

**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: jonspin@bigpond.com.au

## Dilapidation Assessment Report

Prepared for: **Cape Cod Australia Pty. Limited**

Job address: 34 Park Parade, BONDI NSW 2026.

Property Owner/s: Mr. Shane Landon.

Report reference: **WAVERLY COUNCIL**  
Development Application No: not available

Date of assessment: 19<sup>th</sup> May 2016



Shows the front western elevation of the adjoining properties:  
No.34 & No.35 Park Parade, BONDI.

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.

20 May 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 - No. 34 Park Parade, BONDI.**

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. 34 Park Parade, BONDI.**

We confirm that we assessed the property at 1:00 pm on the 19<sup>th</sup> May 2016, with the permission of and the presence of the property Owner, Mr. Shane Landon.

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.

### **SITE ASSESSMENT**

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 a first floor addition to the adjoining attached property (your client); **No. 35 Park Parade, BONDI.**

We confirm that our assessment was carried out without benefit of construction documents for this residence; **No. 34 Park Parade, BONDI.**

### **OBSERVATIONS**

The weather at the time of our assessment was fine.

#### General Description of the Property

It is situated on a relatively level site with a westerly facing frontal aspect.

We noted that the semi-detached single storey full brick / brick cavity residence is approximately circa 1920 -1930 and is constructed on sandstone block footings with a suspended timber floor system. The rear addition is a concrete slab on ground. We noted that the external walls are surface coated clay masonry brickwork to the front original residence with the rear addition being weatherboard cladding. We noted that the internal walls are painted cement render.

We noted that there is a masonry brick *common / separating* wall with the adjoining property from ground level that terminates at ceiling joist level and does NOT continue in the roof space. The *common* roof of the property is a traditional cut and pitched hipped and valley timber structure with terra cotta roof tiles.

We were also advised that all wet areas and the kitchen were recently renovated prior to the current owner purchasing the property circa 2015.

We noted that there is displacement of the front boundary fence. **[Photograph 1]**

We noted that there is general movement driveway pavement. **[Photograph 2]**

## **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 *common* pitched roof are generally interlinked and securely bedded. We noted that the pointing to the hip and ridge tiles is generally intact and that the roof appears to be weather resistant.

We noted displacement and general deterioration of the structure and surface coating timber fascia board and soffit lining to the front verandah **[Photograph 4 and 5]**

We noted ageing and general deterioration of the surface coating to the timber fascia board of the rear patio skillion roof **[Photograph 6]**

## **UNDER FLOOR**

Due to access not being '*readily or reasonably*' available, we did not access the under floor area.

We noted that there is minimal ground clearance to the structural floor timbers.

We are unable to comment on the structural adequacy of the footings to the *common party / separation* wall.

## **EXTERNAL**

### **General**

We observed that the external walls of the residence are constructed of surface coated clay masonry brickwork. We noted that there is some cracking and displacement of the brickwork to the front [western] elevation and the side [northern] of the residence.

### **Front Western Elevation**

We noted that the south western corner of the front verandah abuts the *common boundary* between the properties.

We noted that there is some settling of the brickwork and previous repairs to the bottom right hand side of the wall vent. **[Photograph 4]**

We noted that the tiles to the entry / verandah were generally in good condition. **[Photograph 3]**

#### Northern Elevation

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the right hand side of the Lounge room window head towards the gutter. **[Photograph 8]**

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the left hand side of the Lounge room window head to the bottom right of the wall vent. **[Photograph 8]**

We also noted that there is a vertical crack to the Lounge room window head brickwork. **[Photograph 8]**

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the left hand side of the Bathroom window head towards the gutter. **[Photograph 9]**

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the bottom right hand side of the wall vent between the lounge room and the bathroom **[Photograph 10]**

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the centre of the Bedroom 2 window head towards the gutter. **[Photograph 11]**

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the right hand side of the Bedroom 2 window head towards the bottom left of the wall vent. **[Photograph 11]**

