

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 110 West Street, Crows Nest NSW 2065
Property Owner/s: Mr. R. Wynan & Ms. A. Mirek
Report reference: **NORTH SYDNEY COUNCIL**
Development Application No: not available
Date of assessment: 2nd March 2016



Shows the front eastern elevation of the adjoining properties:
No. 110 and No. 112 West Street, Crows Nest

This report is provided for the **exclusive information of the Client**. It is a term and condition of the terms upon which this report is provided, that if the **Client** chooses to rely upon the report, that the Company and the person making this report will not be liable to the client or to any other person who suffers personal or property damage or financial loss in respect of any cause of action or tort, contract or however the cause of action is said to arise.

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.



6 Premier Drive, Albion Park NSW 2527
Telephone: 0242574770
Mobile No: 0418 471 343
Email: jonspin@bigpond.com.au

4 March 2016

The Administrative & Scheduling Officer,
Cape Cod Australia Pty. Limited,
PO Box 2002,
NORTH PARRAMATTA. NSW 1750

Attention: Mr. Chris Koro

Dear Sir,

Re: Dilapidation Report - No. 110 West Street, Crows Nest

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 property (your client), **No. 112 West Street, Crows Nest**.

We confirm that we assessed the property at 7.00am on the 2nd March 2016, in the presence of and with the permission of the property Owner; Ms. Anya Mirek.

Prior to our assessment we were informed of the following information by Ms. Mirek that we have relied upon in preparing this report:

- The ground floor of the original residence was completely stripped out including the flooring system and reinstated to the original detailed heritage condition by the previous Owner of the Property. It is understood that these works were started in approximately 2008.
- The first floor additions including a Study, Bathroom, Bedroom and WIR were completed in approximately 2014.

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 double storey attached residence prior to the construction of an first floor addition to the adjoining attached property (your client), **No. 112 West Street, Crows Nest**.

We confirm that our assessment was carried out without benefit of construction documents for this residence, **No. 110 West Street, Crows Nest**, including the first addition and the internal renovations / refurbishments undertaken.

Observations and Notes Taken

The weather at the time of our assessment was fine.

General Description of the Property

It is situated on a slightly sloping site that falls from rear to front and across the site from south to north with an easterly facing frontal aspect.

We noted that the full brick / brick cavity, attached double storey residence is approximately circa 1910 - 1920 and is supported on a combination of sandstone block and clay brick footings.

We noted that the first floor addition is fully contained within the existing *common* roof space.

We noted that the *common* roof is a traditional cut and pitched timber structure with terra cotta roofing tiles.

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 terra cotta roof tiles to the *common* pitched roof are generally interlinked and securely bedded. We noted that the pointing to the hip and ridge tiles is generally intact and that the roof appears to be weather resistant.

UNDER FLOOR - internal access

We noted that the floor system is treated pine timber bearers and joists and sheet particleboard flooring and that there is a random sandstone / clay brick *common separating / party* wall with the adjoining property, No. 112 West Street that extends to floor level. We also noted that there a brick piers supporting the suspended timber floor system

We are unable to comment on the structural adequacy of the *common party / separation* wall footing.

EXTERNAL

General

We noted that the walls of the property are constructed of clay masonry brickwork with tuck pointing to the brickwork to the front eastern and southern elevations. We noted that generally the bricks and mortar are in good condition given the age of the property.

Front Northern Elevation

We did not observe any recent cracking to the clay masonry brickwork particularly at the junction between the properties. **[Photograph 1]**

We noted that there has been previous refurbishment of the tuck pointing to the brickwork and to the mortar joints overall the length of the wall. **[Photograph 2]**

We noted that the front entry porch is finished with tessellated tiles. We did not observe any recent cracking to the tiles. **[Photograph 3]**

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

Southern Elevation

We noted that the southern wall of the property is located on the boundary and abuts the public footpath. **[Photograph 4]**

We did not observe any recent cracking to the clay masonry brickwork. However, we noted that there has been previous refurbishment of the tuck pointing to the brickwork and to the mortar joints overall the length of the wall. **[Photographs 4 and 5]**

We noted that there is cracking between the sandstone flagging and the base of the wall at the western end of the wall. **[Photograph 6]**

Rear Western Elevation

We did not observe any noticeable recent cracking to the surface coated cement rendered brickwork. **[Photograph 7]**

We noted that the rear entry patio is finished with tessellated tiles. We did not observe any recent cracking to the tiles. **[Photograph 8]**

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

However, we noted that there is movement between the tiles and the threshold. **[Photograph 9]**

We noted that the rear yard is finished with sandstone flagging. The flagging when randomly “tap” tested appeared to be sound. Due to concealment we are unable to comment on the base strata to the flagging. **[Photograph 10]**

Sewerage / Drainage

We did not assess the condition of or the adequacy of the sewerage / waste water drainage system.

