



JONSPIN

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Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited

Job address: 14d Dudley Street, Randwick NSW 2034

Property Owner/s: Unknown

Report reference: Site assessment of the *common* south western and south eastern boundaries with the adjoining property: No. 14e Dudley Street, Randwick

Date of assessment: 27th April 2016



Shows the eastern elevation of this property as viewed from Dudley Street

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.



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4 May 2016

The Compliance Team Leader,
Cape Cod Australia Pty. Limited,
PO Box 2002,
NORTH PARRAMATTA. NSW 1750

Attention: Mr. Scott Morrell

Dear Sir,

Re: Dilapidation Report of the “common south western and south eastern boundaries” with No. 14d Dudley Street, Randwick

We refer to your emailed instructions in which you requested us to inspect and to prepare a photographic dilapidation report on the condition of *common* south western and south eastern boundaries between **No. 14e Dudley Street, Randwick** with the adjoining property; **No. 14d Dudley Street, Randwick** [your client].

We confirm that we attended the property at 9.00am on the 27th April 2016.

The weather at the time of our assessment was dry.

We confirm that our assessment was carried out without benefit of construction documents for this property, No. 14e Dudley Street, Randwick.

General Description of the Property

We noted that this property is a double storey concrete framed structure containing residential units with a surface coated cement rendered finish to the outside of the building.

We also noted that the entrance to this property is located on a corner site and is bounded on two sides by roadways that are subject to heavy traffic movement.

We noted that the property is located within one kilometre [1km] of open sea and from our experience this would be classified as an aggressive environment for building elements.

We observed that this property, No. 14e Dudley Street, Randwick is located on the uphill side of No. 14d Dudley Street, Randwick [your client].

We confirm that we did not access the property but made our following observations from No. 14d Dudley Street [your client].

SITE ASSESSMENT - No. 14e Dudley Street

The sole purpose of this report is to identify existing visible defects to the property abutting the *common* south western and south eastern boundaries between the properties and to produce a photographic report of our findings.

An extensive site assessment was carried out so as to assess the condition of the *common* south western and south eastern boundaries prior to proposed excavation works being undertaken

approximately 300mm from the *common* south western and south eastern boundaries for the purpose of construction of a suspended timber framed deck including a 230mm thick brick retaining wall for construction of suspended timber framed deck including a 230mm thick brick retaining wall for your client.

We understand that the excavation works are to provide a level platform under the proposed timber deck and that the excavations will be to an average depth of approximately 1.0m. We further understand that excavation will be required for the engineered designed footings that are to support the nominal 1.0m high x 230mm thick brick retaining wall.

Common South Eastern Boundary

We observed that this *common* boundary is the south eastern boundary of your Client's property; No. 14d Dudley Street and measures in length a nominal 17.0m. **[Photograph 1]**

We noted that there is coloured stencil patterned concrete driveway that is located on the south eastern corner of this property, No. 14e Dudley Street that provided access to a Garage for the residential units. We noted that the Garage is excavated into the site a nominal 3.0m and is constructed of concrete blockwork with a concrete roof slab. **[Photograph 2]**

Concrete Block Retaining Wall

Due to concealment by the blockwork we are unable to determine the type of or the condition of any waterproofing to the rear face of the wall or the condition of any drainage that may be provided to the base of the wall.

We noted that the concrete block retaining wall is a nominal 450mm from the *common* boundary with No. 14d Dudley Street [your client] and steps down following the slope of the site. **[Photograph 3]**

We did not observe and noticeable cracking the blockwork. **[Photographs 4 and 5]**

We noted discolouring of the blockwork due to weathering and surface water runoff. **[Photograph 5]**

We noted that the slope of the ground between the retaining wall and the *common* boundary is retained by treated softwood sleepers that form steps to the slope. **[Photograph 3]**

We further noted that there are large shrubs growing between the retaining wall and the *common* boundary fence. **[Photograph 3]**

Stencil Pattern Driveway

We noted that there is aging and general deterioration [wearing] of the surface coating to the stencil pattern concrete driveway. We also noted staining of the concrete pavement adjacent to the base of the retaining wall. **[Photograph 6]**

We did not observe and noticeable cracking the driveway pavement.

Boundary Fencing

We noted that there is a nominal 1.8m high timber paling fence extending the full length of the *common* boundary. We noted that the fence is located a nominal 450mm from the concrete block retaining wall. **[Photograph 3]**

We noted that the fence is constructed with treated softwood posts, treated softwood bottom and top rails and treated softwood palings. We noted that the posts are spaced at a nominal 2.4m - 2.7m centres.

We also noted that there are a number of displaced palings to the fence and sagging of the rails. **[Photograph 3]**

Common South Western Boundary

We observed that this *common* boundary is the rear boundary of your Client's property; No. 14d Dudley Street and measures in length a nominal 19.0m. **[Photograph 7]**

Boundary Fencing

We confirm that that we are not qualified Surveyors and as such we are unable to confirm that the boundary fencing is accurately set out on the surveyed boundary between the properties.

We noted that there is a nominal 1.8m high timber paling fence extending the full length of the *common* boundary. We noted that the fence is located a nominal 3.0m from the north eastern wall of this property, No14e Dudley Street. **[Photograph 7]**

We noted that the fence is constructed with treated softwood posts, treated softwood bottom and top rails and treated softwood palings. We noted that the posts are spaced at a nominal 2.4m - 2.7m centres.

We also noted that there are a number of displaced palings to the south eastern end of the fence and sagging of the rails. **[Photograph 8]**

We further noted that the north western end or approximately 50% of the fence appears to be replaced. We also noted that there are two [2] panels of treated pine lattice that increases the height of the fence. **[Photograph 9]**

Garden Bed Abutting the Common Boundary Fence

We noted that there is a nominal 750mm wide garden bed consisting of shrubs abutting the paling fence extending for the full length of the *common* boundary. Due to concealment by the paling fence and the denseness of the shrubbery, we were unable to determine the method of retaining the garden bed.

