

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 32 Gilderthorpe Avenue, Randwick NSW 2031
Property Owner: Mr. D. & Mrs. A. Cotterell
Report reference: **RANDWICK CITY COUNCIL**
Development Application No: not available
Date of assessment: 27th April 2016



Shows the front northern elevation of the adjoining properties:
No. 30 and No. 32 Gilderthorpe Avenue, Randwick

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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.

3 May 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. 32 Gilderthorpe Avenue, Randwick

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. 30 Gilderthorpe Avenue, Randwick.**

We confirm that we assessed the property at 7.00am on the 27th April 2016, in the presence of and with the permission of the property Owner; Mrs. Amy Cotterell.

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 single storey attached residence prior to the construction of a first floor addition to the adjoining attached property (your client), **No. 30 Gilderthorpe Avenue, Randwick.**

We confirm that our assessment was carried out without benefit of construction documents for this residence, **No. 32 Gilderthorpe Avenue, Randwick** including the rear additions and internal renovations 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 near level site with a northerly facing frontal aspect.

We noted that the full brick / brick cavity, attached single storey residence is approximately circa 1910 - 1920 and is supported on clay brick footings.

We observed that there is clay brick *common separating / party* wall with the adjoining property, No. 30 Gilderthorpe Avenue. We noted that the wall extends from below floor level and terminates just below the roof covering. We further noted that the *common separating / party* wall is supported below floor level on clay brick footings.

We noted that the *common* roof is a traditional cut and pitched timber structure. We noted that the front section pitched hipped roof structure has terra cotta roofing tiles and the rear *common* pitched hipped roof and skillion roof surfaces are corrugated profiled sheet metal roofing.

We estimate that the rear timber framed additions and internal renovations to the property are approximately circa 2000.

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 noted that the concrete roofing tiles to the front section *common* pitched hipped roof structure appear to be 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.

We noted that the corrugated profile sheet metal roofing to the rear *common* pitched hipped roof and skillion roof surfaces is in good condition and appears to be securely fixed, in our opinion forming a weather resistant cover to the property. **[Photograph 1]**

UNDER FLOOR

We noted that there are areas of dampness [ground water seepage] and ponding water in the under floor area including along the *common separating / party* wall with the adjoining property, No. 30 Gilderthorpe Avenue. We also noted building debris in the underfloor area. **[Photograph 2]**

We noted that the floor system is hardwood timber bearers and joists and strip timber flooring.

We noted that there is a brick *common separating / party* wall with the adjoining property, No. 30 Gilderthorpe Avenue that extends to floor level.

We are unable to provide comment on the structural adequacy of the brick footings supporting the *common party / separation* wall.

EXTERNAL

General

We noted that the walls are constructed of clay masonry brickwork with a surface coated cement rendered finish to the front [street] elevation.

Front Courtyard

We noted hairline crack [$<1.0\text{mm}$] and lateral displacement [3.0mm] to the header course of brickwork at the front gate. **[Photograph 3]**

We did not note any cracking to the surface coated to the *common boundary* wall between the properties. **[Photograph 4]**

We noted that clay brick pavers to the courtyard are generally level in plane and were generally sound. We noted dampness and moss growth between the dry joints of the pavers. Due to concealment we are unable to comment on the base strata to the clay brick pavers. **[Photograph 4]**

Front Northern Elevation

We noted that the front verandah is finished with ceramic tiles. We did not observe any recent cracking to the tiles. **[Photographs 5 and 6]**

We noted that the grout to the tiles is generally complete and that the tiles when randomly “tap” tested appeared to be sound. Due to concealment we are unable to comment on the base strata to the tiles.

We did not note any recent cracking to the surface coated cement rendered clay masonry brickwork particularly at the junction between the properties and to the *common boundary privacy* wall.

Eastern Elevation

We did not observe any recent cracking to the face clay masonry brickwork. Notwithstanding this we did note areas of fretting and displaced mortar from the brickwork overall the length of the wall. From our experience, this is common for the age of the residence. **[Photograph 7- typical]**

We noted a hairline shrinkage crack [$<1.0\text{mm}$] to the cement rendered window sill to the Lounge room. **[Photograph 8]**

We also noted evidence of previous repairs to the mortar to brickwork above the Lounge room window. **[Photograph 9]**

We noted that the clay brick pavers between the base of the wall and the eastern boundary are generally level in plane and were generally sound. We noted dampness and moss growth between the dry joints the pavers. Due to concealment we are unable to comment on the base strata to the clay brick pavers. **[Photographs 10 and 11 - typical]**

We noted that the surface coating to the weatherboard clad wall surface of the additions is in sound condition.

