

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: No. 81 Clovelly Road, Randwick.
Property Owner/s: Mr. Kevin Hayes.
Report reference: **RANDWICK CITY COUNCIL**
Development Application No: not available
Date of assessment: 20th January 2017



Shows the front western elevation of the adjoining properties:
No. 79 and No.81 Clovelly Road, 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.

26th January 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. 81 Clovelly 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. 79 Clovelly Road, Randwick.

We confirm that we assessed the property at 10:00 am on the 20th January 2017, in the presence of the owner Mr. Kevin Hayes.

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 rear of the adjoining attached property (your client), No. 79 Clovelly Road, Randwick.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 81 Clovelly Road, Randwick.

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 1910 – 1920 and is supported on a combination of sandstone block and clay masonry brick footings.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 79 Clovelly Road, Randwick. 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 sandstone block footings.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with concrete roofing tiles. We noted that the rear flat section of roof is pre-finished 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 pre-finished sheet metal roofing to the rear flat section roof surfaces is in good condition and is securely fixed, in our opinion forming a weather resistant cover to the rear of the

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. 79 Clovelly Road, Randwick.

We noted that the original floor system is hardwood timber bearers and joists and strip timber flooring and that there is a sandstone block common party wall with the adjoining property, No. 79 Clovelly Road, Randwick that extends to floor level. We did not observe cracking in the clay brickwork below floor level in the sub floor area.

EXTERNAL

General

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

Front Western Elevation

We noted a timber framed carport structure with pre-finished corrugated profile sheet metal roofing. **[Photograph 2]**

We noted that the tiles to the front verandah were generally sound with some chips and the grout was complete. **[Photograph 3 & 4]**

We noted deterioration to the surface coating on the front verandah threshold step. **[Photograph 3]**

We noted a clay masonry brick common privacy wall with the adjoining property, No. 79 Clovelly Road, Randwick to the front verandah. **[Photograph 5]**

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

We noted a concrete driveway and entry path to the front of the residence. We further noted vegetation growth through the joins in the concrete path. **[Photograph 6]**

Southern Elevation

We noted significant vegetation growth through the paved side pathway of the residence. **[Photograph 7]**

We noted step cracking to the clay masonry brickwork and displaced mortar in the south-eastern corner. **[Photograph 8]**

We noted evidence of previous repairs adjacent to the roller shutter outside the study window. **[Photograph 9]**

We noted evidence of previous repairs under the roller shutter outside the study window.

[Photograph 10]

We noted displaced brickwork adjacent to the window head arch outside the Bedroom 3 / Store room window. **[Photograph 11]**

We noted general displacement of the mortar to the clay masonry brick wall surface.

[Photograph 12]

Rear Eastern Elevation

We noted that there is a timber post and rail *common* boundary fence wall with the adjoining property, No. 79 Clovelly Road, Randwick. **[Photograph 13]**

We noted vertical cracking [1mm - 3mm] extending above the rear door head toward the roof.

[Photograph 14]

We noted vegetation growth to the sandstone block rear steps. **[Photograph 15]**

We noted a disused toilet and laundry encompassing the *common* party / separation wall with the adjoining property, No. 79 Clovelly Road, Randwick. **[Photograph 16]**

We noted the rear of the property is paved with clay masonry pavers. **[Photograph 17]**

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 to the underside of the roofing tiles restricting access to the underside of the roofing tiles.

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

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

We noted that the timber ceiling joists are built into the *common party* / *separation* wall.

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.

Hallway

We noted that the hallway cement rendered walls were lined with wallpaper. We further noted general deterioration and staining to the wallpaper surface including along the *common* party / separation wall with the adjoining property, No. 79 Clovelly Road, Randwick. **[Photograph 18]**

We noted areas of mould growth and lifting / flaking wallpaper to the internal wall common with Bedroom 3 / Store. This, in our experience, is consistent with rising damp. **[Photograph 19]**
We further noted that this wall was opposite to the leaking disused shower. **[Photograph 20]**

Front Bedroom 1

We did not observe any cracking to the cement rendered wall surfaces or to the decorative plaster ceiling or to the mitred joints in the decorative plaster cornice. **[Photograph 21]**

We noted that the wall vent on the external southern wall was sealed over. **[Photograph 21]**

Bedroom 2

We noted radial cracking [$<1.0\text{mm}$] to the cement rendered wall surfaces on the western wall. **[Photograph 22]**

We noted that the wall vent on the external southern wall was sealed over. **[Photograph 23]**

We noted vertical cracking [$<1.0\text{mm}$] extending from the ceiling toward the window head. **[Photograph 23]**

We noted staining to the cement rendered wall surfaces in the south-eastern corner. **[Photograph 24]**

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

Bedroom 3 / Store Room

We noted a disused shower on the northern wall common with the hallway. We further noted that the shower was leaking and dripping water onto the timber flooring. **[Photograph 20]**

