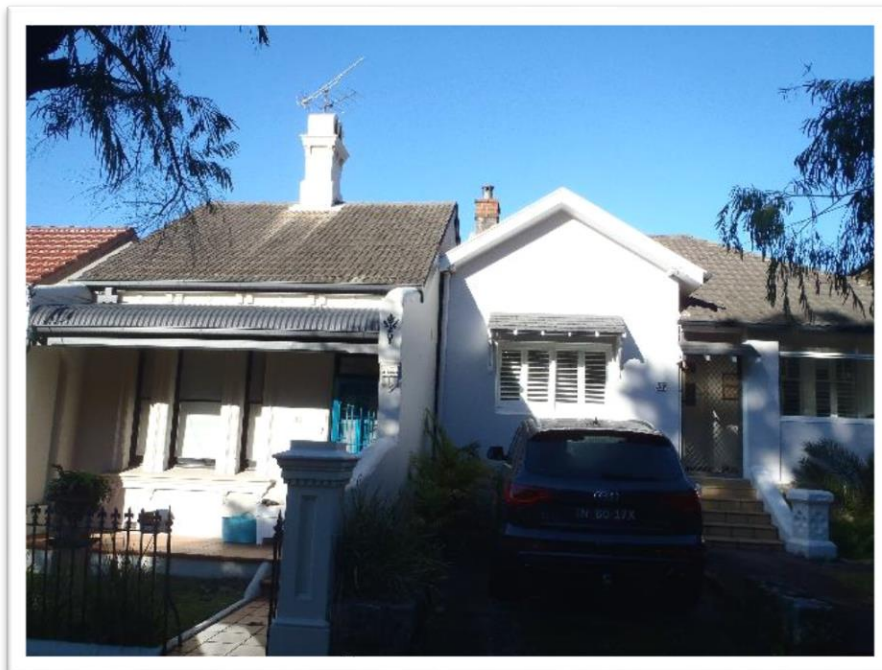


## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited  
Job address: No. 39 Varna Street, Clovelly.  
Property Owner/s: Mr. S. Paddam & Mrs. K Mammen.  
Report reference: **RANDWICK COUNCIL**  
Development Application No: not available  
Date of assessment: 4<sup>th</sup> July 2017



Shows the front northern elevation of the adjoining properties:  
No. 39 and No. 37 Varna Street, Clovelly.

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.

8<sup>th</sup> July 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. 39 Varna Street, Clovelly.**

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. 37 Varna Street, Clovelly.**

We confirm that we assessed the property at 9:00 am on the 4<sup>th</sup> July 2017, in the presence of the owner Mrs Kristie Mammen.

#### **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 an upper floor addition to the adjoining attached property (your client), No. 37 Varna Street, Clovelly.

It is our understanding that the internal renovations to this residence and the rear addition to this residence, No. 39 Varna Street, Clovelly are approximately circa 1990 with Bathroom renovations circa 2014.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 39 Varna Street, Clovelly, 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 slightly sloping site that falls from front to rear and across the site from south to north with an easterly facing frontal aspect.

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1920 – 1930 and is supported on a combination of sandstone block and clay masonry brick footings. The rear single storey addition is brick veneer construction.

We observed that there is a clay masonry brick *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly. 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 sandstone block footings.

We noted that the hipped and valley roof is a traditional cut and pitched timber structure with concrete roofing tiles. We noted that the rear addition has a pitched roof with pre-finished 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 addition. **[Photograph 2]**

We are unable to determine the condition of or the weather tightness of the box gutter and flashing 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 Northern Elevation

We noted that the terracotta tiles to the front verandah were generally sound with the grout complete. **[Photograph 3]**

We noted that the front *common* boundary fence and privacy wall is surface coated clay masonry brick. **[Photograph 4]**

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

### Side Eastern Elevation

We noted that the side elevation was finished with clay pavers. **[Photograph 5]**

We noted evidence of previous repairs to the external wall of the front porch privacy wall.  
**[Photograph 6]**

We noted vertical cracking extending upward from the Bedroom 2 window head. **[Photograph 7]**

We noted evidence of previous repairs (difference in surface texture) around the Bedroom 3 window.  
**[Photograph 8]**

We noted evidence of previous repairs and radial cracking around the Kitchen door. **[Photograph 9]**

