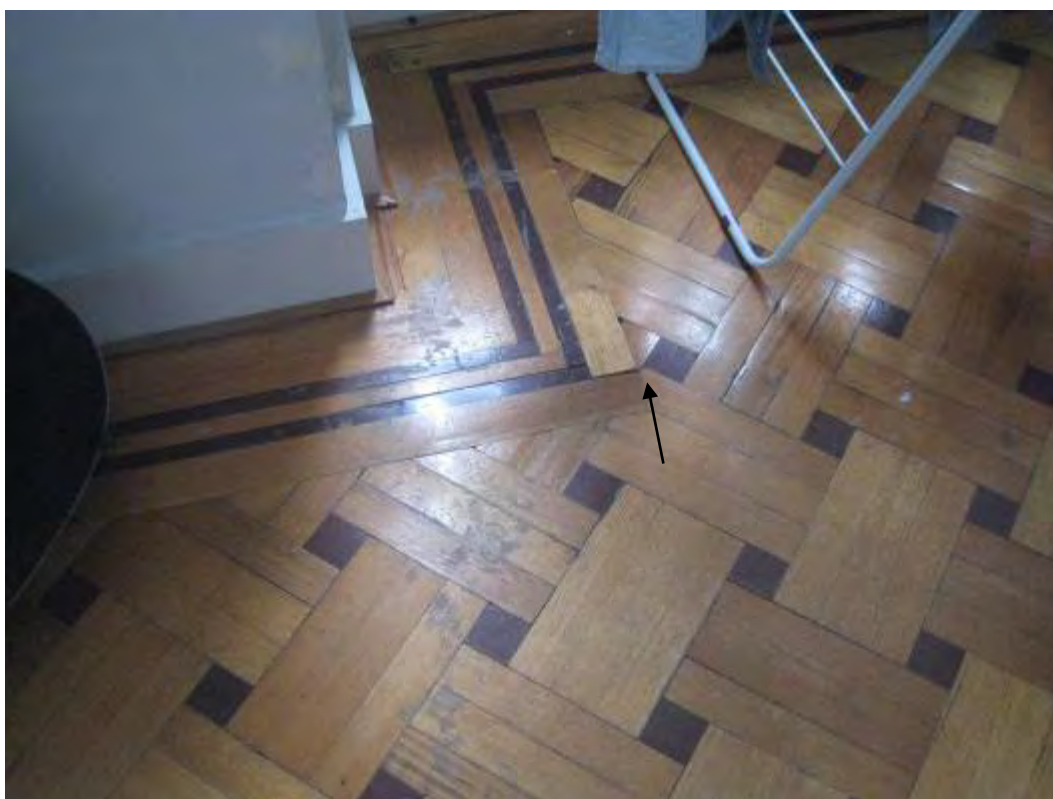


**Photograph 16** shows flaking / lifting paint from the Living room ceiling





**Photograph 17** shows flaking paint and interlinked spider cracking to the Living room ceiling



**Photograph 18** shows loose and displacement of parquet flooring adjacent to the bay window in the Dining room – Note: surface finish to the parquet