Rear Southern Elevation / Entertainment deck

We noted that there is a void of approximately 75mm between the brick *common party / separation* wall of the rear addition and the adjoining property, No. 30 Gilderthorpe Avenue. **[Photographs 1 and 12]**

We noted that the surface coating to the weatherboard clad wall surfaces is in sound condition.

We noted that the entertainment structure is timber framed construction with a flat roof and pan profile acrylic roofing with a suspended timber deck structure. We also noted that the structure is in good condition. **[Photograph 13]**

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 confirm that we did not access the roof space.

Based on our inspection of the roof space to the adjoining property. No. 30 Gilderthorpe Avenue, the following observations were made:

- The *common* roof to the properties is of traditional cut and pitched timber construction.
- Timber ceiling joists are built into the *common party/ separation* wall and the *common* ridge to the roof structure are located over the *common party/ separation* wall.
- There is clay brick *common separating / party* wall within the roof space and that the wall most probably terminates just below the roof covering. **[Photograph 14]**

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

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 western wall of the Entry is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

We noted that the floor is carpeted.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces or to the fibrous plaster ceiling or to the mitred joints in the decorative profile plaster cornice.

Notwithstanding this, we noted evidence of a previously repaired radial crack extending from the left hand side of the doorway head to Bedroom 1 towards the cornice. **[Photograph 15]**

We noted an area of flaking surface coating from the base of the *common party / separation* wall abutting the front entry doorway. **[Photograph 16]**

Hallway

We noted that the western wall of the Hallway is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

We noted that the floor is carpeted. We noted areas of movement / squeaking in the flooring when walked upon towards the door way into the Lounge room.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces or to the fibrous plaster ceiling or to the square set wall ceiling junction.

We noted that the floor is carpeted. We noted areas of movement / squeaking in the flooring when walked upon towards the door way into the Lounge room.

Front Bedroom 1

We noted that the western wall is concealed with a built in robe.

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

We noted an area of flaking paint and fine hairline cracks [$<0.1\text{mm}$] to the wall surface and to the cornice at the external eastern wall of the room. **[Photograph 17]**

We noted an area of flaking paint and fine hairline cracks [$<0.1\text{mm}$] to the wall surface adjacent to the wall vent in the external eastern wall at the southeast corner of the room. **[Photograph 18]**

We also noted previous damage to the cornice to the south western corner of the room. **[Photograph 19]**

Bedroom 2

We noted that the western wall is concealed with a built in robe.

We did not observe any cracking to the surface coated cement rendered wall surfaces or to plaster ceiling or to the mitred joints in the cove profile plaster cornice.

Lounge room

We noted that the western wall of the room is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

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

Notwithstanding this, we noted evidence of a previously radial crack to the wall of the fireplace and abutting the *common party / separation* wall. **[Photograph 20]**

We noted evidence of a previously radial crack to the wall abutting the right hand side of the doorway into the Dining room. **[Photograph 21]**

We noted evidence of a previously radial crack to the wall abutting the right hand side of the window head. **[Photograph 22]**

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

Dining room

We noted that the western wall of the room is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

We noted interlinked hairline cracks [$<1.0\text{mm}$] to the surface coated cement render wall and flaking surface coating in the immediate vicinity of the cracks in the northwest corner of the room including to the *common* internal wall with the Lounge room and to the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue. We further noted that the cracking is directly behind the brick fireplace located in the south western corner of the Dining room. **[Photographs 23, 24, 25, 26 and 27]**

We noted an area of flaking paint and fine hairline cracks [$<0.1\text{mm}$] to the wall surface adjacent to the wall vent in the external eastern wall at the southeast corner of the room. **[Photograph 28]**

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

Kitchen

We noted that the western wall of the Kitchen is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

We noted that the *common party / separation* wall is partially concealed by floor and wall mounted cupboards. **[Photograph 29]**

We observed that the floor is finished with polished strip timber flooring.

