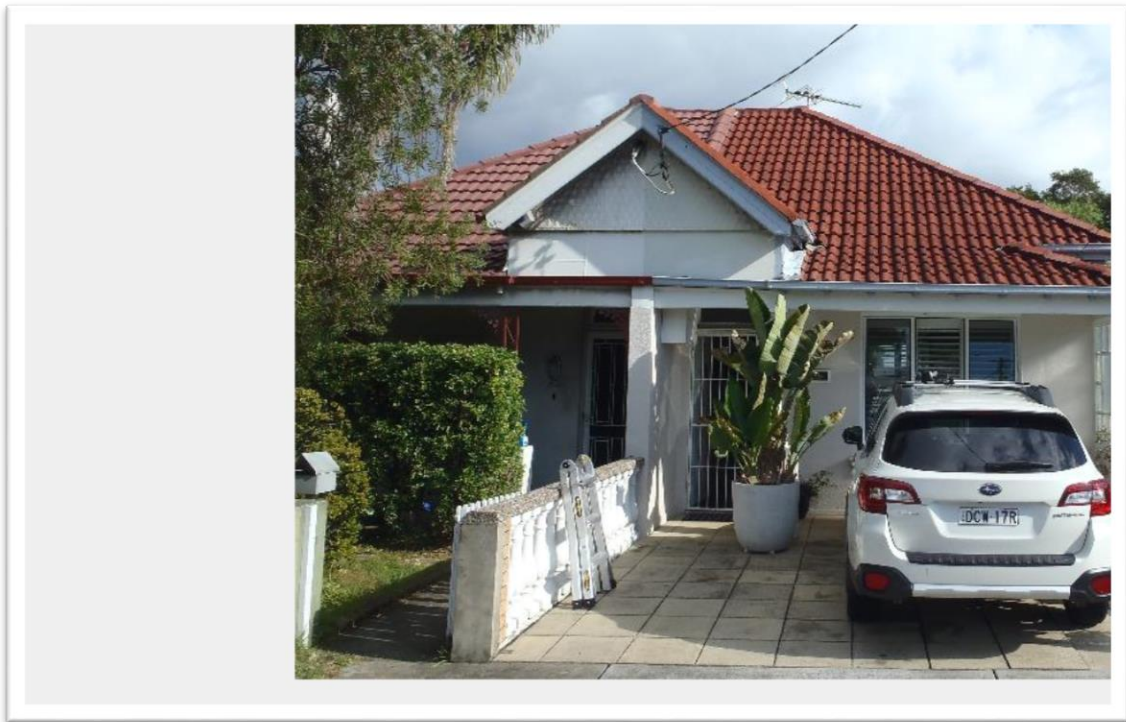


## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited  
Job address: No. 60 Carrington Road, Randwick.  
Property Owner/s: Mr. Mark & Mrs. Ana McLeod.  
Report reference: **RANDWICK CITY COUNCIL**  
Development Application No: not available  
Date of assessment: 24<sup>th</sup> May 2017



Shows the front eastern elevation of the adjoining properties:  
No.62 and No.60 Carrington Road, Randwick.

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.

26<sup>th</sup> May 2017

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. 60 Carrington Road, 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. 62 Carrington Road, Randwick.

We confirm that we assessed the property at 10:30 am on the 24<sup>th</sup> May 2017, in the presence of the owner Mrs. Ana McLeod.

### **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 upper floor addition to the rear of the adjoining attached property (your client), No. 62 Carrington Road, Randwick.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 60 Carrington Road, Randwick, including the first-floor addition of the residence.

### **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 front to rear with an easterly facing frontal aspect.

We noted that the original full brick / brick cavity, attached residence is approximately circa 1930 – 1940 and is supported on a clay masonry brick footings. The rear double storey addition is brick veneer construction with deep timber floor joists.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 62 Carrington Road, Randwick. We further noted that the wall extends from below floor level to the underside of the ceiling rafters. We noted that the common party wall is supported below floor level on clay brick footings.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with concrete roofing tiles to the front section and pre-finished corrugated profile sheet metal roofing to the rear. We noted that the rear addition has a pitched roof with corrugated profile sheet metal roofing.

