

## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited  
Job address: 81 Formosa Avenue, Drummoyne.  
Property Owner/s: Mrs. Phyllis Blennerhassett.  
Report reference: **CITY OF CANADA BAY COUNCIL**  
Development Application No: not available  
Date of assessment: 15<sup>th</sup> August 2016



Shows the front north eastern elevation of the adjoining properties:  
No. 81 and No. 83 Formosa Street, Drummoyne.

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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.

22 August 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**

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. 83 Formosa Street, Drummoyne.

We confirm that we assessed the property on the 15<sup>th</sup> August 2016, with the attendance of the property owner, Mrs. Phyllis Blennerhassett.

**SITE ASSESSMENT**

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 an upper floor addition to the adjoining attached property (your client); No. 83 Formosa Street, Drummoyne.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 81 Formosa Street, Drummoyne.

**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 from right to left with a north easterly facing frontal aspect.

We noted that the attached single storey residence is approximately circa 1910 and is supported on sandstone block footings. We noted that the residence is of full brick / brick cavity construction.

We observed that there is clay masonry brick *common party* / *separation* wall with the adjoining property, No. 83 Formosa Street, Drummoyne. We further noted that the wall extends from below floor level to the ceiling joist level.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure 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 corrugated profile sheet metal roof surface was securely fixed, in our opinion forming a weather resistant cover to the residence [**Photograph 1**]

We noted that there was leaf litter build up to the rear and side section gutter [**Photograph 2**]

## **UNDER FLOOR**

We noted that the flooring system is hardwood timber bearers and joists and is supported on sandstone block footings. We observed that the under floor sub soil is mainly dry sandy loam.

We observed that the *common party/ separation* wall with the adjoining property, No. 83 Formosa Street, Drummoyne is supported under floor level.

## **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 North Eastern Elevation**

We noted that the front north eastern aspect has a paved driveway and path. We also noted lifting of the driveway and pathway adjacent to the large tree. [**Photograph 3**]

We did not observe any recent cracking to the surface coated clay masonry brickwork on the frontal aspect of the residence or to the *common privacy wall*. [**Photograph 4**]

We noted that the common boundary fence with No. 83 Formosa Street, Drummoyne is of timber, post and rail (picket style) construction.

We observed that the front porch was a tiled suspended concrete slab construction. We noted separation cracking [ $<1.0\text{mm}$ ] along the grout joint along the first row of tiles. [**Photograph 5**]

We noted settlement cracking between the 3<sup>rd</sup> step and the tiled porch landing and observed vegetation growth around the base of the front steps and porch. [**Photograph 6**]

We noted that the front porch soffit was lined with timber boards to the top of the exposed rafters. [**Photograph 7**]

### **Side South Eastern Elevation**

We did not observe any recent cracking to the surface coated clay masonry brickwork on the side aspect of the residence.

We observed general displacement and fretting of the mortar to the sandstone block footings to the side elevation. [**Photograph 8**]

We noted a crack to the window glass extending from the exhaust fan in the kitchen window.

We noted some rotting of the timber bottom rail of the hinged side access gate. [**Photograph 9**]

We observed that the attached timber framed verandah formed part of the main roof surface and was covered with corrugated profile sheet metal roofing. [**Photograph 10**]

### Rear South Western Elevation

We noted that the rear skillion roof section is a combination of surface coated clay masonry brickwork and weatherboard construction. We did not observe any recent cracking to the surface coated clay masonry brickwork or to the weatherboard cladding.

We noted that the timber roofing bearer was built into the brickwork of the common party wall for the adjoining property; No. 83 Formosa Street, Drummoyne. We also noted that the timber was exposed and not surface coated. **[Photograph 11]**

We observed a paved courtyard to the rear of the residence **[Photograph 12]**

### 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 noted that the common roof space to the adjoining properties is of traditional cut and pitched timber structure. We also noted that there *is no common party separation wall* provided above the ceiling joist level in the *common* roof space.