We did not observe any cracking to the plaster ceiling or to the square set wall / ceiling junction and particularly to the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

Hallway

We observed that the floor is finished with polished strip timber flooring. **[Photograph 30]**

We noted that the Hallway has a raked ceiling line that is plasterboard lined with square set wall / ceiling junctions. We did not observe any cracking to the plasterboard ceiling or to the square set wall / ceiling junctions.

We noted that the walls are a combination of surface coated brickwork and with plasterboard to the framed external wall. We did not observe any cracking to the brickwork or to the plasterboard lined walls.

Bathroom / Laundry

We noted that the western wall of the Bathroom is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

We noted that the wall tiles extend from floor level to ceiling level. We did not observe any recent cracking to the tiles.

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

We did not observe any cracking to the plasterboard ceiling or to the square set wall / ceiling junction and particularly to the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

Separate WC

We noted that the western wall of the WC is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

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

We noted that the grout to the skirting and floor tiles is generally complete and that the skirting and the 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 plasterboard ceiling or to the square set wall / ceiling junction

Sunroom

We noted that the western wall of the room is the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue.

We noted that the walls are a combination of surface coated brickwork and with plasterboard to the framed external walls.

We did not observe any cracking to the plasterboard ceiling or to the cove profiled plaster cornices and particularly to the *common party / separation* wall with the adjoining property, No. 30 Gilderthorpe Avenue. Notwithstanding this we did note staining to the ceiling lining to the north eastern corner of the room.
[Photograph 31]

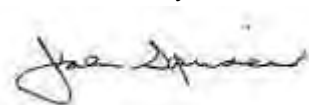
Opinion

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 any 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 - 31 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows the junction of the rear roof surfaces between the adjoining properties



Photograph 2 shows dampness and building debris to the underfloor area



Photograph 3 shows displacement of the header brick at the front gate



Photograph 4 shows the condition of the clay pavers in the front courtyard area



Photograph 5 shows the condition of the tiles to the front Verandah



Photograph 6 shows the condition of the tiles to the front Verandah



Photograph 7 shows typical condition of the brickwork and mortar to the eastern elevation



Photograph 8 shows a hairline crack to the rendered sill to the Lounge room window – Note: ageing and general deterioration of paint to the timber window sill



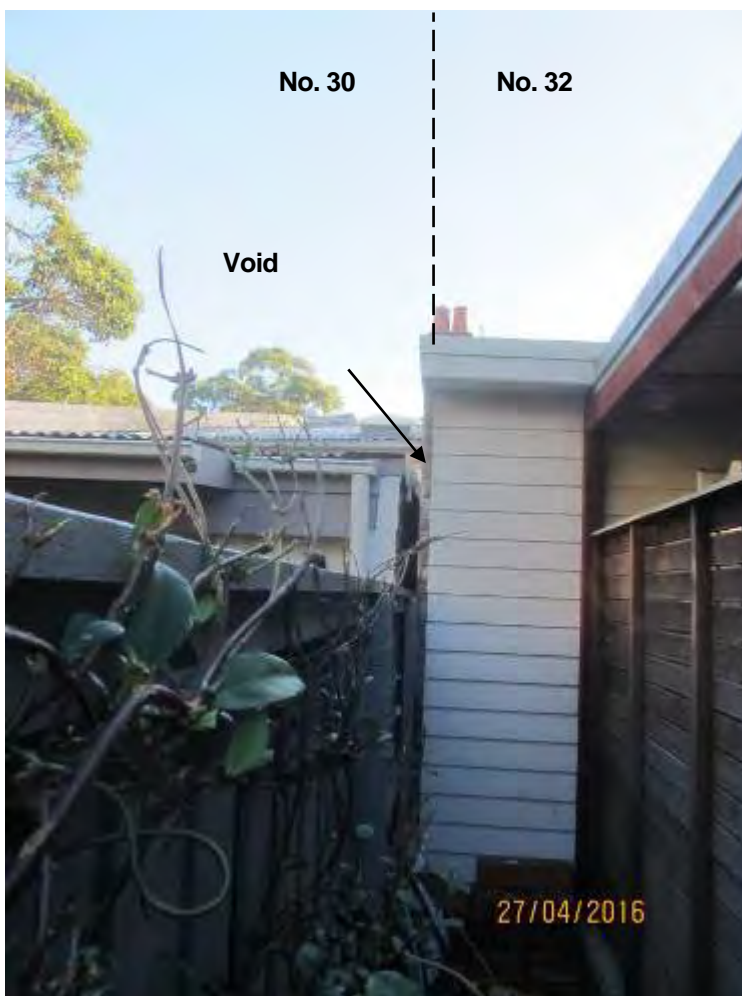
Photograph 9 shows previous repairs to the mortar joints to the brick head over the Lounge room window