## **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 original roof surfaces are generally interlinked and securely bedded, in our opinion forming a weather resistant cover to the residence. **[Photograph 1]**

We noted that the corrugated profile sheet metal roofing to the rear addition roof surfaces is in good condition and is securely fixed, in our opinion forming a weather resistant cover to the rear section *common* roof and first-floor addition. **[Photograph 2]**

We are unable to determine the condition of or the weather tightness of the flashing between the southern wall of rear addition and the corrugated profile sheet metal roof of the residence.

We noted rusting and flaking paint to the gutter system and clips to the rear western and side northern elevations **[Photographs 3 & 4]**

## **UNDER FLOOR**

We noted that there are areas of dampness [ground water seepage] in the under-floor area including along the common party wall with the adjoining property, No. 62 Carrington Road, Randwick. **[Photograph 5]**

We noted that the original floor system is hardwood timber bearers and joists and strip timber flooring and that there is a brick common party wall with the adjoining property, No. 62 Carrington Road that extends to floor level. We did not observe cracking in the clay brickwork below floor level in the sub floor area.

We further noted that there is a suspended concrete floor slab floor to the Laundry and Bathroom area of the residence. **[Photograph 5]**

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

## **EXTERNAL**

### **General**

We noted that the external walls are constructed of clay masonry brickwork. We also noted that the external brick work is surface coated.

### Front Eastern Elevation

We noted that the front car space was paved. **[Photograph 6]**

We noted that the *common* boundary fence between the adjoining property No. 62 Carrington Road, Randwick was a combination of clay brick and concrete bollard construction. **[Photograph 7]**

We noted that the northern boundary fence with the adjacent property was of surface coated brick construction. We further noted areas of dampness, lichen growth and flaking paint. **[Photograph 8]**

We noted rusting to the patterned pressed metal gable end lining. **[Photograph 9]**

We noted that the verandah ceiling was finished with timber lining boards to the underside of the ceiling rafters. We further noted some gaps and cracking between the lining boards.

**[Photograph 10]**

We noted damage to the cement rendered finish of the *common privacy* wall between the adjoining property No. 62 Carrington Road, Randwick adjacent to the electrical meter board **[Photograph 11]**

We did not observe any recent cracking to the surface coated clay masonry brickwork.

### Northern Side Elevation

We noted horizontal cracking [1mm – 3mm] to the surface coated clay masonry brickwork extending from the Bedroom 2 window towards the front of the residence. **[Photograph 12]**

We noted horizontal and radial cracking [1mm – 3mm] to the surface coated clay masonry brickwork around the Bedroom 3 window sill. **[Photograph 13]**

We noted horizontal and vertical cracking [1mm – 3mm] to the surface coated clay masonry brickwork around the Bedroom 3 window head. **[Photograph 14]**

We noted horizontal and radial cracking [1mm – 3mm] to the surface coated clay masonry brickwork around the Lounge Room window sill. **[Photograph 15]**

We noted vertical cracking [1mm – 3mm] and evidence of previous repairs to the surface coated clay masonry brickwork adjacent to the Kitchen window. **[Photograph 16]**

We noted radial cracking [ $<1$ mm] to the surface coated clay masonry brickwork toward the ground between the Kitchen and Laundry. **[Photograph 17]**

We noted general deterioration to the painted surface of the Laundry window. **[Photograph 18]**

We noted dampness and cracking to the concrete pathway outside the Laundry. **[Photograph 19]**

### Rear Western Elevation

We noted displacement to the paved surface outside the Laundry steps. **[Photograph 20]**

We noted that the common rear boundary fence was of timber post and rail construction with lattice above. We further noted that the rear courtyard was paved. **[Photograph 21]**

We noted a timber framed fibro shed at the rear with corrugated profile sheet metal roofing. **[Photograph 22]**

We noted deterioration, dampness and rotting to the door and threshold of the shed.