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.

ROOF STRUCTURE / SPACE

We accessed the rear section of the *common* roof space from the mid landing of the internal stairs and noted roof is traditional cut and pitched timber structure with foil sarking to the underside of the roofing tiles.

We accessed the front section of the *common* roof space from the WIR and noted roof is traditional cut and pitched timber structure with foil sarking to the underside of the roofing tiles. **[Photograph 11]**

We noted that the plasterboard lined framed *common separating / party* wall terminates just below the roofing tiles. **[Photograph 11]**

We are unable to comment on the structure of the wall and that the wall complies with the requirements of the relevant standards of construction for a *common party/ separation* wall at the time of the construction or to the requirements of the current NCC Volume 2 Part 3.7.

We noted that the timber ceiling joists are built into the *common party / separation wall*. We further noted that the *common* ridge to the roof is located over the *common party / separation wall*. **[Photograph 11]**

Based on our internal assessment of this property, 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.

INTERNAL - Ground floor Level

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.

Entry

We noted that the northern wall of the Entry is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We observed that the floor is polished strip timber flooring.

We noted that the walls are lined with plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces particularly along the *common party / separation* wall.

We noted that there is a vaulted [domed] recessed panel in the ceiling. We noted that there was no noticeable cracking to the ceiling or to the wide decorative profiled plaster cornice. **[Photograph 12]**

Bedroom 1

We noted that the western wall of the room is partially concealed by a built in robe.

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces particularly along the *common party / separation* wall.

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice.

Hallway

We noted that the northern wall of the Hallway is the *common party / separation* wall with the adjoining property, No. 112 West Street. **[Photograph 13]**

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces particularly along the *common party / separation* wall.

We did not observe any cracking to the recessed panelled plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice. Notwithstanding this, we did note a hairline crack [$<1.0\text{mm}$] to the cornice at the southwest corner of the Hallway. **[Photograph 14]**

Bedroom 2

We noted that the northern wall of the room is partially concealed by a built in robe.

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces.

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice.

Bedroom 3

We noted that the northern wall of the room is partially concealed by a built in robe.

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces.

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice.

Hallway 2 / Airlock

We noted that the northern wall of the Hallway is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces particularly along the *common party / separation* wall.

We did not observe any cracking to the plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice. Notwithstanding this, we did note a hairline crack [$<1.0\text{mm}$] to the cornice at the northeast and northwest corner of the area. [**Photographs 15 and 16**]

Bathroom

We noted that the walls are surface coated cement rendered finish above the wall tiles to 2.1m. We did not observe any recent cracking to the tiles.

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 recent cracking to the tile grout at the wall / wall, wall / floor junctions.

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice.

Lounge room

We noted that the northern wall of the Hallway is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces particularly along the *common party / separation* wall.

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice.

Family / Dining room

We noted that the northern wall of the open plan room is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We observed that the floor is polished strip timber flooring.

We noted that the walls are a combination of surface coated cement render and plasterboard concealing the original cement rendered brickwork. We did not observe any recent noticeable cracking to the wall surfaces particularly along the *common party / separation* wall.

We noted that the ceiling is plasterboard with a shadow-line junction between the ceiling and wall **[Photograph 17]**

Kitchen

We observed that the floor is polished strip timber flooring.

We did not observe any cracking to the plasterboard ceiling or to the square set wall / ceiling junctions.

INTERNAL - Upper floor level

Stairwell / Study

We noted that the northern wall of the Stairwell / Study is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We noted a hairline crack [$<1.0\text{mm}$] to the Kitchen ceiling and bulkhead at the first landing of the stairs. **[Photograph 18]**

We noted a horizontal differential movement crack [1.0mm] to the ground floor level surface coated cement rendered wall surface and the plasterboard lining to the framed wall at the first landing of the stairs. **[Photograph 19]**

We noted a vertical crack [$<1.0\text{mm}$] extending from the base of the splayed plasterboard bulkhead at the first landing of the stairs and the common internal wall with the Lounge room. **[Photograph 20]**

We noted a horizontal crack [1.0mm - 3.0mm] between the wall and the sill of skylight at the top landing of the stairs. **[Photograph 21]**

