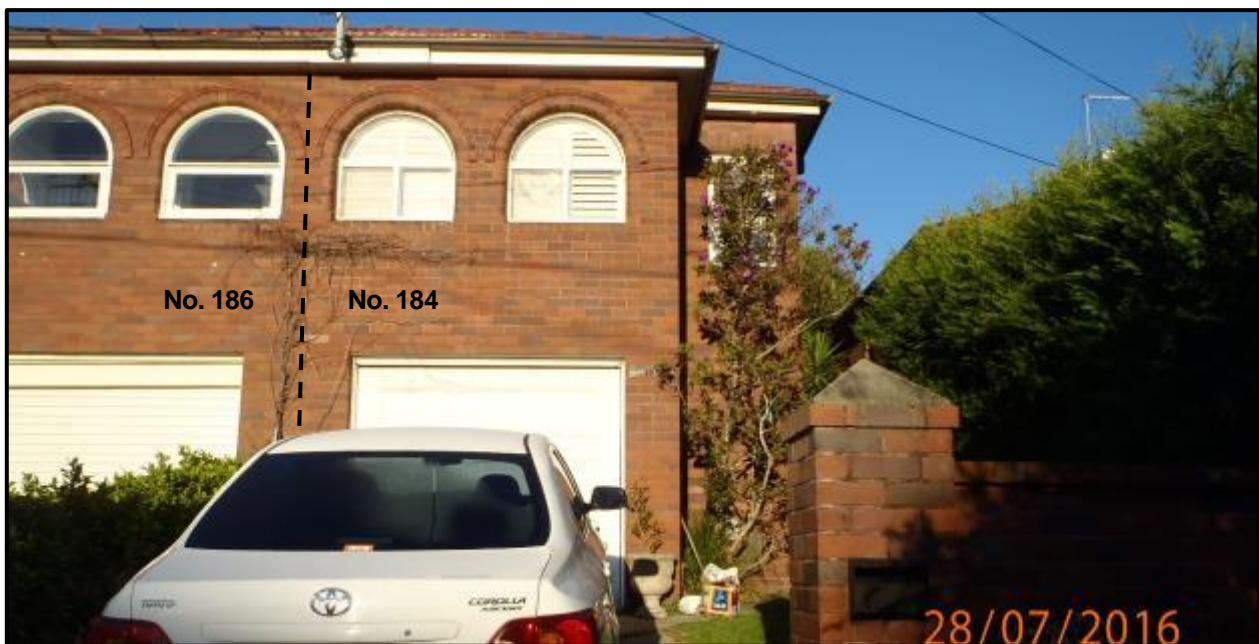


Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 184 Malabar Road, SOUTH COOGEE.
Property Owner/s: Fiona Mackie and Simon Mears
Report reference: **RANDWICK CITY COUNCIL**
Development Application No: not available
Date of assessment: 28th July 2016



Shows the front north eastern elevation of the adjoining properties:
No.186 and No.184 Malabar Road, SOUTH COOGEE.

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.

28 July 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), 186 Malabar Road, South Coogee.

We confirm that we assessed the property on the 28th July 2016, with the permission and attendance of the property owners, Fiona Mackie and Simon Mears.

SITE ASSESSMENT

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. 186 Malabar Road, South Coogee.

It is our understanding that the internal renovations to this residence and the rear addition to this residence, No. 184 Malabar Road, South Coogee, are approximately circa 2008.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 184 Malabar Road, South Coogee, including the addition to the rear 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 sloping site that falls from rear to front, or from south west to north east with a north easterly facing frontal aspect.

We noted that the original full brick / brick cavity, attached double storey residence (with garage built under the frontal aspect) is approximately circa 1920 – 1930 and is supported on clay masonry brick footings. The rear single storey addition is Brick veneer construction to the ground floor level.