**[Photograph 23]**

We noted horizontal cracking [1mm – 3mm] to the surface coated clay masonry brickwork above the under-floor access door. **[Photograph 24]**

We noted radial cracking [1mm - 3mm] to the suspended concrete slab rear step landing.

**[Photograph 25]**

#### 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 observed that the common roof to the properties is of traditional cut and pitched timber construction.

We noted that there is sarking provided to the underside of the concrete roofing tiles.

**[Photograph 26]**

We observed that the roof and ceiling timbers that are accessible are generally in good condition.

**[Photograph 26]**

We noted that the *common* ridge to the roof is located over the common party wall. We also noted that the clay brick common party wall extends to the underside of the rafters. **[Photograph 26]**

### **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.

#### **Ground floor**

##### Hallway

We noted that the southern wall is the *common party / separation* wall with the adjoining property No. 62 Carrington Road, Randwick. We further noted that the floor is finished with strip timber flooring.

**[Photograph 27]**

We noted cracking to the mitre joint in the skirting along the *common party / separation* wall opposite the doorway to Bedroom 1. **[Photograph 28]**

We noted a radial hairline crack [<1mm] outside Bedroom 3. **[Photograph 29]**

### Front Bedroom 1

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

We noted separation cracking [ $<1\text{mm}$ ] to the cornice / cupboard junction in the south-west corner.

**[Photograph 30]**

### Bedroom 2

We noted radial hairline cracking [ $<1\text{mm}$ ] above the wall vent on the northern external wall.

**[Photograph 31]**

We noted flaking paint to the surface coated cement rendered wall surface in the south-western corner. **[Photograph 32]**

We did not observe any cracking to the plaster ceiling or to the mitred joints in the cove profiled plaster cornice.

### Bedroom 3

We noted separation cracking [ $<1\text{mm}$ ] to the cornice / cupboard junction in the north-eastern corner.

**[Photograph 33]**

We noted flaking paint to the surface coated cement rendered wall surface above the window.

**[Photograph 34]**

We noted radial cracking [ $<1\text{mm}$ ] around the wall vent on the northern external wall.

**[Photograph 35]**

We noted horizontal hairline cracking [ $<1\text{mm}$ ] in the north-western corner. **[Photograph 36]**

We did not observe any cracking to the plaster ceiling or to the mitred joints in the cove profiled plaster cornice.

### Lounge Room

We noted vertical and radial hairline cracking [ $<1\text{mm}$ ] on the eastern wall adjacent to the Hallway.

**[Photograph 37]**

We did not observe any cracking to the plaster ceiling or to the mitred joints in the cove profiled plaster cornice.

### Kitchen

We noted that the kitchen was of open plan design. **[Photograph 38]**

We noted evidence of a previous repair to the cove profiled plaster cornice above the eastern wall.

**[Photograph 39]**

We noted evidence of a previous repair to the cove profiled plaster cornice above the *common party / separation* wall with the adjoining property No. 62 Carrington Road, Randwick. **[Photograph 40]**

We noted separation cracking [ $<1\text{mm}$ ] between the timber skirting and the *common party / separation* wall with the adjoining property No. 62 Carrington Road, Randwick. **[Photograph 41]**

We noted evidence of a previous repair to the painted cement rendered surface on the western wall. **[Photograph 42]**

We noted separation cracking [ $<1\text{mm}$ ] between the cove profiled plaster cornice and the wall surface in the north-western corner. **[Photograph 43]**

We noted separation cracking [ $<1\text{mm}$ ] between the timber skirting and the wall surface in the north-western corner. **[Photograph 44]**

We noted evidence of a previous repair and flaking paint to the plaster ceiling lining. **[Photograph 45]**

We noted flaking paint in the north-western corner above the tiled splashback. **[Photograph 46]**

We noted horizontal hairline cracking [ $<1\text{mm}$ ] in the north-western corner. **[Photograph 47]**

We noted separation cracking between the kitchen benchtop and the tiled splashback. **[Photograph 48]**

We did not observe any cracking to the ceramic splashback tiles.