### Rear Southern Elevation

We noted that the rear elevation was gable ended with glass infill panels and an acrylic bull-nosed awning. **[Photograph 10]**

We noted that the rear *common* boundary fence with the adjoining property, No. 37 Varna Street, Clovelly was rendered brick with vegetation growth along the wall. **[Photograph 11]**

We noted some displacement and lichen growth to the paved surface of the rear courtyard.  
**[Photograph 12]**

We noted radial cracking [ $< 1$  mm] to the cement rendered window reveal extending toward the barge board light fitting. **[Photograph 13]**

We noted hairline cracking [ $< 1$  mm] to the rear door threshold step. **[Photograph 14]**

We noted evidence of horizontal previous repairs to the south-eastern external corner.  
**[Photograph 15]**

We noted separation cracking to the mitre joints in the barge board on the gable end peak.  
**[Photograph 16]**

### 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 roof to the property is of traditional cut and pitched timber construction.

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

We also noted that the clay brick common party wall extends to the underside of the rafters.

## **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 gaps between the tiled entry threshold step and the strip timber flooring. We further noted damage to the threshold step tiles. **[Photograph 17]**

### **Front Bedroom 1**

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

We noted horizontal cracking [ $< 1$  mm] in the north-eastern corner. **[Photograph 18]**

We noted vertical separation cracking [ $< 1$  mm] adjacent to the wardrobe cupboard in the south-eastern corner. **[Photograph 19]**

We noted vertical cracking [ $< 1$  mm] to the fireplace mantle. **[Photograph 20]**

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

### **Hallway**

We noted that the western wall is the *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly. **[Photograph 22]**

We note separation cracking [1 – 3 mm] to the mitre joint in the skirting outside Bedroom 2 along the *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly. **[Photograph 23]**

We noted deterioration / flaking paint to the decorative profile plaster cornice outside Bedroom 2. **[Photograph 24]**

We note separation cracking [1 – 3 mm] to the mitre joint in the skirting adjacent to the hallway door opening along the *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly. **[Photograph 25]**

We noted hairline radial cracking [ $< 1$  mm] above the hallway door head. **[Photograph 26]**

We did not observe any cracking to the fibrous plaster ceiling.

## Bedroom 2

We noted vertical cracking [ $< 1$  mm] to the fireplace mantle. **[Photograph 27]**

We noted evidence of previous repairs to the surface coated rendered wall adjacent to the window. **[Photograph 28]**

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

## Bedroom 3

We noted separation cracking [ $< 1$  mm] to the plasterboard ceiling lining and to the mitre joint in the cove profiled plaster cornice in the south-eastern corner. **[Photograph 29]**

We noted separation cracking [ $< 1$  mm] to the plasterboard ceiling lining and to the mitre joint in the cove profiled plaster cornice adjacent to the wardrobe cupboard. We further noted evidence of previous repairs to the cove profiled plaster cornice. **[Photograph 30]**

## Bathroom

We noted vertical cracking to the tile grout on both sides above the door head. We further noted separation cracking [ $< 1$  mm] between the tiled wall surface and the cove profiled plaster cornice. **[Photograph 31]**

We did not observe any cracking to the ceramic wall tiles and noted that the wall and floor tiles when randomly “tap” tested appeared to be sound. **[Photograph 32]**

## Laundry

We noted deterioration / flaking paint to the surface coated cement rendered wall surface above the splashback tiles under the wall mounted clothes dryer. **[Photograph 33]**

We noted general staining to the ceiling lining. **[Photograph 34]**

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

## Shower Room

We noted separation cracking [ $< 1$  mm] between the tiled wall surface and the cove profiled plaster cornice along the northern wall. **[Photograph 35]**

We did not observe any cracking to the plasterboard ceiling lining.

We did not observe any cracking to the ceramic wall tiles and noted that the wall and floor tiles when randomly “tap” tested appeared to be sound.

## Kitchen

We noted that the room has skylights in the ceiling adjacent to the *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly.

We noted separation cracking [ $< 1$  mm] to the square set wall / ceiling junction at the entry bulkhead. **[Photograph 36]**

We noted step cracking extending from the bottom of the cupboard toward the external wall. **[Photograph 37]**

We noted that the grout to the tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. **[Photograph 38]**

We did not observe any cracking to the plasterboard ceiling or to the square set joint between the wall surfaces and the ceiling lining.