We observed that there is clay brick *common party* wall with the adjoining property, No. 186 Malabar Road, South Coogee. We further noted that the wall extends from below floor level to the underside of the rafters. We noted that the *common party* wall is supported below floor level on clay masonry brick footings.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with terra cotta roofing tiles. We noted that the rear addition has a skillion roof with pan 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 terra cotta 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 pan 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 addition. **[Photograph 2]**

We noted that the surface water from the pitched section of the rear addition roof discharges directly onto the skillion roof section over the Laundry area. **[Photograph 2]**

We also noted that the side flashing (corrugated fibreglass sheeting) between the metal roof and the brick wall of rear addition of the adjoining property, No. 186 Malabar Road, South Coogee is damaged and that it was held down with a brick **[Photograph 3 and 4]**

UNDER FLOOR

We were unable to access the under floor area.

EXTERNAL

General

We noted that the external walls are constructed of clay masonry brickwork.

Front North Eastern Elevation

We noted flaking and blistering to the surface coating of the garage entry door **[Photograph 5]**

We noted cracking to the concrete driveway outside the garage door **[Photograph 6]**

We noted flaking and blistering to the surface coating of the eave soffit lining and trim. **[Photograph 7]**

We noted a gap between the eave soffit lining and the fascia board above the sunroom **[Photograph 8]**

We noted that the lintels have been replaced to the front windows on the northern aspect and that there had been a general repointing of the brickwork to the front of the original residence to the entry. **[Photograph 9]**

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

North Western Elevation

We noted that the patterned vitrified clay tiles to the front entry were generally sound with the grout complete.

We noted cracking and previous repairs under the electrical meter board [**Photograph 10**]

We noted step cracking and previous repairs adjacent to the pathway steps [**Photograph 11**]

We noted dislodged bricks to the step wall head and displaced mortar [**Photograph 12**]

We noted step cracking and displaced mortar above the entry archway [**Photograph 13**]

We noted cracking to the concrete path adjacent to the sewer pipe [**Photograph 14**]

We noted rust to the pipe and flaking paint to the eave and barge above the Lounge Room window. We also noted a step crack adjacent to the pipe extending under the eave [**Photograph 15**]

We noted flaking and blistered paint to the window sill outside the Bedroom 2 window [**Photograph 16**]

We noted step cracking and previous repairs adjacent to the wall vent under the Lounge Room window [**Photograph 17**]

We noted step cracking and previous repairs to the wall outside the Lounge room window [**Photograph 18**]

We noted cracking and previous repairs to the concrete path under the Lounge room window [**Photograph 18**]

We noted previous repairs to the brickwork outside the Kitchen [**Photograph 19**]

We noted rusting to the exhaust vent outside the Kitchen [**Photograph 20**]

We noted cracking to the concrete path adjacent to the sewer drain [**Photograph 21**]

Rear Western Elevation

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

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 no sarking to the underside of the roofing tiles and the that underside of the terracotta tiles had started to breakdown **[Photograph 22]**

We observed that the roof and ceiling timbers that are accessible are generally in good condition. **[Photograph 22]**

We also noted that the clay brick *common party* wall extends to the underside of the rafters. **[Photograph 23]**

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.

Sunroom

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

We did not observe any cracking to the cement rendered *common party* wall with the adjoining property, No. 186 Malabar Road, South Coogee

We did observe a hairline separation crack to the wall/cornice junction in the northern corner **[Photograph 24]**

Front Bedroom 1

We noted radial cracking and a previous repair from under the cornice in the northern corner, extending to the left hand side window head **[Photograph 25]**

We noted evidence of a previous repair (different surface texture) around the wall vent on the north western wall **[Photograph 26]**

We noted flaking and blistering paint to the decorative ceiling **[Photograph 27]**

We noted flaking and blistering paint to the ceiling adjacent to the light fixture **[Photograph 28]**

Bathroom

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

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 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. **[Photograph 29] 675**

We noted that the kitchen interior was renovated circa 2008.

