

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: No.74 Simpson Street, Bondi Beach.
Property Owner/s: Mrs. Wendy Charell.
Report reference: **WAVERLEY COUNCIL**
Development Application No: not available
Date of assessment: 8th June 2017



Shows the front southern elevation of the adjoining properties:
No. 72 and No.74 Simpson Street, Bondi Beach

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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.

8th June 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. 74 Simpson Street, Bondi Beach.

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.72 Simpson Street, Bondi Beach.

We confirm that we assessed the property at 9:30 am on the 8th June 2017, in the presence of the owner Mrs. Wendy Charell and with the permission of the property Tenants.

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. 72 Simpson Street, Bondi Beach.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 74 Simpson Street, Bondi Beach, including the addition to the rear of the residence.

Observations and Notes Taken

The weather at the time of our assessment was overcast and raining.

General Description of the Property

It is situated on a sloping site that falls from rear to front and across the site from south to west with a south-westerly 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 clay masonry brick footings. The rear double storey addition is timber framed and clad construction with deep timber floor joists.

We noted that the *common* hipped and valley roof with dutch gable is a traditional cut and pitched timber structure with terra cotta roofing tiles. 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 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 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.

We are unable to determine the condition of or the weather tightness of the flashing between the south-western wall of rear addition and the sheet metal roof surface.

We are unable to determine the condition of or the weather tightness of the flashing between the north-western wall of rear addition and the sheet metal roof surface of the adjoining residence, No. 72 Simpson Street, Bondi Beach.

UNDER FLOOR

We are unable to provide comment on the type or the structural adequacy of the 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 south-western elevation

We noted cracking to the cement rendered front porch support wall. **[Photograph 2]**

We noted that the floor tiles to the front patio were generally sound with the grout complete. **[Photograph 2]**

We did not observe any recent cracking to the surface coated clay masonry brickwork of the common privacy wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 3]**

We further noted that the electrical meter board was located on the wall. **[Photograph 4]**

We noted separation cracking [$<1\text{mm}$] between the door jamb / window frame and the cement rendered wall around the window above the front entry door. **[Photograph 5]**

We noted that the front common boundary fence with the adjoining residence, No. 72 Simpson Street, Bondi Beach was of timber post and rail construction. **[Photograph 6]**

We noted that the floor tiles to the front patio were generally sound with the grout complete.

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

Side southern-eastern elevation

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

We noted staining to the soffit lining underside of the upstairs side balcony and Bedroom.

[Photograph 7]

We noted damage to the cement rendered surface and evidence of previous repairs above the Dining Room window head. **[Photograph 8]**

We noted separation gaps between the soffit lining and the timber mould outside the Dining Room window. **[Photograph 9]**

We noted cracking to the side concrete pathway of the residence. **[Photograph 10]**

We noted lichen and vegetation growth to the surface of the pavement and the external rendered wall surface of the residence. **[Photograph 10]**

We noted that the side balcony outside the upstairs bedroom was tiled with a timber balustrade and handrail. We further noted that the floor tiles to the balcony were generally sound with the grout complete. **[Photograph 11]**

Rear north-eastern elevation

We noted that the rear elevation has a tiled courtyard. **[Photograph 12]**

We noted that the side *common* boundary fence boundary fence with the adjoining residence, No. 72 Simpson Street, Bondi Beach was of timber post and rail construction. **[Photograph 13]**

We noted horizontal cracking [$<1\text{mm}$] to the cement rendered privacy wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 14]**

We noted cracking [$<1\text{mm}$] and evidence of previous repairs to the cement rendered wall above the Bathroom window. **[Photograph 15]**

We noted damage to the rear gutter system of the upstairs extension. **[Photograph 16]**

We noted deterioration to the timber window surrounds outside the sunroom. **[Photograph 17]**

We noted step cracking [$<1\text{mm}$] to the cement rendered wall outside the stairwell. We further noted deterioration to the timber barge. **[Photograph 18]**

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

We also noted there is a clay masonry brick *common party / separation* wall that 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.