### **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 did not observe any cracking to the plaster ceiling or to the mitre joints in the decorative profiled plaster cornice.

We did not observe any recent cracking to the surface coated cement rendered walls.

### Front Bedroom 1

We noted a fireplace in the southern corner of the room.

We noted hairline radial cracking [ $<1.0\text{mm}$ ] to the painted cement rendered wall above the fireplace. **[Photograph 13]**

We noted hairline radial cracking [ $<1.0\text{mm}$ ] to the painted cement rendered wall adjacent to the mirror extending toward the ceiling on the south eastern external wall. **[Photograph 14]**

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction on the front north eastern wall above the window. **[Photograph 15]**

### Hallway

We noted that the north western wall of the hallway is the *common party separation wall* with the adjoining property No. 83 Formosa Street, Drummoyne.

We did not observe any recent cracking to the surface coated cement rendered walls *common* with the adjoining property; No. 83 Formosa Street, Drummoyne.

We did not observe any cracking to the plaster ceiling or to the mitre joints in the plaster cornice.

### Bedroom 2

We noted flaking / peeling paint and stained surfaces to the cement rendered walls and the plaster ceiling lining in the eastern corner. **[Photograph 16]**

### Lounge Room

We noted a fireplace on the *common* wall with No. 83 Formosa Street, Drummoyne. We did not note any cracking to the fireplace or hearth tiles.

We did not observe any cracking to the surface coated cement rendered walls, plaster ceiling or to the plaster cornice.

### Sewing Room

We noted flaking / peeling paint and stained surfaces to the plaster ceiling lining in the eastern corner. **[Photograph 17]**

We did not observe any cracking to the surface coated cement rendered walls, plaster ceiling or to the plaster cornice.

### Kitchen

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice moulding junction in the southern corner above the window. **[Photograph 18]**

We noted hairline vertical cracking [ $<1.0\text{mm}$ ] to the painted cement rendered wall above the kitchen stove. **[Photograph 19]**

We noted hairline radial cracking [ $<1.0\text{mm}$ ] to the painted cement rendered wall extending from the left hand side of the window head. **[Photograph 20]**

We noted that the grout to the wall tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. We did not observe any recent cracking to the tile grout at the wall / wall junctions. **[Photograph 21]**

## Bathroom

We noted that the grout to the tessellated tiles is complete and that the floor tiles when randomly “tap” tested appeared to be sound. [**Photograph 22**]

We noted hairline vertical cracking [ $<1.0\text{mm}$ ] to the painted cement rendered wall adjacent to the shower on the north western wall. **Note:** Common party separation wall with the adjoining property No. 83 Formosa Street, Drummoyne. [**Photograph 23**]

We noted vertical cracking [ $1.0\text{mm}$ - $3.0\text{mm}$ ] to the wall to wall junction in the western corner. We also noted separation cracking [ $1.0\text{mm}$ - $3.0\text{mm}$ ] to the ceiling / cornice junction [**Photograph 24**]

We noted a difference in tile and cornice height of approximately  $10.0\text{mm}$  to the south western external wall as compared to the north western (common party/separation) wall [**Photograph 24**]

## Laundry

We noted staining to the ceiling lining in the eastern corner above the clothes dryer unit [**Photograph 25**]

We noted vertical cracking [ $1.0\text{mm}$ - $3.0\text{mm}$ ] to the wall to wall junction in the southern corner. We also noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction [**Photograph 26**]

We noted a difference in tile height of approximately  $5.0\text{mm}$  to the south western external wall as compared to the south eastern wall [**Photograph 26**]

## 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,



**Mark Spindler,**

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

Attached: Photographic Survey – Photographs 1 - 26 inclusive

## PHOTOGRAPHIC SURVEY



**Photograph 1** shows the general condition of the sheet metal roofing.



**Photograph 2** shows the leaf litter and debris build up on the rear elevation gutter and the condition of the flashing between the common party / separation wall and the sheet metal roofing surface.