Hallway

We noted flaking and blistering paint to the ceiling adjacent to the light fixture [**Photograph 30**]

We noted flaking and blistering paint to the decorative plaster cornice adjacent to the common party wall [**Photograph 31**]

We noted a skylight installed in the ceiling lining

We noted flaking and blistering paint to the decorative plaster cornice adjacent to the common party wall [**Photograph 32**]

Bedroom 2

We noted a previous horizontal repair extending from the right hand side window jamb [**Photograph 33**]

We note a separation crack from the skirting/wall junction on the south western wall [**Photograph 34**]

We noted radial cracking to the ceiling lining in the south western corner [**Photograph 35**]

We note a separation cracking and flaking paint from around the door jamb [**Photograph 36**]

Lounge

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

Kitchen

We did not observe any recent cracking to the kitchen ceiling, cornice or wall surfaces

We noted that the kitchen interior was renovated circa 2008.

Laundry

We did not observe any recent cracking to the kitchen ceiling, cornice or 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 tiles is complete and that the tiles when randomly “tap” tested appeared to be sound.

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, cursive flourish at the end.

Mark Spindler,

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

Attached: Photographic Survey – Photographs 1 - 36 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows the general condition of the terracotta roof tiles to the rear section of the common roof surface.



Photograph 2 shows the general condition of the sheet metal roofing and that the common roof discharges directly onto the skillion roof surface.



Photograph 3 shows the general condition of the fibreglass flashing to the rear skillion roof.



Photograph 4 shows the fibreglass flashing to the rear skillion roof held down with a brick.



Photograph 5 shows the general condition of the garage door.



Photograph 6 shows cracks to the concrete driveway outside the garage door.



Photograph 7 shows flaking and blistering surface coating



Photograph 8 shows the gap in the eave soffit lining



Photograph 9 shows replaced lintel and repointed brickwork.



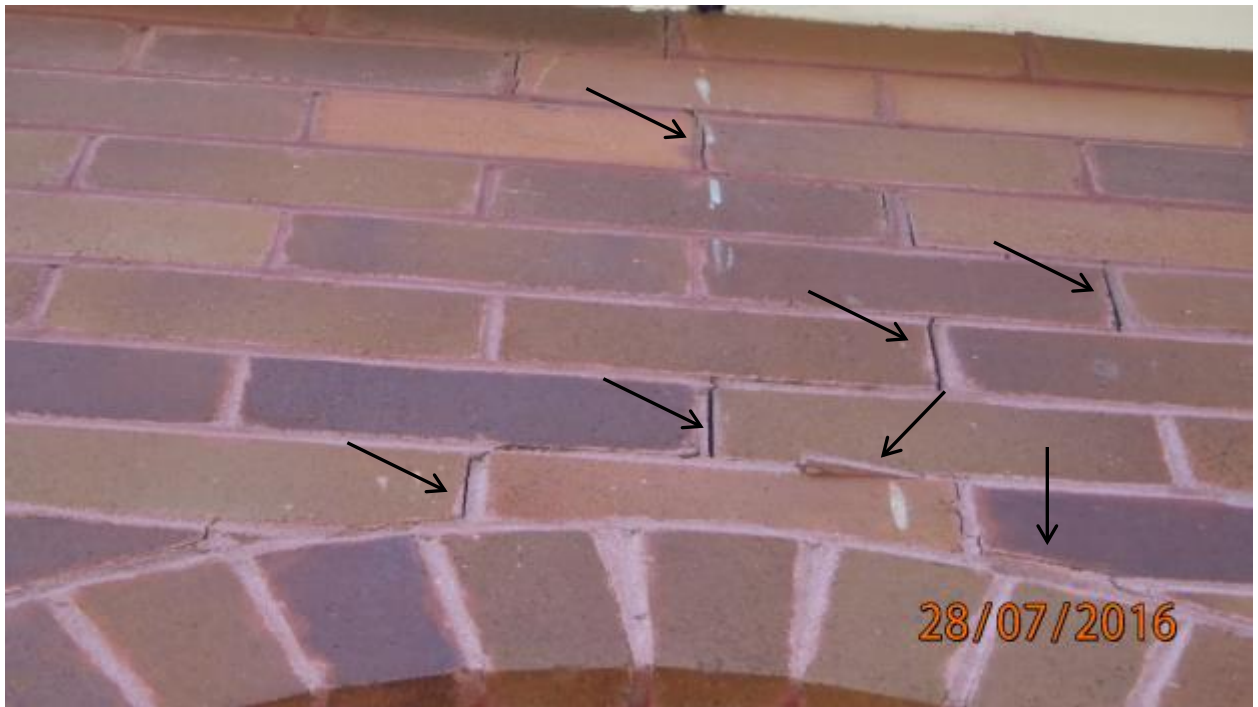
Photograph 10 shows repointed brickwork and a step crack under the electrical meter board.