## Lounge room

We observed that the cathedral ceiling had a domed skylight along the roof pitch. **[Photograph 39]**

We noted separation cracking [ $< 1$  mm] to the square set wall / ceiling junction extending from the gable end window in the south-western corner. **[Photograph 40]**

We noted hairline separation cracking [ $< 1$  mm] to the square set ceiling junction adjacent to the skylight. **[Photograph 41]**

We noted separation cracking [ $< 1$  mm] to the square set wall / ceiling junction extending from the gable end window in the south-eastern corner. We further noted horizontal cracking [ $< 1$  mm] extending from the window head. **[Photograph 42]**

We did not observe any cracking to the plasterboard ceiling or to the plasterboard lined walls.

## **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 [ $> 5.0$ 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,



for and behalf of

**JONSPIN Building Services Pty. Ltd.**



## **PHOTOGRAPHIC SURVEY**



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



**Photograph 2** shows the general condition of the corrugated roof surface.





**Photograph 3** shows the general condition of the terracotta tiles to the front verandah.



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



**Photograph 5** shows the general condition of the eastern elevation paved pathway.



**Photograph 6** shows evidence of previous repairs to the external wall of the eastern side of the front porch privacy wall.





**Photograph 7** shows vertical cracking extending upward from the Bedroom 2 window head.



**Photograph 8** shows evidence of previous repairs (difference in surface texture) around the Bedroom 3 window.



**Photograph 9** shows evidence of previous repairs and radial cracking around the Kitchen door.



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





**Photograph 11** shows the rear common boundary fence with the adjoining property, No. 37 Varna Street, Clovelly.



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





**Photograph 13** shows radial cracking to the cement rendered window reveal extending toward the barge board light fitting.