Photograph 10 shows the typical condition of the clay pavers to the eastern boundary – Note: dampness and moss growth between the pavers



Photograph 11 shows typical condition of the clay pavers to the eastern boundary –
Note: dampness and moss growth between the pavers



Photograph 12 shows the junction of the rear elevations of the properties



Photograph 13 shows the rear southern elevation of the property



Photograph 14 shows the *common party / separation* wall within the roof space of the adjoining property: No. 30 Gilderthorpe Avenue



Photograph 15 shows previously repaired crack above the left hand side of the door head into Bedroom 1



Photograph 16 shows flaking paint to the base of the *common party / separation* wall adjacent to the front entry door



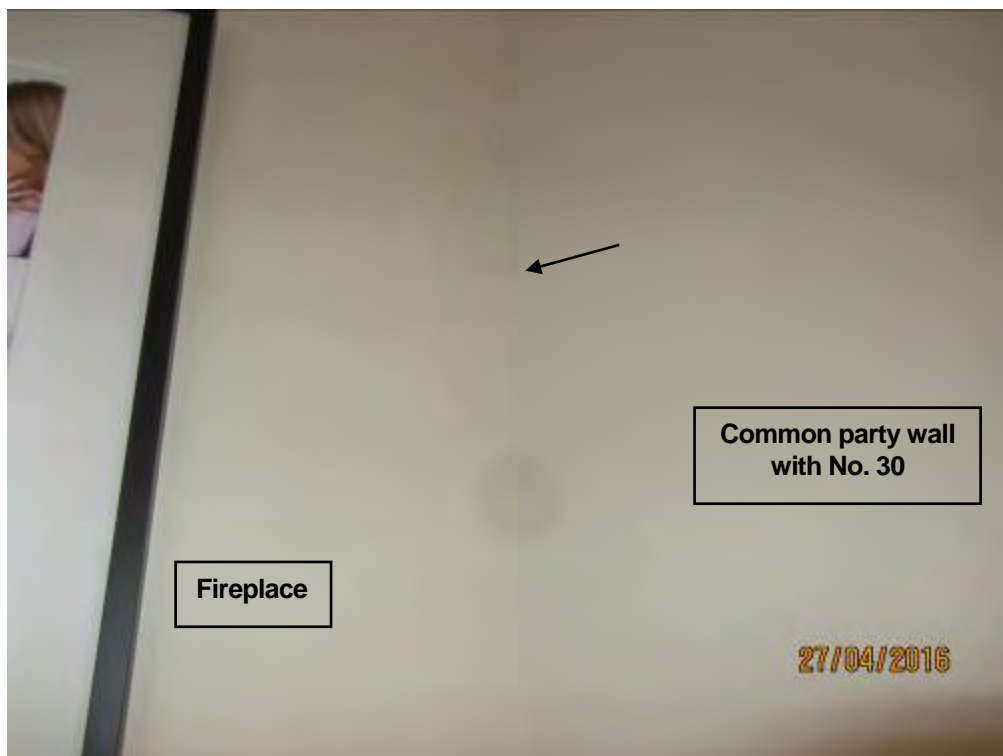
Photograph 17 shows flaking paint and a hairline crack to the cornice to the eastern wall of Bedroom 1



Photograph 18 shows flaking paint to the southeast corner of Bedroom 1



Photograph 19 shows damage to the cornice to the southwest corner of Bedroom 1



Photograph 20 shows the location of previously repaired crack to the southwest corner of the Lounge room