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

#### Laundry

We observed that the Laundry was situated under the first-floor addition stairs. **[Photograph 49]**

We did not observe any cracking to the plaster ceiling or to the cement rendered wall surfaces.

We did not observe any recent cracking to the ceramic wall tiles or to the painted cement rendered walls above the wall tiles.

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

#### Bathroom

We noted that the southern wall is the *common party / separation* wall with the adjoining property No. 62 Carrington Road, Randwick. **[Photograph 50]**

We noted flaking paint to the plaster ceiling lining above the bath. **[Photograph 51]**

We did not observe any recent cracking to the ceramic wall tiles or to the painted cement rendered walls above the wall tiles. **[Photograph 52]**

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

## Stairwell

We noted separation cracking between the cement rendered wall surface and the stair stringer. **[Photograph 53]**

## Upstairs – First floor

### Bedroom

We did not observe any cracking to the plasterboard wall surface, plasterboard ceiling or to the mitred joints in the cove profiled plaster cornice.

### Kitchenette

We observed that the floor is finished with carpet.

We noted that the grout to the splashback tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. **[Photograph 54]**

We noted flaking paint to the window sill and timber trim. **[Photograph 55]**

We noted water damaged and swollen Medium Density Fibre (MDF) board to the kitchenette bench top. **[Photograph 56]**

We did not observe any cracking to the plasterboard wall surface, plasterboard ceiling or to the mitred joints in the cove profiled plaster cornice

### Bathroom

We observed that the floor is finished with ceramic tiles. We noted that the grout to the tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. **[Photograph 57]**

We noted mould growth to the rendered wall surface, cove profile plaster cornice and the plaster ceiling in the south-western corner above the shower. **[Photograph 58]**

We noted mould growth to the grout of the floor and wall tiles of the in the shower. **[Photographs 59 & 60]**

We noted deterioration and flaking paint to the window sill. **[Photograph 61]**

We noted scratching to the surface of the sink bowl. **[Photograph 62]**

We noted hairline cracking to the grout in the wall to wall joint of the tiles. **[Photograph 63]**



### **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,

A handwritten signature in black ink, appearing to read 'M. Spindler', with a stylized flourish at the end.

**Mark Spindler,**

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

Attached:      Photographic Survey – Photographs 1 - 63 inclusive

## PHOTOGRAPHIC SURVEY



**Photograph 1** shows the general condition of the front *common* tiled roof surface.



**Photograph 2** shows the general condition of the front *common* sheet metal roof surface.



**Photograph 3** shows rusting and flaking paint to the gutter system and clips to the rear western elevation and deterioration to the window sill coating.



**Photograph 4** shows rusting and flaking paint to the gutter system and clips to the side northern elevation.





**Photograph 5** shows the general condition of the under-floor space.



**Photograph 6** shows the general condition of the paved car space area.





**Photograph 7** shows the general condition of the *common* boundary fence between the adjoining property No. 62 Carrington Road, Randwick





**Photograph 8** shows the northern boundary fence with the adjacent property.  
Note: Dampness and flaking paint.



**Photograph 9** shows rusting to the patterned pressed metal front gable end lining.



**Photograph 10** shows the general condition of the verandah soffit lining.



**Photograph 11** shows damage to the cement rendered finish of the *common privacy* wall between the adjoining property No. 62 Carrington Road, Randwick.





**Photograph 12** shows horizontal cracking to the surface coated clay masonry brickwork extending from the Bedroom 2 window.



**Photograph 13** shows horizontal and radial cracking to the surface coated clay masonry brickwork around the Bedroom 3 window sill.





**Photograph 14** shows horizontal and vertical cracking to the surface coated clay masonry brickwork around the Bedroom 3 window head.



**Photograph 15** shows horizontal and radial cracking to the surface coated clay masonry brickwork around the Lounge Room window sill.