Photograph 11 shows repointed brickwork and a previous repair



Photograph 12 shows dislodged bricks to the step wall head and displaced mortar



Photograph 13 shows step cracking and displaced mortar above the entry arch way



Photograph 14 shows cracking to the concrete path



Photograph 15 shows rust to the pipe and flaking paint to the eave and barge. Also showing a step crack adjacent to the pipe extending under the eave.



Photograph 16 shows flaking and blistered paint to the window.



Photograph 17 shows step cracking and a previous repair.



Photograph 18 shows step cracking, displaced mortar and a previous repair. Also showing repairs to the concrete path.



Photograph 19 shows a previous repair to the brickwork outside the Kitchen.



Photograph 20 shows rust to the exhaust vent outside the Kitchen.



Photograph 21 shows cracking to the concrete path.



Photograph 22 shows the general condition of the roofing timbers and the underside of the roof tiles.



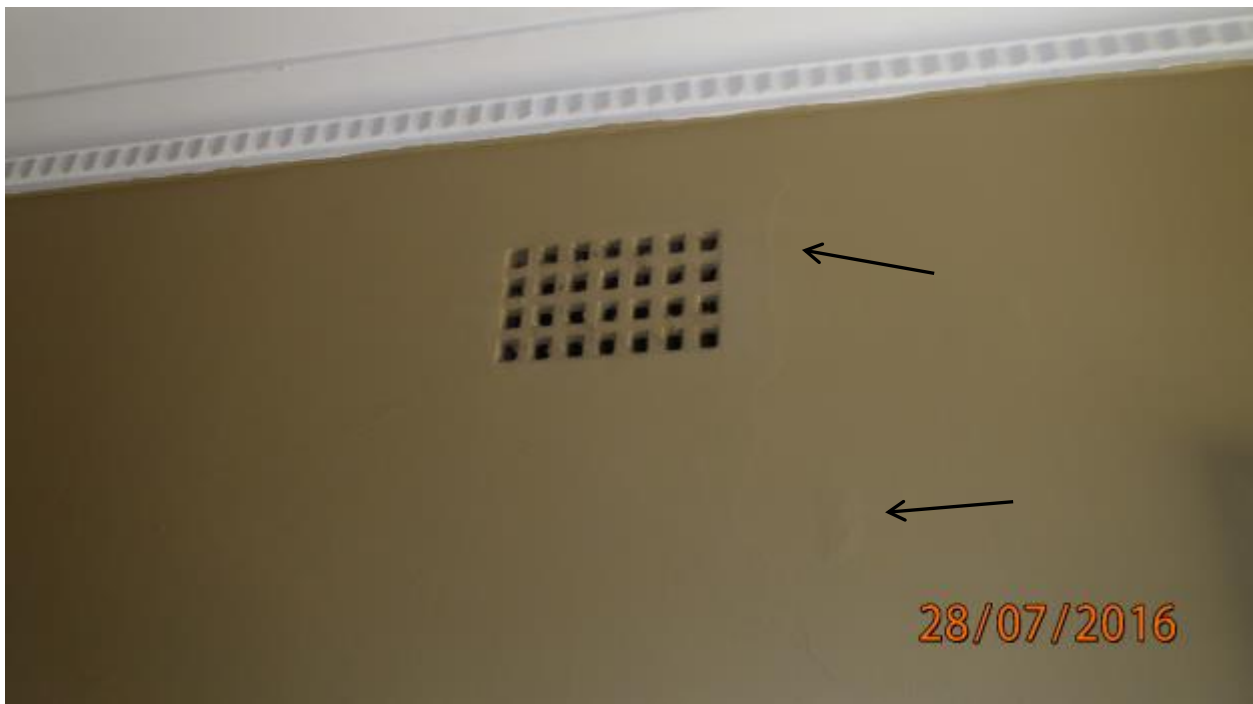
Photograph 23 shows the general condition of the *common party wall* in the roof space.