We noted a radial hairline crack [$<1.0\text{mm}$] to the splayed ceiling / skylight shaft at the top landing of the stairs. **[Photograph 22]**

We noted that the plasterboard ceiling follows the line of the roof structure over. We did not observe any cracking to the ceiling lining or to the square set wall / ceiling junctions. Notwithstanding this, we noted a separation crack [1.0mm] between the timber cover moulding to the junction of the splayed ceiling surfaces. **[Photograph 23]**

Bathroom

We noted that the northern wall of the Bathroom is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We noted that the wall tiles extend from floor to ceiling level. We noted that the grout to the wall and floor tiles is generally 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 noted that the plasterboard ceiling is follows the line of the roof structure over. We did not observe any cracking to the ceiling lining or to the square set wall / ceiling junctions.

Bedroom

We noted that the northern wall of the room is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We did not observe any recent noticeable cracking to the plasterboard wall surfaces particularly the *common party / separation* wall.

We noted that the plasterboard ceiling is follows the line of the roof structure over. We did not observe any cracking to the ceiling lining or to the square set wall / ceiling junctions particularly along the *common party / separation* wall.

WIR

We noted that the northern wall of the WIR is the *common party / separation* wall with the adjoining property, No. 112 West Street.

We noted that the WIR is lined with plasterboard to the underside of the rafters.

We did not observe any cracking to the plasterboard wall or ceiling linings or to the square set wall / ceiling junctions particularly along the *common party / separation* wall.

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. We did not detect and large cracks [$>5.0\text{mm}$] 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 - 23 inclusive

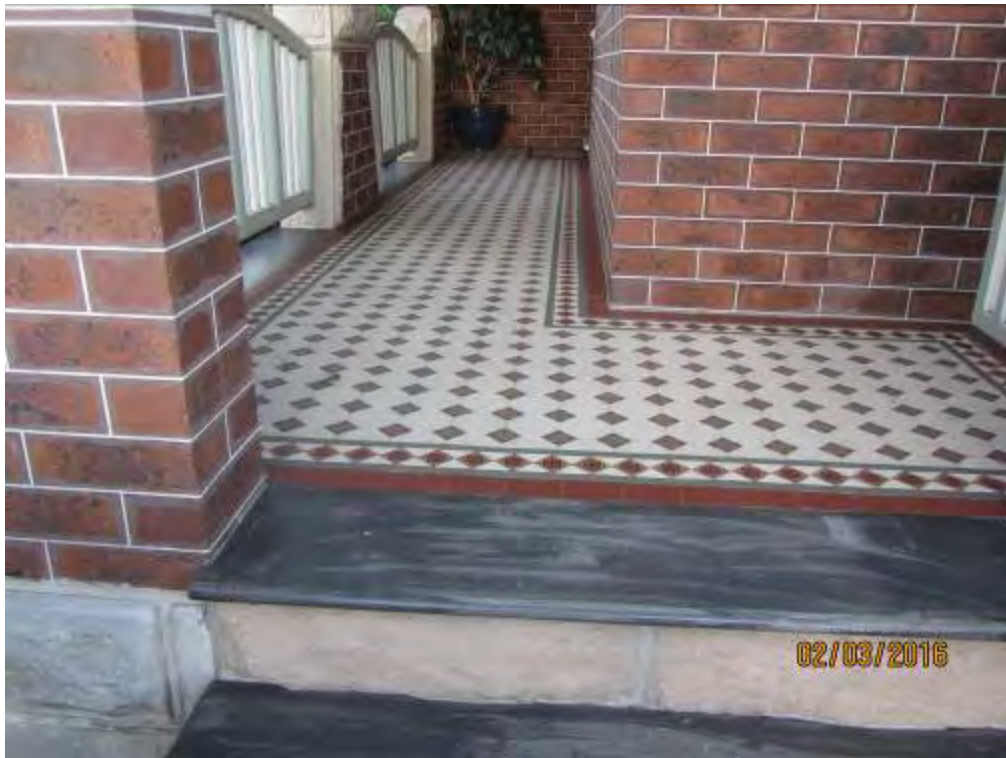
PHOTOGRAPHIC SURVEY



Photograph 1 shows the front eastern elevation of this property



Photograph 2 shows the previously refurbished tuck pointing and mortar to the front eastern elevation