**Photograph 16** shows vertical cracking and evidence of previous repairs to the surface coated clay masonry brickwork adjacent to the Kitchen window.





**Photograph 17** shows radial cracking to the surface coated clay masonry brickwork toward the ground between the Kitchen and Laundry.



**Photograph 18** shows general deterioration to the painted surface of the Laundry window.





**Photograph 19** shows dampness and cracking to the concrete pathway outside the Laundry.



**Photograph 20** shows displacement to the paved surface outside the Laundry steps.





**Photograph 21** shows the general condition of the *common* rear boundary fence and the rear courtyard area.



**Photograph 22** shows the general condition of the timber framed fibro shed.



**Photograph 23** shows deterioration, dampness and rotting to the door and threshold of the rear shed.



**Photograph 24** shows horizontal cracking to the surface coated clay masonry brickwork above the under-floor access door.

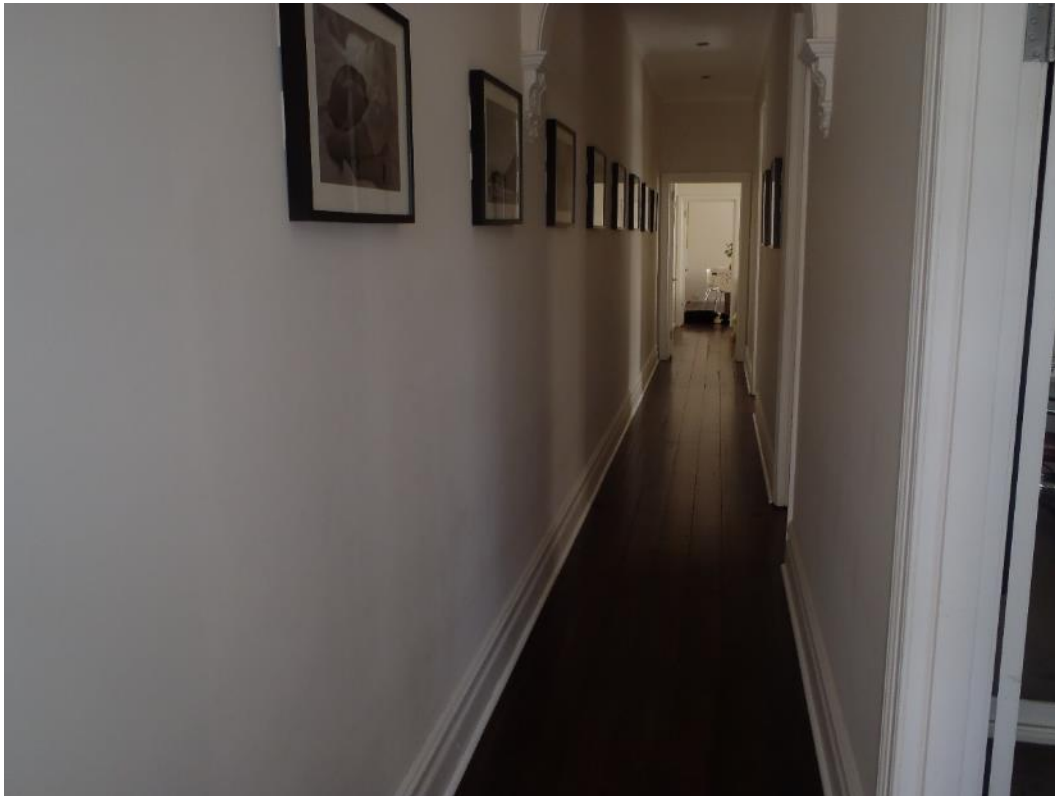




**Photograph 25** shows radial cracking to the suspended concrete slab rear step landing.



**Photograph 26** shows the general condition of the roof space.



**Photograph 27** shows the general condition of the hallway.



**Photograph 28** shows cracking to the mitre joint in the skirting along the *common party / separation* wall opposite the doorway to Bedroom 1 in the hallway.