We noted flaking paint and staining to the to the cement rendered wall surfaces on the southern wall. We further noted that the wall vent on the external southern wall was sealed over **[Photograph 25]**

We noted flaking paint and staining to the to the cement rendered wall surfaces on the eastern wall. **[Photograph 26]**

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

Lounge Room

We noted areas of lifting / flaking paint to the internal wall common with Bedroom 3 / Store. This, in our experience, is consistent with rising damp. **[Photograph 27]**

We noted vertical and radial cracking [$<1.0\text{mm}$] to the cement rendered wall surfaces on the eastern wall extending to the door head. **[Photographs 28 & 29]**

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

Study / Store

We noted that the wall vent on the external southern wall was sealed over. **[Photograph 30]**

We noted vertical cracking [1.0mm – 3.0mm] extending from the ceiling toward the window head. **[Photograph 31]**

We noted radial cracking [$<1.0\text{mm}$] to the cement rendered wall surfaces on the western wall extending from the door head toward the ceiling. **[Photograph 32]**

We noted radial cracking [$<1.0\text{mm}$] to the cement rendered wall surfaces on the western wall extending toward the door head. **[Photograph 33]**

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

Kitchen

We noted that the Kitchen bench is located along the common party wall.

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.

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 34]**

We noted that the ceiling is raked following the underside of the roof purlins. We did not observe any cracking to the plasterboard ceiling or to the mitred joints in the cove profiled plaster cornice.

We noted vertical cracking [1.0mm – 3.0mm] extending from the ceiling toward the door head. **[Photograph 35]**

Bathroom

We noted flaking paint and mould growth to the to the cement rendered wall surfaces, plasterboard ceiling and cove profiled plaster cornices. **[Photographs 36, 37 and 38]**

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 dark ink, appearing to read 'M. Spindler', with a stylized, cursive script.

Mark Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 38 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows the general front elevation of the adjoining properties.



Photograph 2 shows the timber framed carport structure.



Photograph 3 shows deterioration to the surface coating on the front verandah threshold step.



Photograph 4 shows the general condition of the front verandah tiles.



Photograph 5 shows the clay masonry brick common privacy wall with the adjoining property, No. 79 Clovelly Road, Randwick.



Photograph 6 shows the general condition of the concrete driveway and entry path.



Photograph 7 shows the general condition of the paved side pathway of the residence.



Photograph 8 shows step cracking to the clay masonry brickwork and displaced mortar in the south-eastern corner.



Photograph 9 shows evidence of previous repairs adjacent to the roller shutter outside the study window.



Photograph 10 shows evidence of previous repairs under the roller shutter outside the study window.



Photograph 11 shows displaced brickwork adjacent to the window head arch outside the Bedroom 3 / Store room window.



Photograph 12 shows general displacement of the mortar to the clay masonry brick wall surface.



Photograph 13 shows the rear *common* boundary fence wall with the adjoining property, No. 79 Clovelly Road, Randwick.



Photograph 14 shows vertical cracking extending above the rear door head toward the roof.