**Photograph 19** shows previously repaired crack to the left hand side of the door head in Bedroom 1



**Photograph 20** shows a hairline crack extending from the wall unit to the western corner of Bedroom 2



**Photograph 21** shows cracking and damage to the ceiling around the ceiling fan in the Bathroom



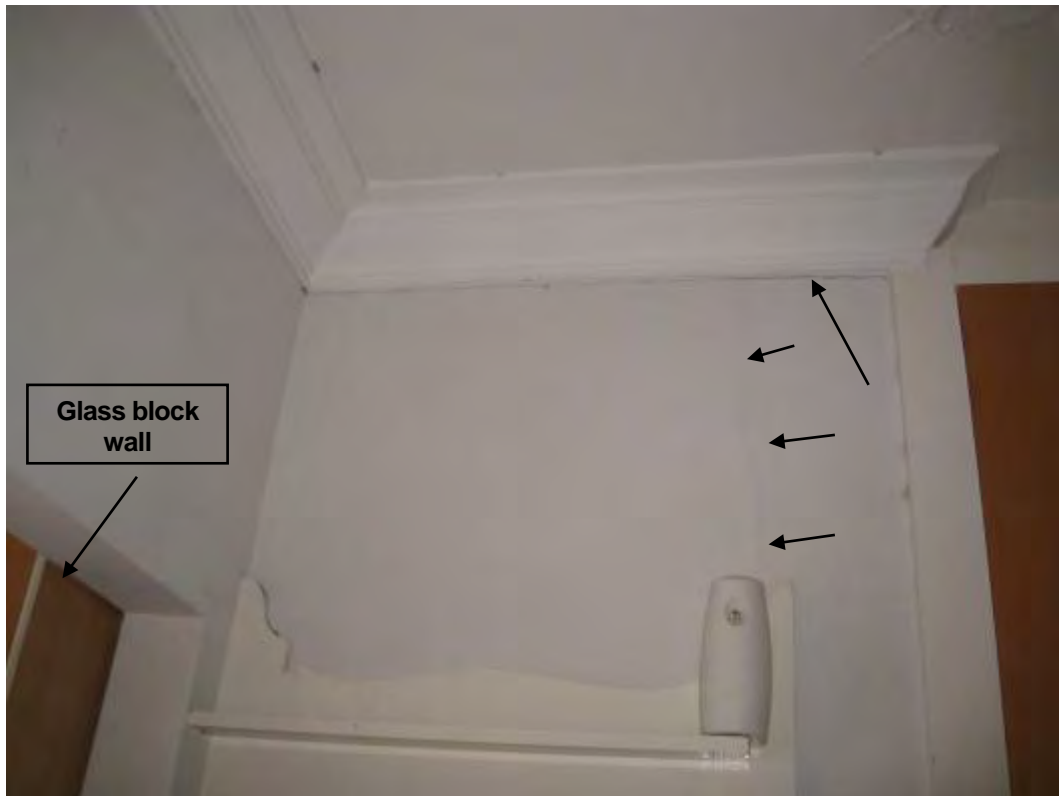
**Photograph 22** shows flaking paint to the cornice and ceiling to the western corner of Bedroom 3



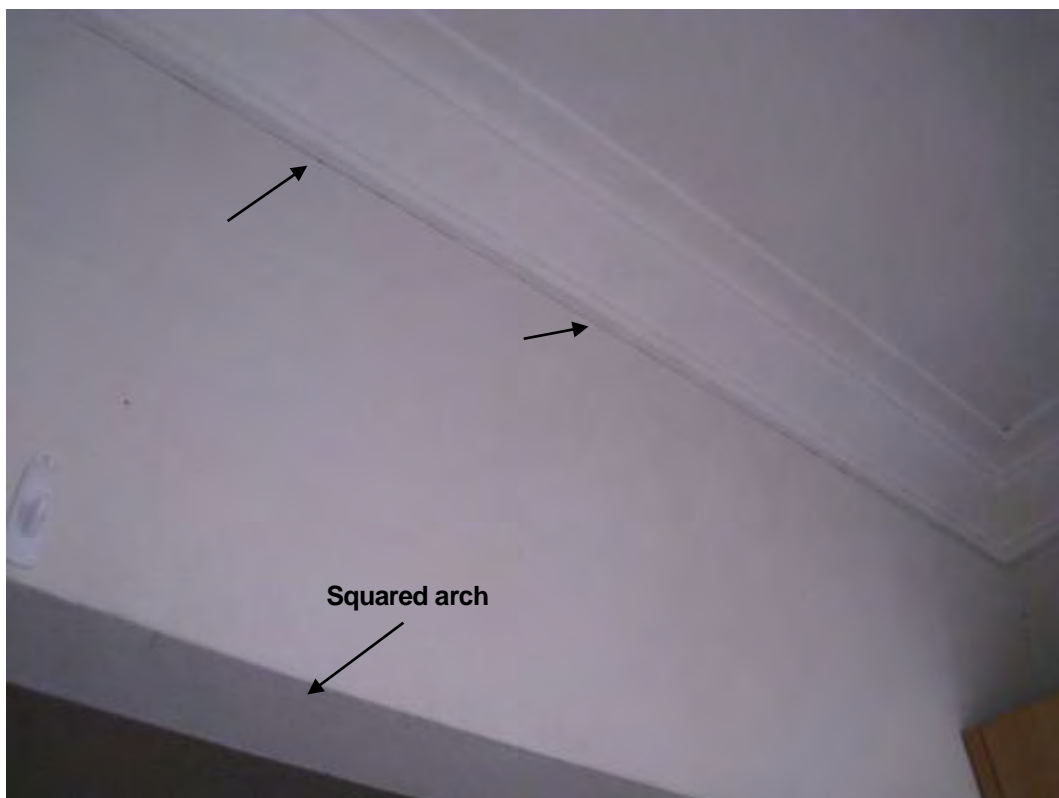
**Photograph 23** shows flaking paint to the cornice and ceiling to the southern corner of Bedroom 3