**Photograph 14** shows hairline cracking to the rear door threshold step.

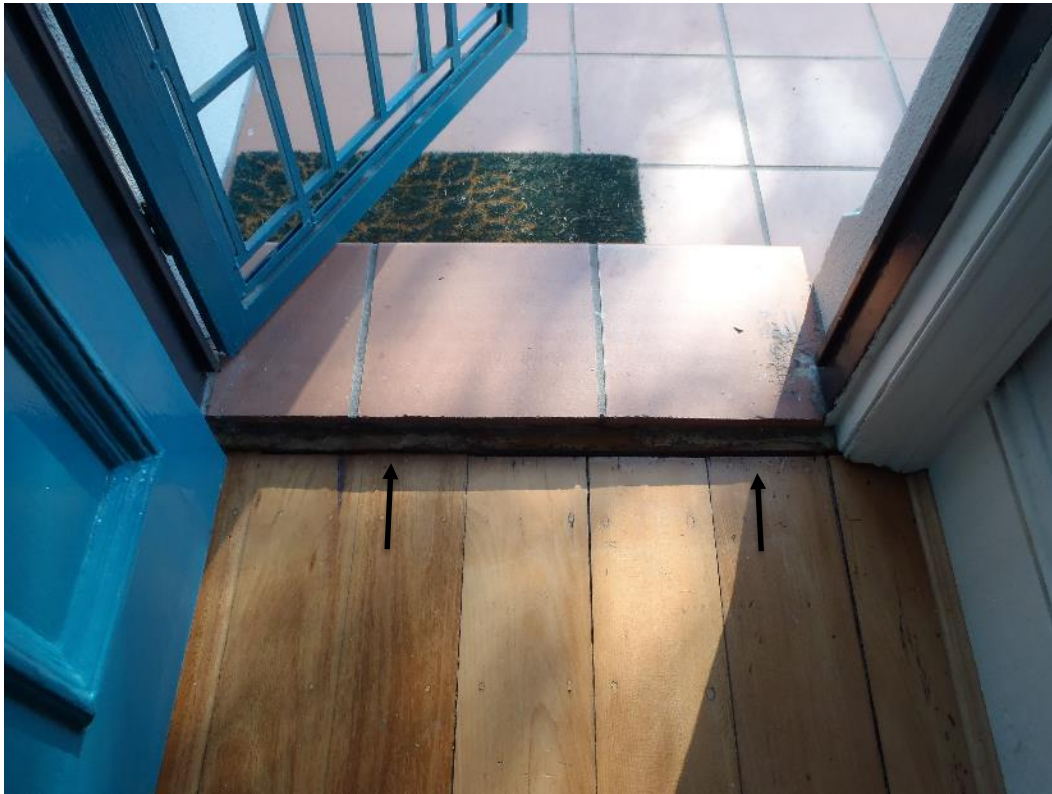


**Photograph 15** shows evidence of horizontal previous repairs to the south-eastern external corner.

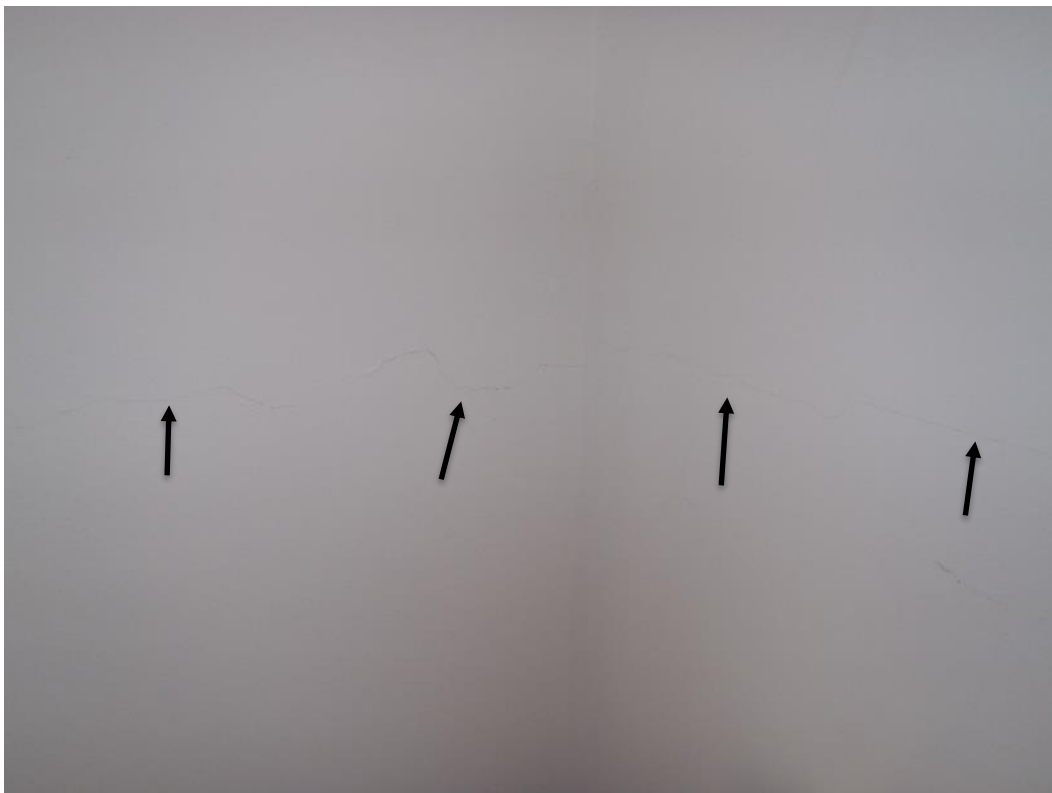


**Photograph 16** shows separation cracking to the mitre joints in the barge board on the gable end peak.





**Photograph 17** shows gaps to the strip timber flooring and damage to the threshold step tiles.



**Photograph 18** shows horizontal cracking in the north-eastern corner of Bedroom 1.



**Photograph 19** shows vertical separation cracking adjacent to the wardrobe cupboard in the south-eastern corner of Bedroom 1.



**Photograph 20** shows vertical cracking to the fireplace mantle in Bedroom 1.



**Photograph 21** shows the general condition of the fireplace hearth tiles in Bedroom 1.



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



**Photograph 23** shows separation cracking to the mitre joint in the skirting outside Bedroom 2 along the *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly.