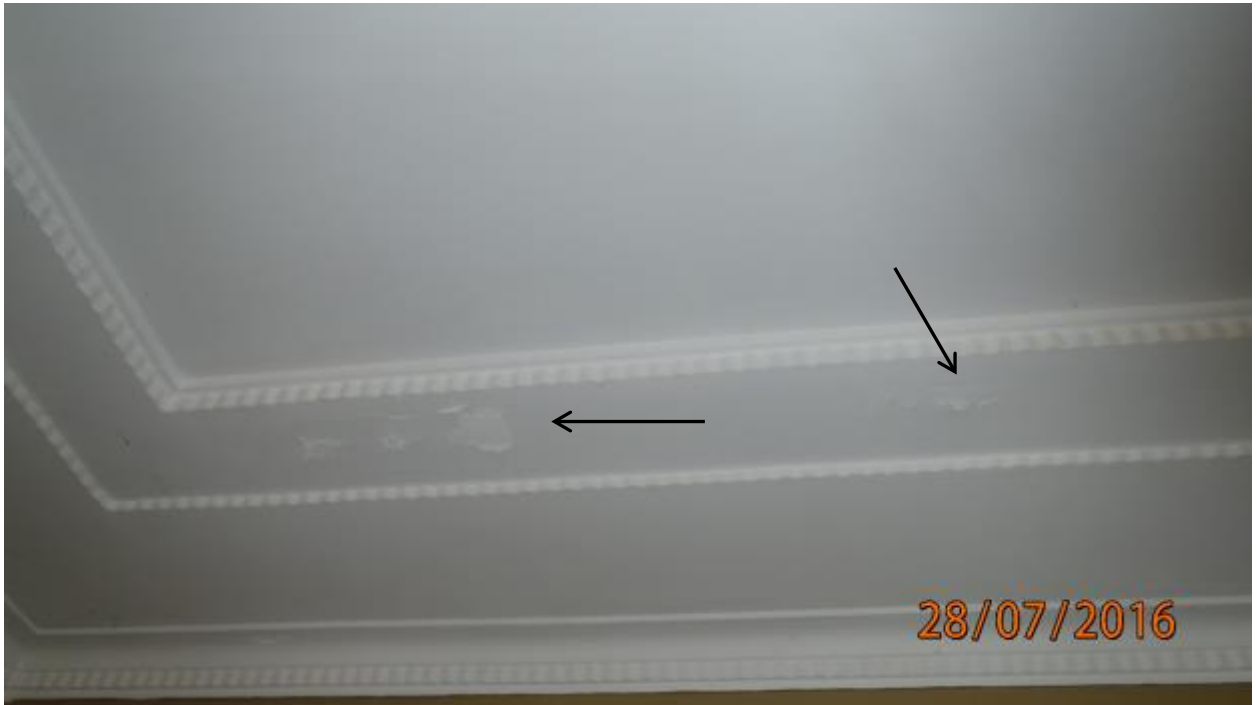
Photograph 24 shows separation cracking to the wall/cornice junction in the Sunroom.



Photograph 25 shows radial cracking from the wall/wall junction in Bedroom 1.



Photograph 26 shows evidence of a previous repair in Bedroom 1.



Photograph 27 shows flaking and blistering paint in Bedroom 1.



Photograph 28 shows flaking and blistering paint in Bedroom 1.



Photograph 29 shows the general condition of the Bathroom.



Photograph 30 shows flaking and blistering paint in the Hallway.



Photograph 31 shows flaking and blistering paint in the Hallway.



Photograph 32 shows flaking and blistering paint in the Hallway.



Photograph 33 shows evidence of a previous horizontal repair in Bedroom 2.



Photograph 34 shows a separation crack between the skirting and wall in Bedroom 2.



Photograph 35 shows radial cracking to the ceiling lining in Bedroom 2.



Photograph 36 shows separation cracking and flaking / blistering paint in Bedroom 2.