Ground Floor

Entry

We noted a gap and separation cracking [1-3mm] beside the entry door architrave. **[Photograph 19]**

Hallway

We noted that the north-western wall is the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 20]**

We noted evidence of previous repairs to the decorative plaster cornice between the plaster ceiling rose and the hallway arch along the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 21]**

We noted horizontal and radial cracking through the hallway arch. **[Photograph 22]**

We noted separation cracking [<1mm] to the square set junction between the plaster ceiling and the wall outside Bedroom 2 on the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 23]**

We noted separation cracking [<1mm] to the square set junction around the bulkhead on the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 24]**

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

Front Bedroom 1

We noted hairline separation cracking to the square set wall / ceiling junction above the cupboard. **[Photograph 25]**

We noted evidence of previous repairs to the painted cement rendered wall adjacent to the cupboard. **[Photograph 26]**

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

We noted that the floor is finished with carpet.

Bedroom 2

We noted evidence of previous repairs to the cement rendered wall under the window and separation cracking [$<1\text{mm}$] to the wall / skirting junction. **[Photograph 27]**

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

We noted that the floor is finished with carpet.

Lounge Room

We noted that the south-eastern ceiling is built into a skylight. We further noted evidence of water leakage down the cement rendered wall. **[Photograph 28]**

We noted evidence of a previous repair of the rendered wall adjacent to the window. **[Photograph 29]**

We did not observe any cracking to the plaster ceiling or to the square set wall / ceiling junctions.

We noted that the floor is finished with carpet.

Dining

We noted a skylight built into the ceiling.

We noted hairline separation cracking [$<1\text{mm}$] to the wall / skirting junction along the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach. **[Photograph 30]**

We did not observe any cracking to the plaster wall lining, plaster ceiling or to the square set wall / ceiling junctions.

We noted that the floor is finished with carpet.

Kitchen

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 31]**

We did not observe any cracking to the plaster wall lining, plaster ceiling or to the square set wall / ceiling junctions.

Laundry

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

We did not observe any cracking to the plaster wall lining, plaster ceiling or to the square set wall / ceiling junctions.

Bathroom

We did not observe any recent cracking to the tiled surfaces and that the wall and floor tiles when randomly “tap” tested appeared to be sound. **[Photograph 33]**

We noted vertical cracking [$<1\text{mm}$] to the tile grout and separation cracking [$<1\text{mm}$] to the square set wall / ceiling junction in the western corner. **[Photograph 34]**

We noted separation cracking [$<1\text{mm}$] to the square set wall / ceiling junction along the south-western wall. **[Photograph 35]**

We noted separation cracking [$<1\text{mm}$] to the grout on the southern corner of the bath. **[Photograph 36]**

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

Entry and stairwell to upstairs

We noted that the floor is finished with ceramic tiles and that the wall and floor tiles when randomly “tap” tested appeared to be sound. **[Photograph 37]**

We noted a gap beside the Light switch adjacent to the under-stair cupboard door. **[Photograph 38]**

We did not observe any recent cracking to the plaster ceiling lining, plaster wall or to the cement rendered wall.

First Floor

Bedroom

We noted hairline vertical cracking [$<1\text{mm}$] above the balcony door head. **[Photograph 39]**

We noted separation cracking [$<1\text{mm}$] to the architrave mitre joint to the bottom of the window. **[Photograph 40]**

We did not observe any recent cracking to the plaster ceiling lining or to the cove profiled plaster cornice.

Bathroom

We did not observe any recent cracking to the tiled surfaces and that the wall and floor tiles when randomly “tap” tested appeared to be sound. **[Photograph 41]**

We noted vertical cracking [$<1\text{mm}$] to the tile grout and separation cracking [$<1\text{mm}$] between the timber mould cornice and the tiled wall surface in the western corner. **[Photograph 42]**

We noted separation cracking [$<1\text{mm}$] between the timber mould cornice and the tiled wall surface above the door opening. **[Photograph 43]**

We did not observe any cracking to the ceiling lining. We further noted a skylight built in to the ceiling.