**Photograph 3** shows the frontal elevation of the residence and the displaced driveway pavers.



**Photograph 4** shows the general condition of the common privacy wall.





**Photograph 5** shows cracking to the grout joint on the front porch.



**Photograph 6** shows settlement cracking between the 3<sup>rd</sup> step and the tiled porch landing and vegetation growth.



**Photograph 7** shows the general condition of the porch soffit lining and external wall.

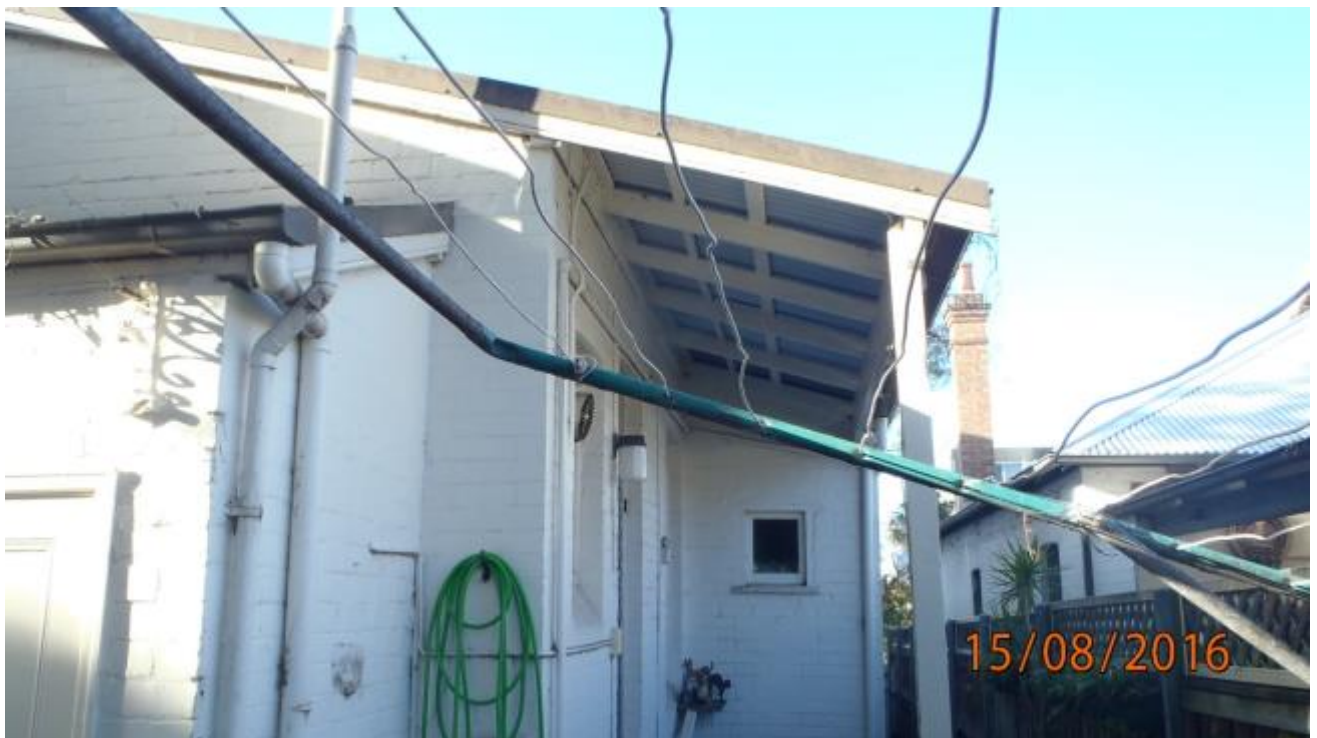


**Photograph 8** shows displaced mortar to the sandstone block footings on the side south eastern elevation.





**Photograph 9** shows rotting of the timber bottom rail of the hinged side access gate.



**Photograph 10** shows the general condition of the rear elevation and the verandah.



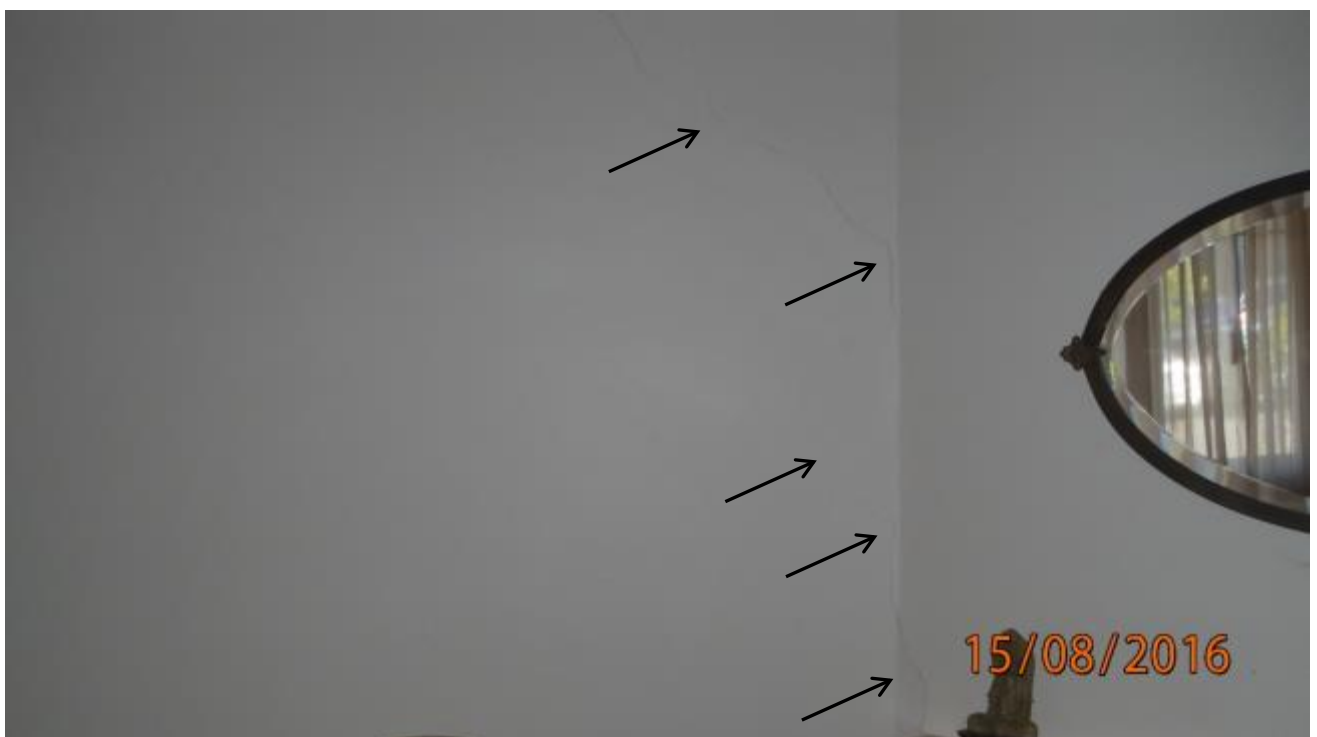
**Photograph 11** shows the junction of the timber roofing bearer with the *common* party wall.



**Photograph 12** shows the general condition of the paved courtyard to the rear.



**Photograph 13** shows hairline radial cracking to the painted cement rendered wall above the fireplace in Bedroom 1.



**Photograph 14** shows hairline radial cracking [ $<1.0\text{mm}$ ] to the painted cement rendered wall adjacent to the mirror extending toward the ceiling on the south eastern wall in Bedroom 1.





**Photograph 15** shows separation cracking to the wall / cornice junction on the front north eastern wall above the window in Bedroom 1.