**Photograph 29** shows a radial hairline crack outside Bedroom 3 near the plaster cornice in the hallway.



**Photograph 30** shows separation cracking to the cornice / cupboard junction in the south-west corner in Bedroom 1.



**Photograph 31** shows radial hairline cracking above the wall vent on the northern external wall in Bedroom 2.



**Photograph 32** shows flaking paint to the surface coated cement rendered wall surface in the south-western corner of Bedroom 2.



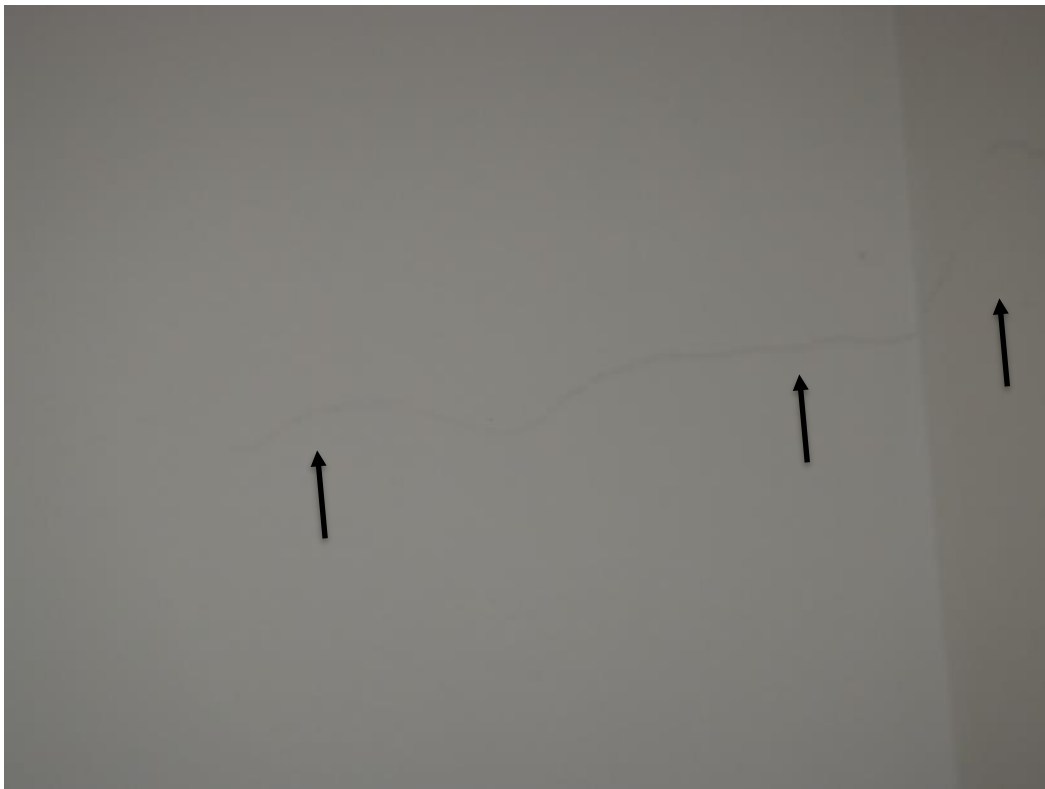
**Photograph 33** shows separation cracking to the cornice / cupboard junction in the north-eastern corner of Bedroom 3.