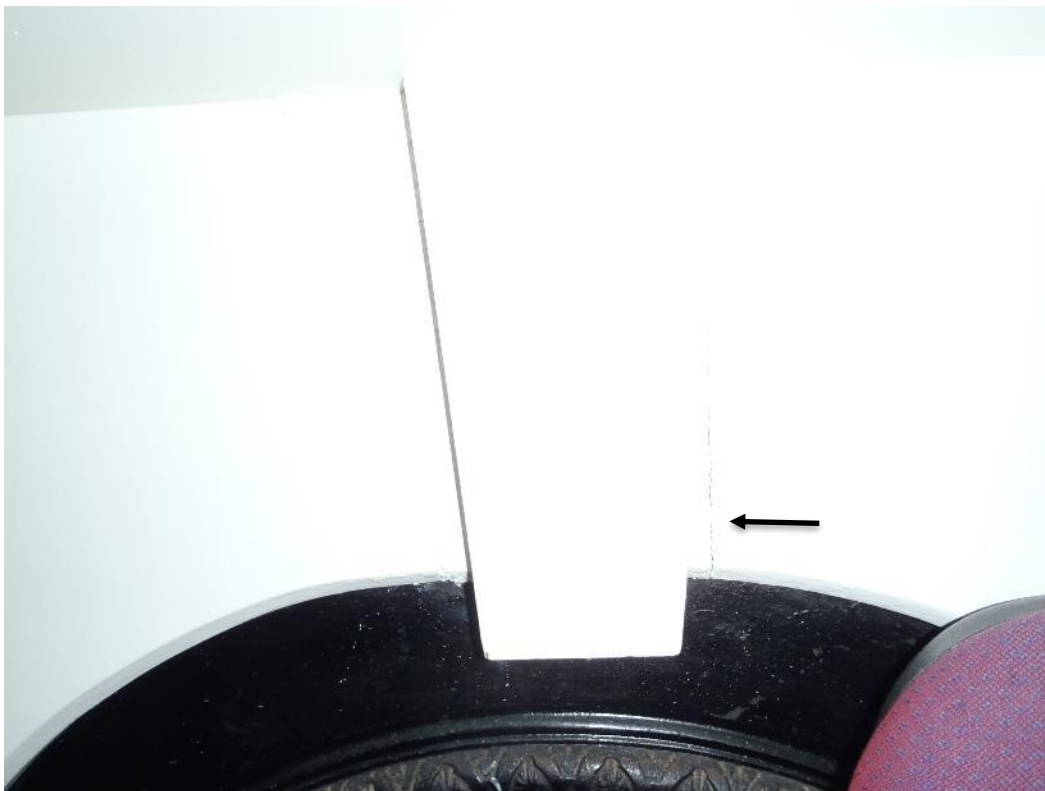
**Photograph 24** shows deterioration / flaking paint to the decorative profile plaster cornice outside Bedroom 2.



**Photograph 25** shows separation cracking to the mitre joint in the skirting adjacent to the hallway door opening along the *common party / separation* wall with the adjoining property, No. 37 Varna Street, Clovelly.



**Photograph 26** shows hairline radial cracking above the hallway door head.



**Photograph 27** shows vertical cracking to the fireplace mantle in Bedroom 2.





**Photograph 28** shows evidence of previous repairs to the surface coated rendered wall adjacent to the window in Bedroom 2.



**Photograph 29** shows separation cracking to the plasterboard ceiling lining and to the mitre joint in the cove profiled plaster cornice in the south-eastern corner of Bedroom 3.





**Photograph 30** shows separation cracking to the ceiling lining and to the mitre joint in the cornice adjacent to the wardrobe cupboard in Bedroom 3. **Note:** evidence of previous repairs to the plaster cornice.



**Photograph 31** shows vertical cracking to the tile grout on both sides above the door head in the Bathroom.

**Note:** separation cracking between the tiled wall surface and the cornice.



**Photograph 32** shows the general layout of the Bathroom.



**Photograph 33** shows deterioration / flaking paint to the surface coated cement rendered wall surface above the splashback tiles under the wall mounted clothes dryer in the Laundry.



**Photograph 34** shows staining to the ceiling lining in the Laundry.



**Photograph 35** shows separation cracking between the tiled wall surface and the cove profiled plaster cornice along the northern wall in the Shower Room.



**Photograph 36** shows separation cracking to the square set wall / ceiling junction at the entry bulkhead in the Kitchen.