Kitchen

We noted that the grout to the wall tiles is complete and that 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 44]

We noted separation cracking [$<1\text{mm}$] between the cove profiled cornice and the window head.

[Photograph 45]

We did not observe any cracking to the plaster wall lining, plaster ceiling or to the cove profiled plaster cornice.

We noted that the floor was finished with cork tiles.

Hallway

We noted staining to the plaster ceiling lining above the bathroom door opening. **[Photograph 46]**

We noted vertical cracking to the wall / wall junction and to the mitre joint in the cove profiled plaster cornice in the northern corner. **[Photograph 47]**

Lounge

We noted vertical cracking [$<1\text{mm}$] to the cement rendered wall in the western corner.

[Photograph 48]

We noted vertical cracking to the wall above the sliding door head to the sunroom. We further noted separation cracking around the door architrave. **[Photograph 49]**

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

We noted that the floor was finished with carpet.

Sunroom

We noted a skylight built in to the ceiling.

We noted horizontal cracking [$<1\text{mm}$] to the cement rendered wall adjacent to the sliding door.

[Photograph 50]

We noted vertical separation cracking [$<1\text{mm}$] between the wall and window architrave.

[Photograph 51]

We noted separation cracking around the timber mouldings adjacent to the window in the southern corner. **[Photograph 52]**

We noted separation cracking around the timber mouldings above the window in the eastern corner.

[Photograph 53]

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 flourish at the end.

Mark Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 53 inclusive

PHOTOGRAPHIC SURVEY



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



Photograph 2 shows the cracking to the cement rendered front porch support wall.



Photograph 3 shows the general condition of the front *common* privacy wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach



Photograph 4 shows the common privacy wall above the electrical meter board.



Photograph 5 shows separation cracking around the window above the front entry door.



Photograph 6 shows the front common boundary fence with the adjoining residence, No. 72 Simpson Street, Bondi Beach.



Photograph 7 shows staining to the soffit lining underside of the upstairs side balcony and Bedroom.



Photograph 8 shows damage to the cement rendered surface and evidence of previous repairs above the Dining Room window head.



Photograph 9 shows separation gaps between the soffit lining and the timber mould outside the Dining Room window.



Photograph 10 shows cracking to the side concrete pathway of the residence, lichen and vegetation growth.



Photograph 11 shows the general condition of the side balcony.



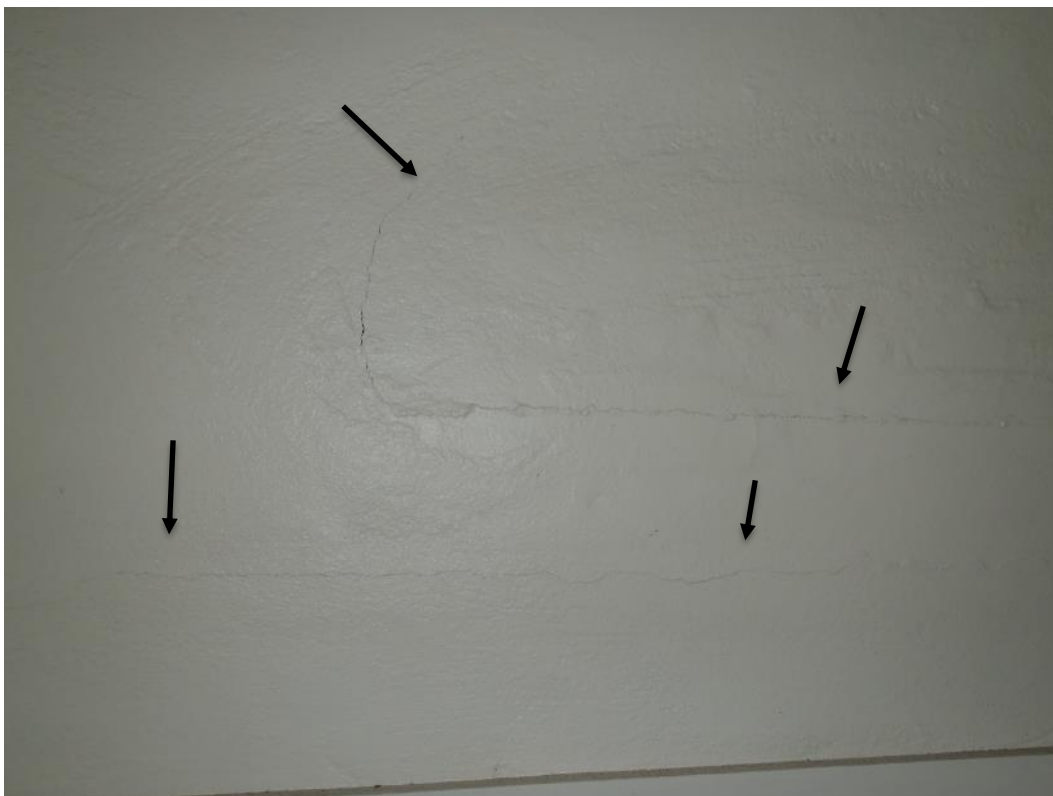
Photograph 12 shows the general condition of the rear elevation.