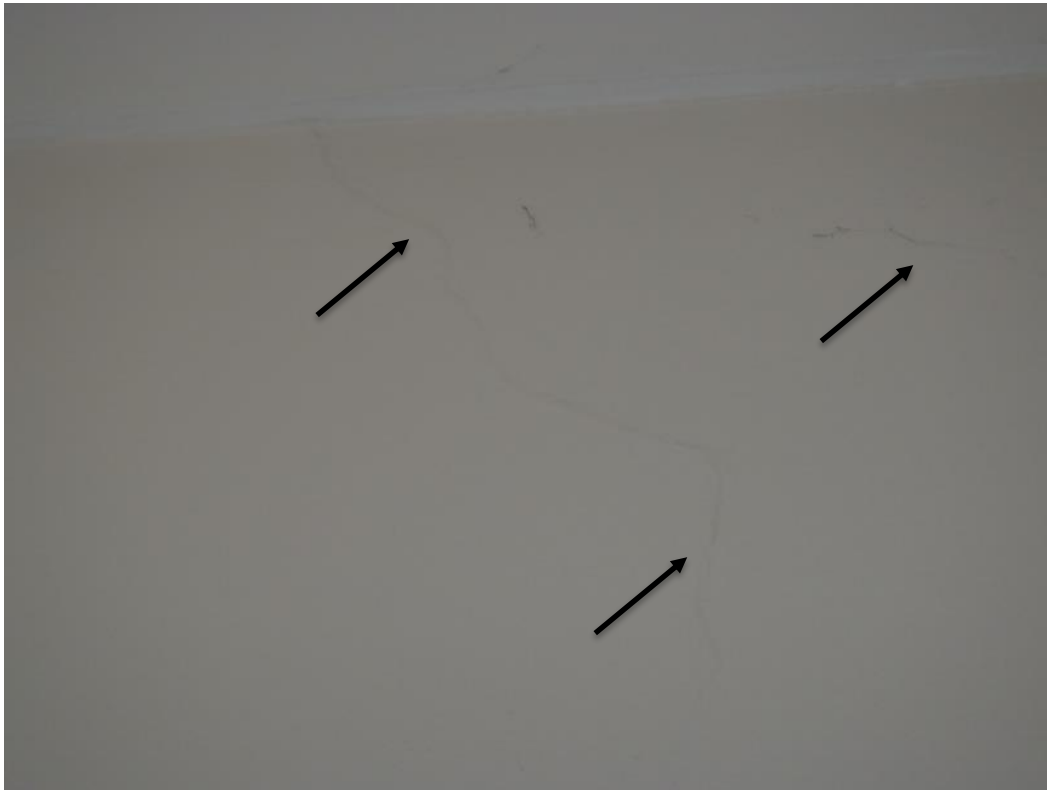
**Photograph 34** shows flaking paint to the surface coated cement rendered wall surface above the window in Bedroom 3.



**Photograph 35** shows radial cracking around the wall vent on the northern external wall in Bedroom 3.



**Photograph 36** shows horizontal hairline cracking in the north-western corner of Bedroom 3.



**Photograph 37** shows vertical and radial hairline cracking [ $<1\text{mm}$ ] on the eastern wall adjacent to the Hallway in the Lounge room



**Photograph 38** shows the general layout of the Kitchen.



**Photograph 39** shows evidence of a previous repair to the cove profiled plaster cornice above the eastern wall in the Kitchen.



**Photograph 40** shows evidence of a previous repair to the cove profiled plaster cornice above the *common party / separation* wall with the adjoining property No. 62 Carrington Road, Randwick in the Kitchen.



**Photograph 41** shows separation cracking between the timber skirting and the *common party / separation* wall with the adjoining property No. 62 Carrington Road, Randwick in the Kitchen.



**Photograph 42** shows evidence of a previous repair to the painted cement rendered surface on the western wall in the Kitchen.



**Photograph 43** shows separation cracking between the cove profiled plaster cornice and the wall surface in the north-western corner in the Kitchen.



**Photograph 44** shows separation cracking [ $<1\text{mm}$ ] between the timber skirting and the wall surface in the north-western corner in the Kitchen.