**Photograph 16** shows flaking / peeling paint and stained surfaces to the cement rendered walls and the plaster ceiling lining in the eastern corner in Bedroom 2.

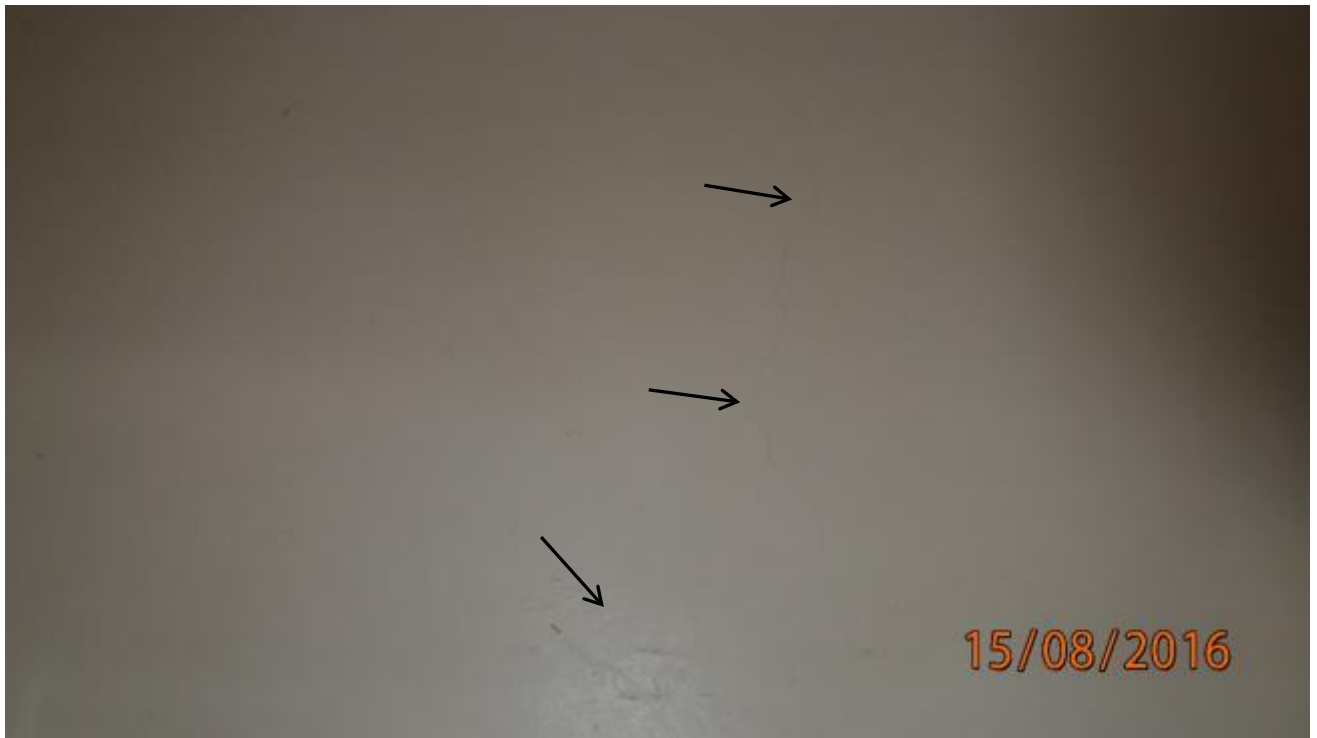




**Photograph 17** shows flaking / peeling paint and stained surfaces to the plaster ceiling lining in the eastern corner of the Sewing Room.



**Photograph 18** shows separation cracking to the wall / cornice moulding junction in the southern corner above the window in the Kitchen.