Photograph 13 shows the general condition of the rear *common* boundary fence boundary fence with the adjoining residence, No. 72 Simpson Street, Bondi Beach



Photograph 14 shows horizontal cracking to the cement rendered privacy wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach.



Photograph 15 shows cracking and evidence of previous repairs to the cement rendered wall above the Bathroom window.



Photograph 16 shows damage to the rear gutter system of the upstairs extension.



Photograph 17 shows deterioration to the timber window surrounds outside the sunroom.



Photograph 18 shows step cracking to the cement rendered wall outside the stairwell and deterioration to the timber barge.



Photograph 19 shows gaps and separation cracking beside the entry door architrave.



Photograph 20 shows the general condition of the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach.



Photograph 21 shows evidence of previous repairs to the decorative plaster cornice between the plaster ceiling rose and the hallway arch along the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach.



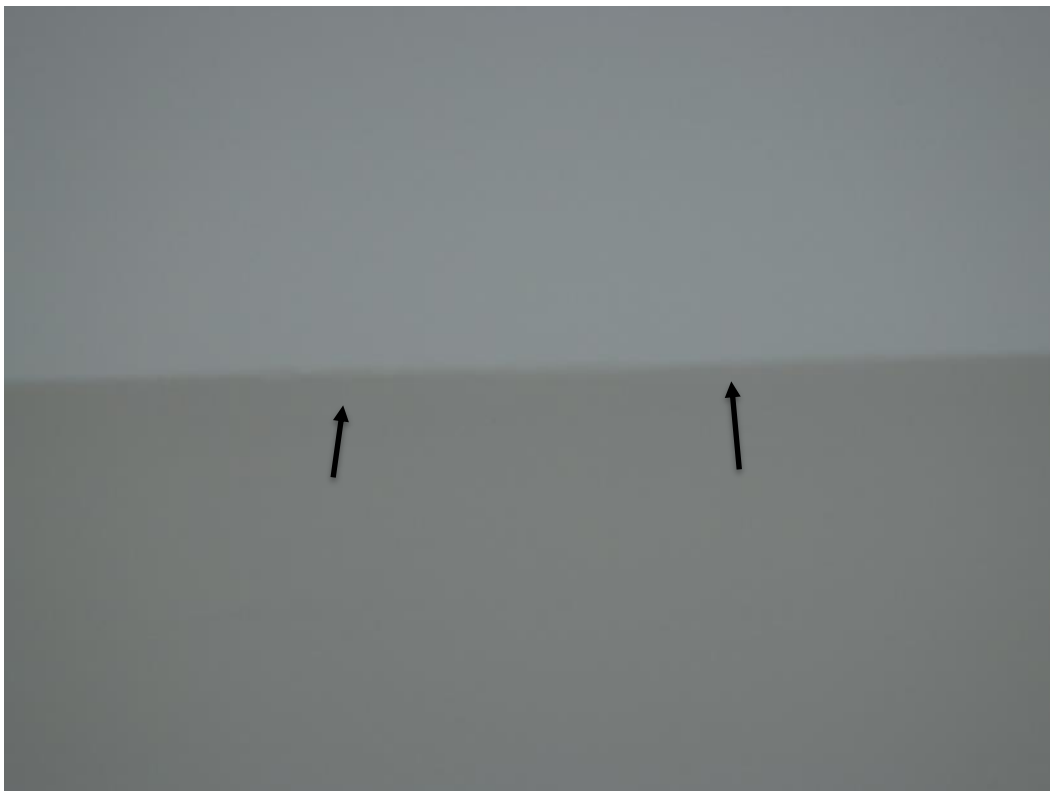
Photograph 22 shows horizontal and radial cracking through the hallway arch.