Notwithstanding this, we noted that there are random sized concrete pieces supporting the base of the paling fence towards the north western end of the boundary on your Clients side of the boundary. **[Photograph 10]**

South Eastern Unit

We confirm that we did not access the property but observed the property from No. 14d Dudley Street [your client].

We noted that the area between the garden bed and the wall of the unit is a grassed lawn area. We further noted that the eastern corner of the property is a quarry tiled balcony area located over the concrete slab to the Garage. **[Photographs 11, 12 and 13]**

We did not observe any recent cracking to the quarry tiles. We noted that the grout to the tiles is generally complete and noted that there is a drainage point provided in the tiles. Due to concealment by the tiles we are unable to comment on the system of waterproofing or the condition of any waterproofing that may be under the tiles. **[Photographs 12, 13 and 14]**

North Western unit

We confirm that we did not access the property but observed the property from No. 14d Dudley Street [your client].

We noted that the area between the garden bed and the wall of the unit is tiled. We are unable to provide comment as to the depth or condition of the substrate to the tiles. We did not observe any recent cracking to the tiles and noted that the grout to the tiles is generally complete. **[Photograph 15]**

Trusting these observations and information is of assistance in the matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Spindler', is written over a light blue rectangular background.

John Spindler,

for and behalf of

JONSPIN Building Services Pty. Ltd.

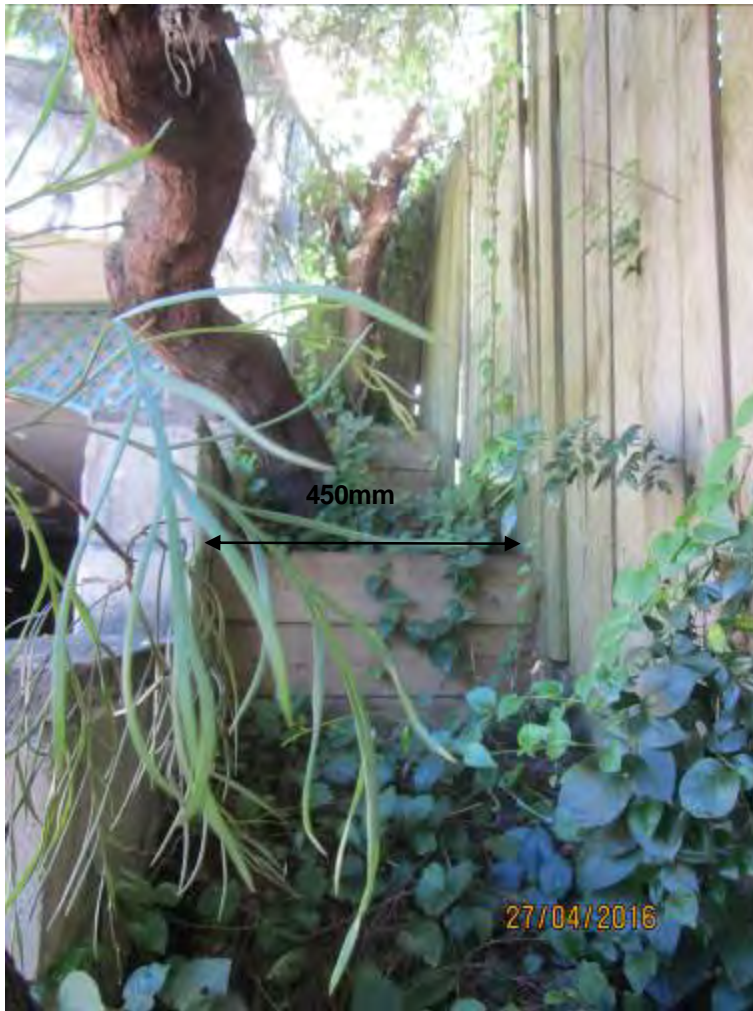
Attached: Photographic Survey – Photographs 1 - 15 inclusive



Photograph 1 shows the south eastern boundary between No. 14d and No. 14e Dudley Street, Randwick



Photograph 2 shows the concrete driveway pavement and entry into the Garage



Photograph 3 shows the slope of the ground between the retaining wall and the *common boundary* – Note: treated pine sleepers and large shrubs growing into the space



Photograph 4 shows the condition of the concrete block retaining wall in the Garage abutting the *common boundary* between the properties



Photograph 5 shows the condition of the concrete block retaining wall abutting the common southeast boundary between the properties – Note: staining to the face of the concrete blocks and to the driveway pavement



Photograph 6 shows the condition of the stencil patterned concrete driveway pavement



Photograph 7 shows the condition of the palling fence to the *common south western boundary* viewed towards the northwest – Note: slope of the site away from the base of the fence



Photograph 8 shows the condition of the fencing to the south eastern end of the *common boundary fence*



Photograph 9 shows the extent of the section of replaced palings to the north western end of the *common* boundary fence – Note: Lattice increasing the height of the fence



Photograph 10 shows concrete pieces supporting the base of the garden bed towards the northwest end of the *common* boundary



Photograph 11 shows the lawned area between the garden bed and wall of the south eastern unit



Photograph 12 shows the lawned area and garden bed shrubbery abutting the *common* south western boundary



Photograph 13 shows the quarry tiled balcony deck over the Garage roof area



Photograph 14 shows the condition of the quarry tiles to the deck to the south eastern unit – Note: deck is the concrete slab roof to the Garage



Photograph 15 shows the tiled area between the wall and the garden bed to the north western unit