**Photograph 24** shows a differential movement crack between the cornice and the ceiling above the refrigerator to the *common party / separation* wall in the Kitchen



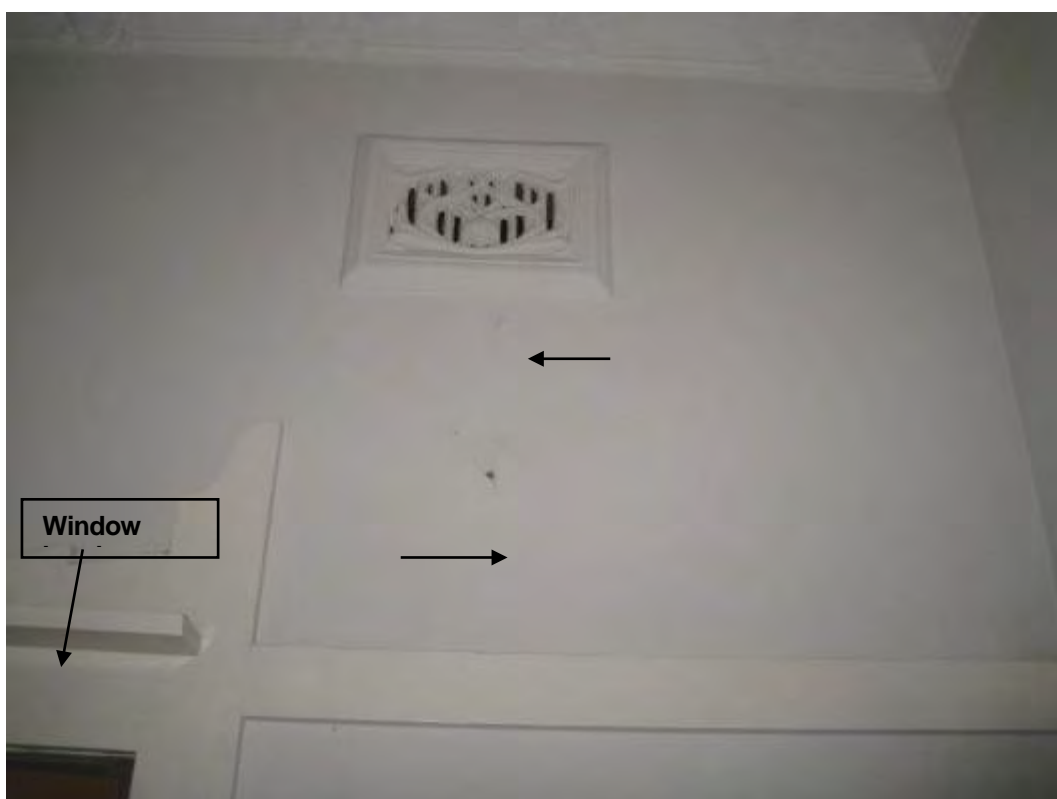
**Photograph 25** shows a vertical crack and separation crack between the cornice and the wall surface in the Kitchen



**Photograph 26** shows a separation crack between the cornice and the wall surface above the squared arch in the kitchen



**Photograph 27** shows flaking paint and staining to the wall above the cook top in the Kitchen



**Photograph 28** shows a vertical crack to the right hand side of the window head towards the wall vent in the rear wall of Bedroom 4