Photograph 3 shows the condition of the tessellated tiles to the front Verandah



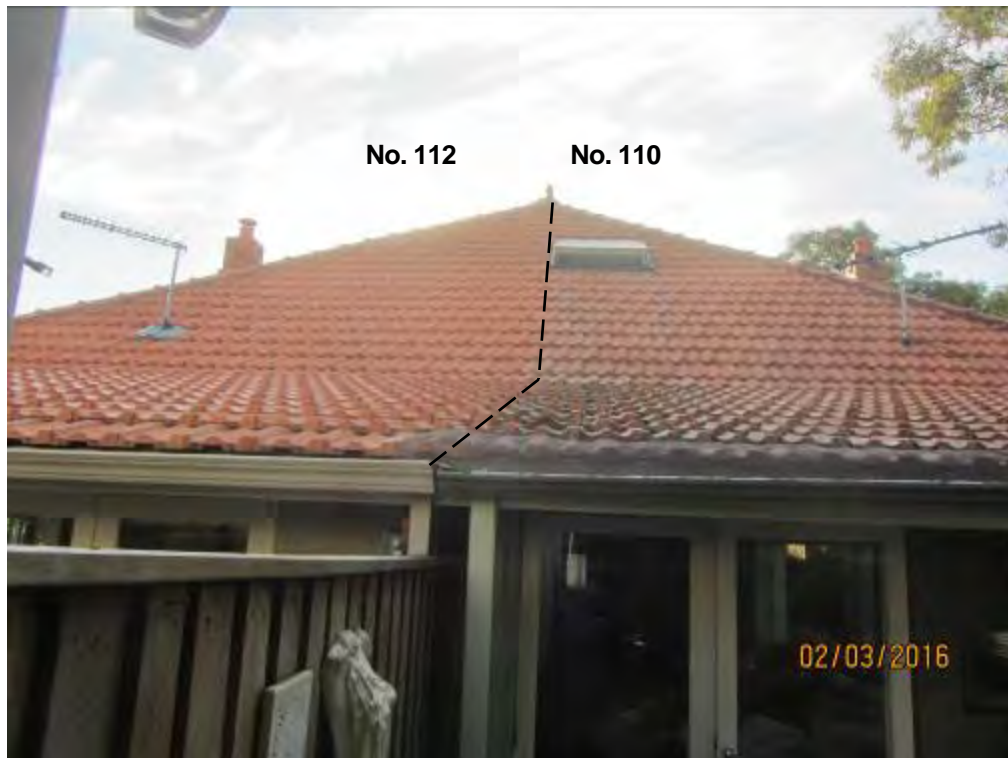
Photograph 4 shows the southern elevation of the property



Photograph 5 shows the condition of the tuck pointing to the brickwork to the front Verandah



Photograph 6 shows typical cracking between the sandstone flagging and the base of the southern wall



Photograph 7 shows the rear elevation junction between the properties



Photograph 8 shows the rear entry patio and the condition of the tessellated tiles



Photograph 9 shows a hairline crack between the tessellated tiles and the tread to the rear entry Patio



Photograph 10 shows the condition of the sandstone flagging to the rear courtyard



Photograph 11 shows the plasterboard lined framed *common party / separation* wall within the roof space



Photograph 12 shows the vaulted [domed] recessed light panel to the ceiling of the front entry



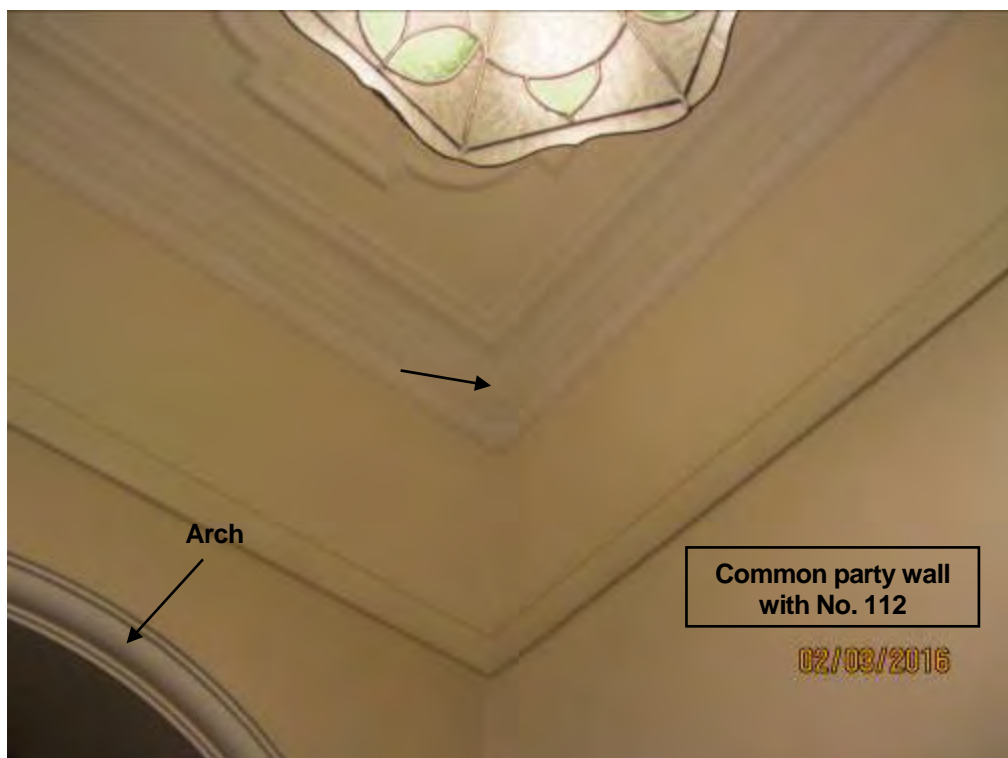
Photograph 13 shows the Hallway viewed towards the rear [Living room]