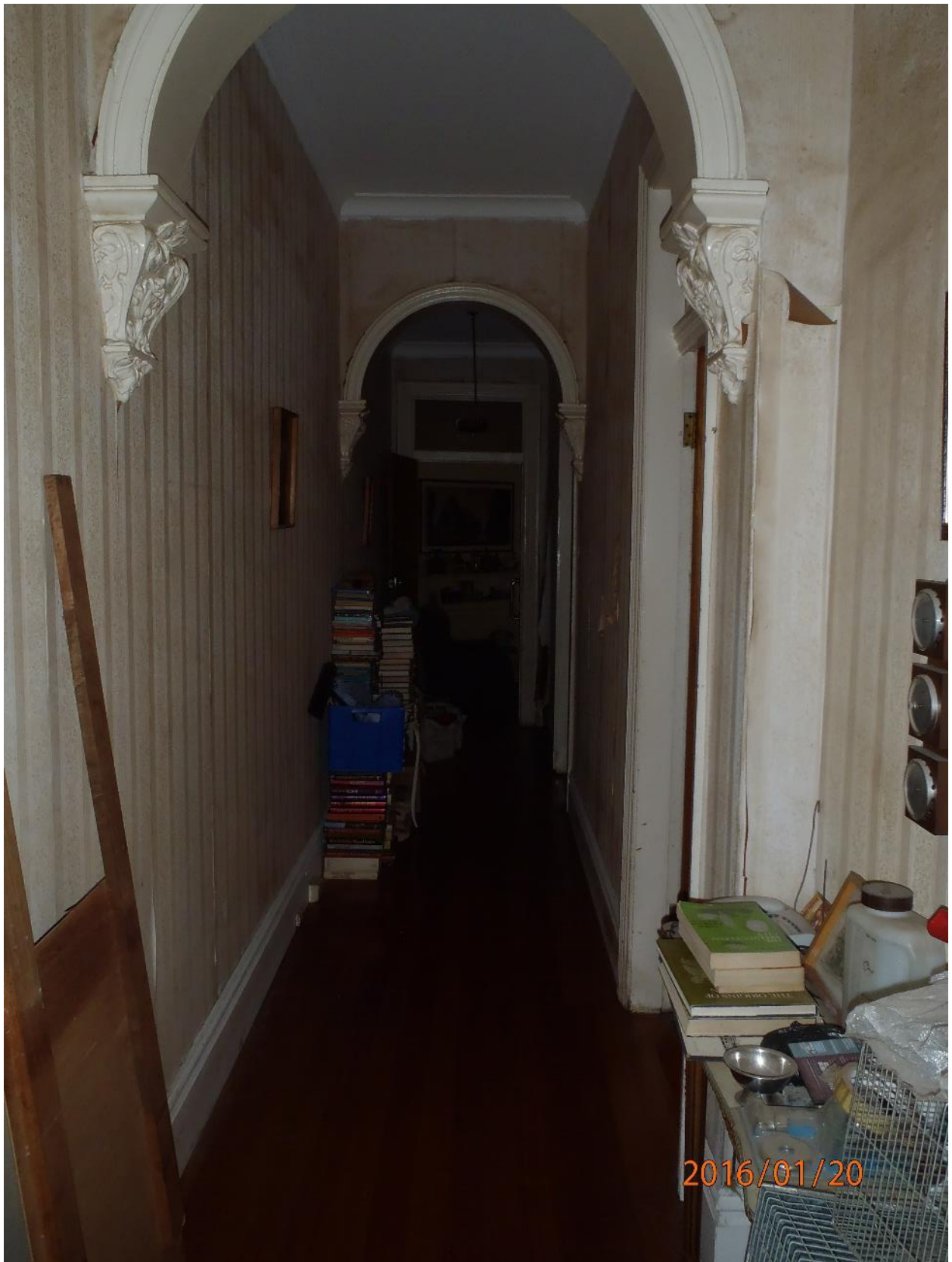
Photograph 15 shows vegetation growth to the sandstone block rear steps.



Photograph 16 shows the disused toilet and laundry encompassing the *common party / separation* wall with the adjoining property, No. 79 Clovelly Road, Randwick.



Photograph 17 shows the general condition of the rear of the property.



Photograph 18 shows the general condition of the hallway.



Photograph 19 shows areas of mould growth and lifting / flaking wallpaper to the internal wall common with Bedroom 3 / Store.



Photograph 20 shows the disused shower on the northern wall common with the hallway in Bedroom 3 / Store.



Photograph 21 shows the general condition of Bedroom 1 and the wall vent sealed over.



Photograph 22 shows radial cracking to the cement rendered wall surfaces on the western wall in Bedroom 2.



Photograph 23 shows the wall vent sealed over in Bedroom 2.



Photograph 24 shows staining to the cement rendered wall surfaces in the south-eastern corner of Bedroom 2.



Photograph 25 shows flaking paint and staining to the to the cement rendered wall surfaces on the southern wall and the sealed over wall vent in Bedroom 3.



Photograph 26 shows flaking paint and staining to the to the cement rendered wall surfaces on the eastern wall of Bedroom 3.



Photograph 27 shows lifting / flaking paint to the internal wall common with Bedroom 3 / Store in the Lounge Room.



Photograph 28 shows vertical and radial cracking to the cement rendered wall surfaces on the eastern wall extending to the door head in the Lounge Room.



Photograph 29 shows vertical and radial cracking to the cement rendered wall surfaces on the eastern wall extending to the door head in the Lounge Room.



Photograph 30 shows the wall vent on the external southern wall was sealed over in the Study / Store.



Photograph 31 shows vertical cracking extending from the ceiling toward the window head in the Study / Store.



Photograph 32 shows radial cracking to the cement rendered wall surfaces on the western wall extending from the door head toward the ceiling in the Study / Store.



Photograph 33 shows radial cracking to the cement rendered wall surfaces on the western wall extending from the door head toward the ceiling in the Study / Store.



Photograph 34 shows the general condition of the Kitchen.



Photograph 35 shows vertical cracking extending from the ceiling toward the door head in the Kitchen.



Photograph 36 shows flaking paint and mould growth to the to the cement rendered wall surfaces, plasterboard ceiling and cove profiled plaster cornices in the Bathroom.



Photograph 37 shows flaking paint and mould growth to the to the cement rendered wall surfaces, plasterboard ceiling and cove profiled plaster cornices in the Bathroom.



Photograph 38 shows flaking paint and mould growth to the to the cement rendered wall surfaces, plasterboard ceiling and cove profiled plaster cornices in the Bathroom.