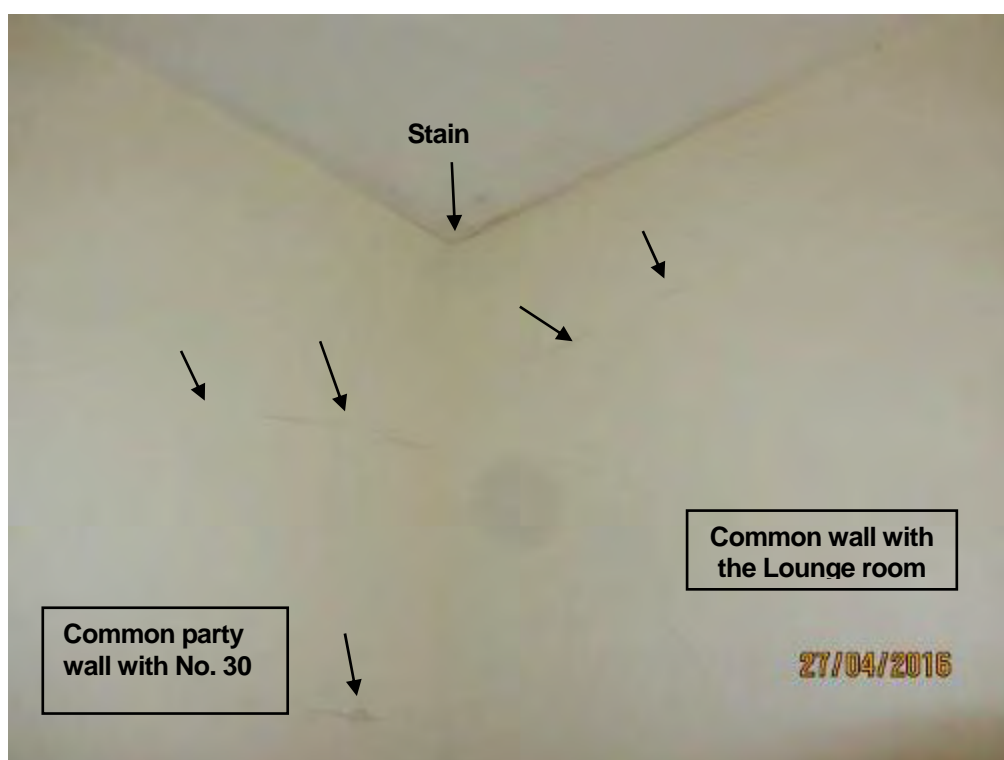
Photograph 21 shows previously repaired radial crack adjacent to the doorway from the Lounge room into the Dining room



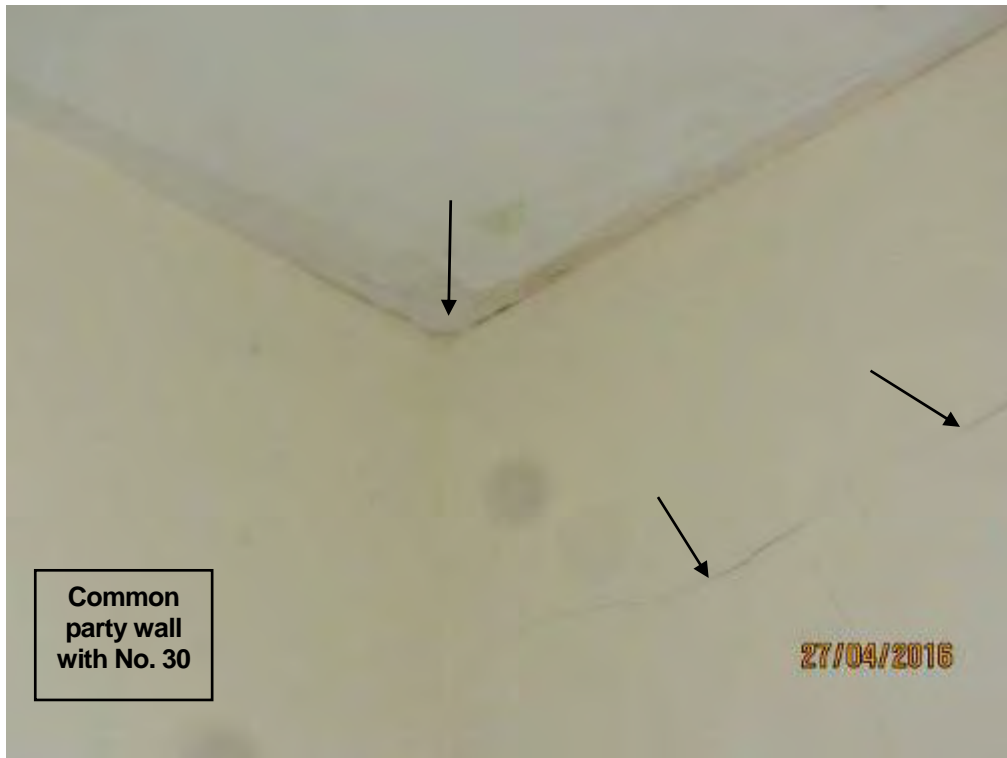
Photograph 22 shows the location of previously repaired radial crack above the window head in the Lounge room