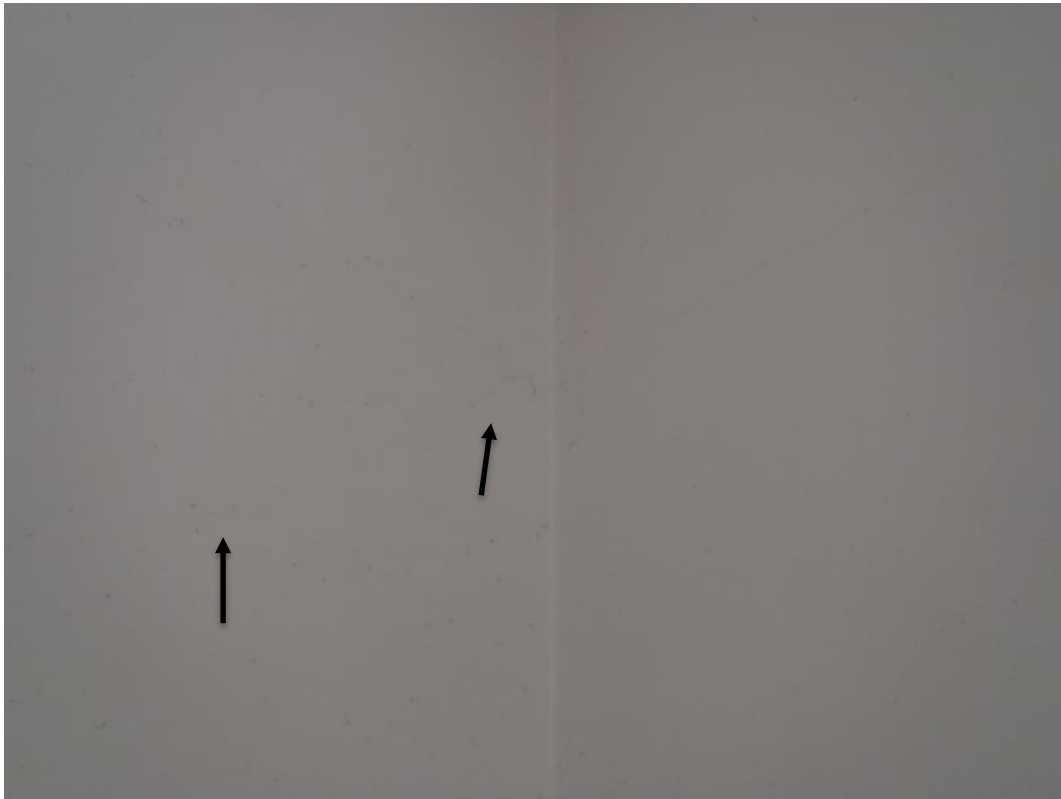




**Photograph 45** shows evidence of a previous repair and flaking paint to the plaster ceiling lining in the Kitchen.



**Photograph 46** shows flaking paint in the north-western corner above the tiled splashback in the Kitchen.



**Photograph 47** shows horizontal hairline cracking in the north-western corner of the Kitchen.



**Photograph 48** shows separation cracking between the kitchen benchtop and the tiled splashback.



**Photograph 49** shows the general layout of the Laundry.



**Photograph 50** shows the general layout of the Bathroom.



**Photograph 51** shows flaking paint to the plaster ceiling lining above the bath.



**Photograph 52** shows the general condition of the Bathroom.



**Photograph 53** shows separation cracking between the cement rendered wall surface and the stair stringer in the stairwell.



**Photograph 54** shows the general layout of the Kitchenette.





**Photograph 55** shows flaking paint to the window sill and timber trim in the Kitchenette.



**Photograph 56** shows water damaged and swollen Medium Density Fibre (MDF) board to the kitchenette bench top.



**Photograph 57** shows the general layout of the upstairs Bathroom.



**Photograph 58** shows mould growth to the wall surface, cornice and the plaster ceiling in the south-western corner above the shower in the upstairs Bathroom.



**Photograph 59** shows mould growth to the grout of the floor and wall tiles of the in the upstairs shower.



**Photograph 60** shows mould growth to the grout of the floor tiles upstairs Bathroom





**Photograph 61** shows deterioration and flaking paint to the window sill in the upstairs Bathroom.



**Photograph 62** shows scratching to the surface of the sink bowl in the upstairs Bathroom.



**Photograph 63** shows hairline cracking to the grout in the wall to wall joint of the tiles in the upstairs Bathroom.