**Photograph 19** shows hairline vertical cracking to the painted cement rendered wall above the kitchen stove.



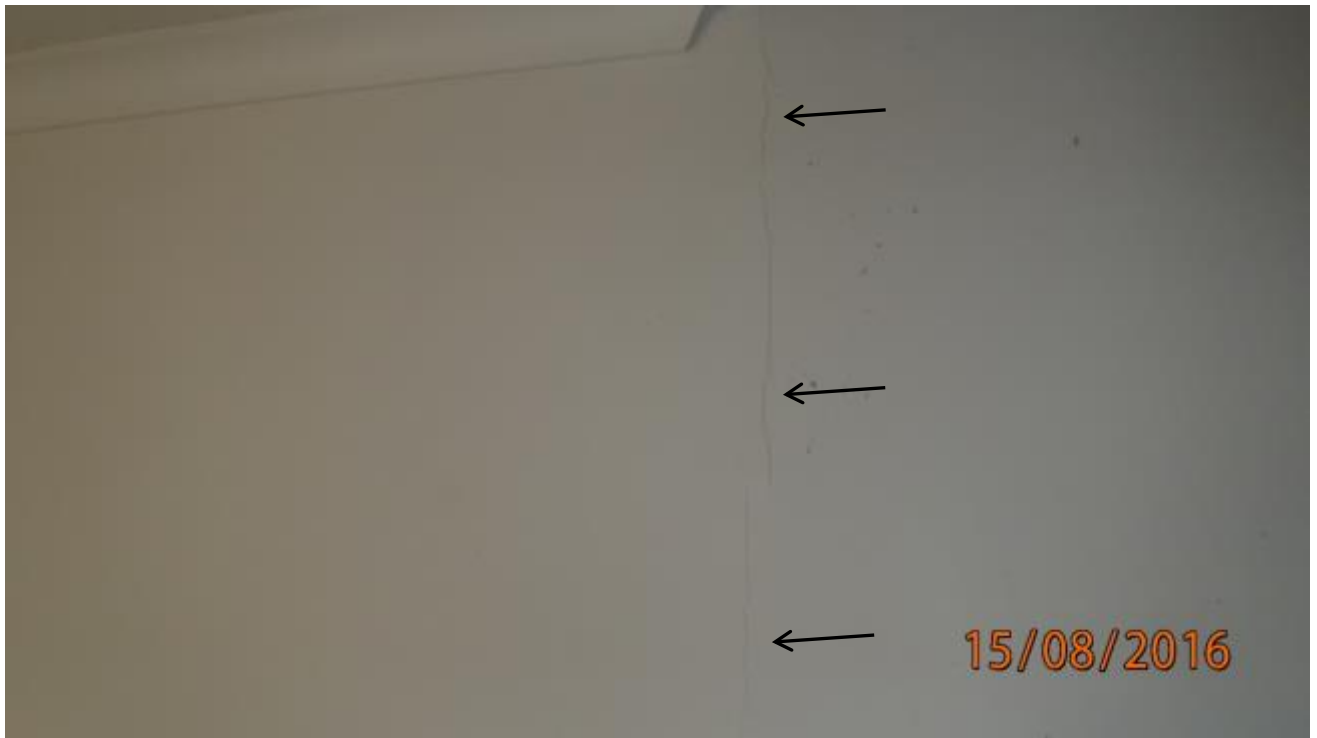
**Photograph 20** shows hairline radial cracking to the painted cement rendered wall extending from the left hand side of the window head in the Kitchen.



**Photograph 21** shows the general condition of the Kitchen.



**Photograph 22** shows the general condition of the Bathroom.



**Photograph 23** shows hairline vertical cracking to the painted cement rendered wall adjacent to the shower on the north western wall in the Bathroom.



**Photograph 24** shows vertical cracking to the wall to wall junction in the western corner. We also noted separation cracking to the ceiling / cornice junction of the Bathroom.



**Photograph 25** shows staining to the ceiling lining in the eastern corner above the clothes dryer unit in the Laundry.



**Photograph 26** shows vertical cracking to the wall to wall junction in the southern corner. We also noted separation cracking to the wall / cornice junction of the Bathroom.