Photograph 23 shows hairline cracks and lifting paint to the wall at the northwest corner of the Dining room



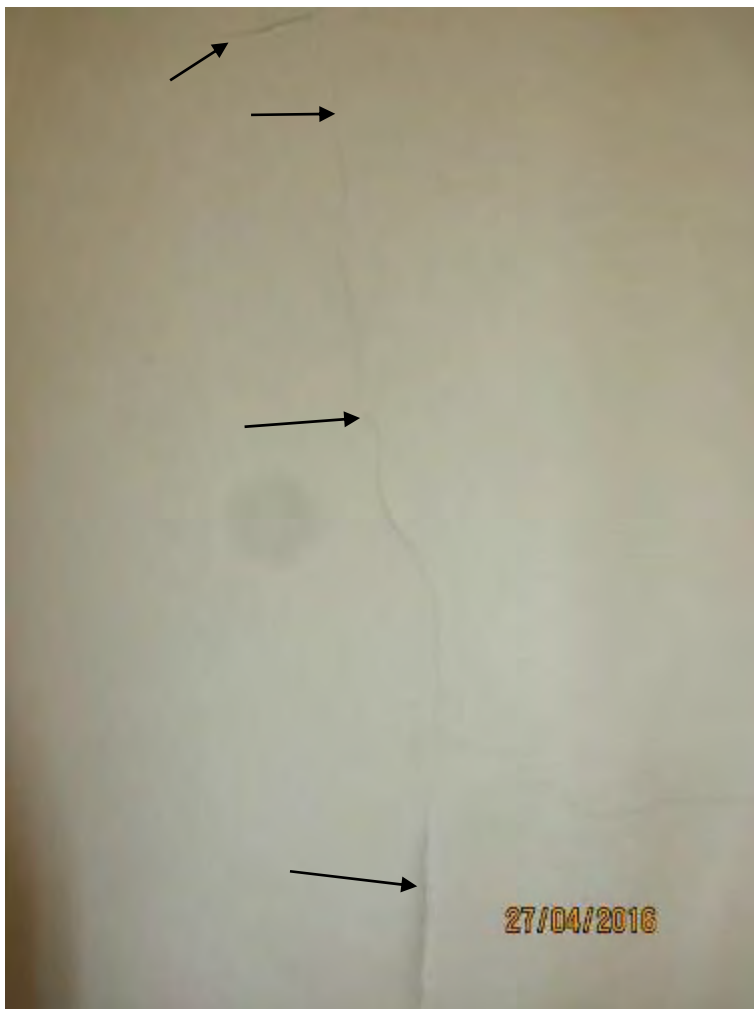
Photograph 24 shows hairline cracking and lifting paint to the northwest corner of the Dining room –
Note: staining to the ceiling



Photograph 25 shows the staining and hairline cracks and lifting paint to the southwest corner to the Dining room



Photograph 26 shows interlinked hairline cracks and lifting paint from the common wall with the Lounge room



Photograph 27 shows interlinked hairline cracks to the northern wall of the Dining room



Photograph 28 shows hairline cracks adjacent to the wall unit to the southeast corner of the Dining room



Photograph 29 shows the Kitchen layout



Photograph 30 shows the rear Hallway / Kitchen



Photograph 31 shows staining to the ceiling at the northeast corner of the rear Sunroom