Photograph 14 shows the hairline crack to the cornice at the southwest corner of the Hallway



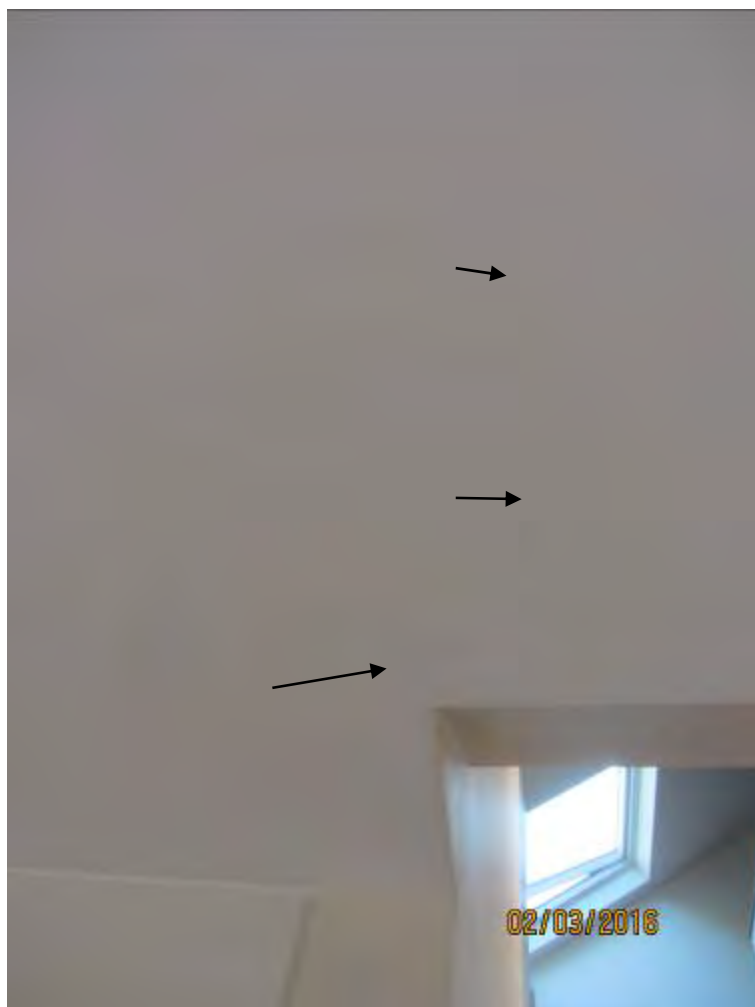
Photograph 15 shows the hairline crack to the cornice to the southeast corner of Hallway 2



Photograph 16 shows the hairline crack to the cornice to the northwest corner of Hallway 2



Photograph 17 shows the layout of the Family / Dining room



Photograph 18 shows the crack to the ceiling at the bulkhead to the stairwell



Photograph 19 shows the horizontal crack to the wall of the stairwell



Photograph 20 shows the vertical crack extending down from the splayed bulkhead to the stairs



Photograph 21 shows the horizontal crack to the sill of the skylight at the mid-landing of the stairs



Photograph 22 shows the radial crack to the splayed ceiling / skylight shaft at the top landing of the stairs



Photograph 23 shows the hairline crack between the cover mould and the splayed ceiling over the stairwell