Photograph 23 shows separation cracking the square set junction between the plaster ceiling and the wall outside Bedroom 2 on the *common party / separation* wall with the adjoining residence 72 Simpson Street, Bondi Beach



Photograph 24 shows separation cracking to the square set junction around the bulkhead on the *common party / separation* wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach.



Photograph 25 shows hairline separation cracking to the square set wall / ceiling junction above the cupboard in the front Bedroom 1.



Photograph 26 shows evidence of previous repairs to the painted cement rendered wall adjacent to the cupboard in the front Bedroom 1.



Photograph 27 shows evidence of previous repairs to the cement rendered wall under the window and separation cracking to the wall / skirting junction in Bedroom 2.



Photograph 28 shows evidence of water leakage down the cement rendered wall from the skylight in the Lounge Room.



Photograph 29 shows evidence of a previous repair of the rendered wall adjacent to the window in the Lounge Room.



Photograph 30 shows hairline separation cracking to the wall / skirting junction along the common party / separation wall with the adjoining residence, No. 72 Simpson Street, Bondi Beach.



Photograph 31 shows the general condition of the Kitchen.



Photograph 32 shows the general condition of the Laundry.



Photograph 33 shows the general condition of the Bathroom.



Photograph 34 shows vertical cracking to the tile grout and separation cracking to the square set wall / ceiling junction in the western corner in the Bathroom.



Photograph 35 shows separation cracking to the square set wall / ceiling junction along the south-western wall in the Bathroom.



Photograph 36 shows separation cracking to the grout on the southern corner of the bath.



Photograph 37 shows the general condition of the side entry to the upstairs stairwell.



Photograph 38 shows a gap beside the Light switch adjacent to the under stair cupboard door.



Photograph 39 shows hairline vertical cracking above the balcony door head in the upstairs Bedroom.



Photograph 40 shows separation cracking to the architrave mitre joint to the bottom of the window in the upstairs Bedroom.



Photograph 41 shows the general condition of the upstairs Bathroom.



Photograph 42 shows vertical cracking to the tile grout and separation cracking between the timber mould cornice and the tiled wall surface in the western corner of the upstairs Bathroom.



Photograph 43 shows separation cracking between the timber mould cornice and the tiled wall surface above the door opening of the upstairs Bathroom.



Photograph 44 shows the general condition of the upstairs Kitchen.



Photograph 45 shows separation cracking between the cove profiled cornice and the window head in the upstairs Kitchen



Photograph 46 shows staining to the plaster ceiling lining above the upstairs bathroom door opening.



Photograph 47 shows vertical cracking to the wall / wall junction and to the mitre joint in the cove profiled plaster cornice in the northern corner of the upstairs hallway.



Photograph 48 shows vertical cracking to the cement rendered wall in the western corner of the upstairs Lounge Room.



Photograph 49 shows vertical cracking to the wall above the sliding door head to the Sunroom and separation cracking around the door architrave.



Photograph 50 shows horizontal cracking to the cement rendered wall adjacent to the sliding door in the upstairs Sunroom.



Photograph 51 shows vertical separation cracking between the wall and window architrave in the upstairs Sunroom.



Photograph 52 shows separation cracking around the timber mouldings adjacent to the window in the southern corner of the Sunroom.



Photograph 53 shows separation cracking around the timber mouldings above the window in the eastern corner of the Sunroom.