**Photograph 37** shows step cracking extending from the bottom of the cupboard toward the external wall in the Kitchen.



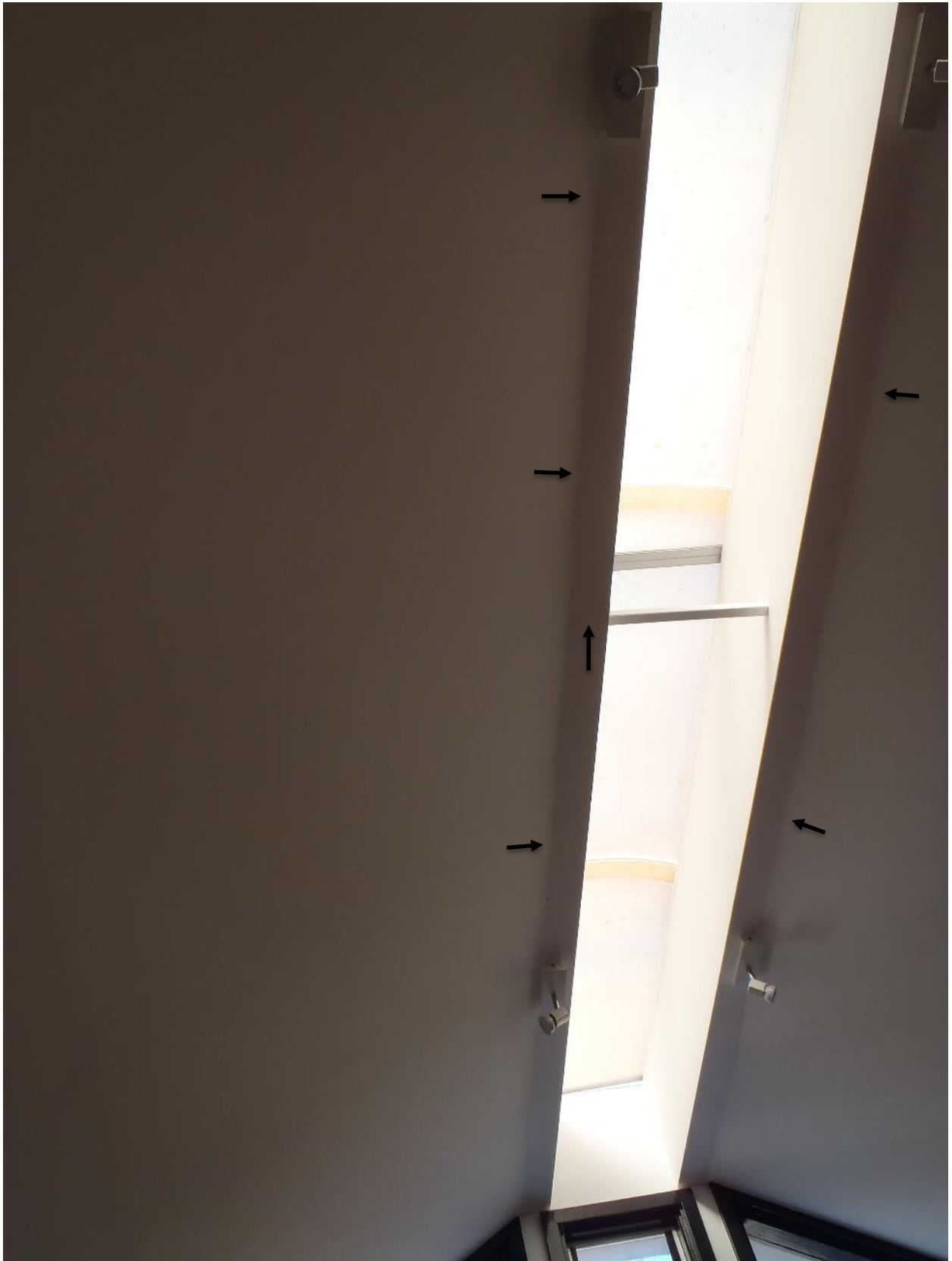
**Photograph 38** shows the general condition of the Kitchen.



**Photograph 39** shows the general condition of the Lounge Room.



**Photograph 40** shows separation cracking to the square set wall / ceiling junction extending from the gable end window in the south-western corner of the Lounge Room.



**Photograph 41** shows hairline separation cracking to the square set ceiling junction adjacent to the skylight in the Lounge Room.





**Photograph 42** shows separation cracking to the square set wall / ceiling junction extending from the gable end window in the south-eastern corner in the Lounge Room.

**Note:** We further noted horizontal cracking extending from the window head.