We noted that there is general deterioration [fretting] of the lime mortar to the brickwork on the front western corner of the premises abutting the downpipe. **[Photograph 12]**

We noted that there is a stepped crack [1.0mm - <3.0mm] and evidence of previous repair to the brickwork extending from the centre of the electrical meter box towards the gutter. **[Photograph 13]**

We noted that there is a gap in the mortar above the flashing of the electrical meter box. **[Photograph 13]**

#### Rear Eastern Elevation

We did not observe any noticeable defects to the weatherboard lining to the rear of the premises. **[Photograph 14]**

We noted that there is damage to the common boundary fence between No.34 and No.35. **[Photograph 15]**

### 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 noted synthetic mineral fibre [polyester] batt insulation overall the ceiling area.

We observed that the *common* roof structure to the properties is of traditional cut and pitched timber construction. We noted that the clay brick *common party / separation* wall **does not** extend to the underside of the rafters and that the *common* ridge to the roof surfaces is located over the *common party / separation* wall. **[Photograph 16]**

We noted that there is a ducted air conditioning system installed in the roof space. **[Photograph 16]**

We noted that the roof space to the front western end (entered via the ceiling access point) is lined with a proprietary sound reduction material to provide an attic area. In this section of the roof space the rafters are concealed and there is sheet particleboard flooring concealing the timber ceiling joists. **[Photograph 17]**

We noted that the roof and ceiling timbers that are accessible are generally in good condition and in our opinion it is reasonable to suggest that the roof and ceiling frame timbers have performed adequately over the life of the property as there was no indication that the roof or ceiling has significant deflection.

## **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 / Hallway

We noted that the southern wall of the Entry / Hallway is the *common party / separation* wall with the adjoining property: No. 35 Park Parade.

We did not observe any **recent** noticeable cracking to the surface coated cement rendered *common party / separation* wall. **[Photograph 23]**

We noted some hairline cracking to the plaster cornice adjacent to the manhole / attic access **[Photographs 24, 25 and 26]**

#### Front Bedroom 1

We noted a hairline crack [ $<1.0\text{mm}$ ] adjacent to the ducted air conditioning vent in the south western corner. [**Photograph 18**]

We noted a hairline crack [ $<1.0\text{mm}$ ] to the decorative cornice adjacent to the alarm controller. [**Photograph 19**]

We noted a hairline horizontal crack [ $<1.0\text{mm}$ ] to the western cement rendered wall in Bedroom 1. [**Photograph 20**]

We noted a hairline separation crack [ $<1.0\text{mm}$ ] to the cornice in Bedroom 1. [**Photograph 21**]

We noted hairline radial cracking [ $<1.0\text{mm}$ ] to the decorative cornice on the eastern side of Bedroom 1. [**Photograph 22**]

#### Bedroom 2

We noted a hairline separation crack [ $<1.0\text{mm}$ ] at the wall cornice junction to the western wall of Bedroom 2. [**Photograph 27**]

#### Bathroom

We noted a previous repair to the plaster ceiling adjacent to the combination fan/heater/light. [**Photograph 28**]

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 observe minor displacement of the tile grout in the Bathroom adjacent to the door jamb. [**Photograph 29**]

#### Lounge Room

We did observe general cracking to the fireplace and brick chimney located on the eastern wall of the lounge room [**Photograph unavailable**]

We noted a previous repair to the wall below left of the western window to the western end of the lounge room. [**Photograph 30**]

We noted a previous repair to the western wall of the lounge room. [**Photograph 31**]

#### Dining room / Kitchen

We did not observe any recent noticeable cracking to the wall surfaces and noted that the kitchen area had been renovated.

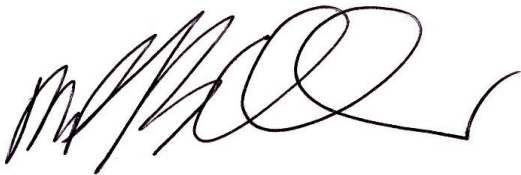
**Opinion**

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,

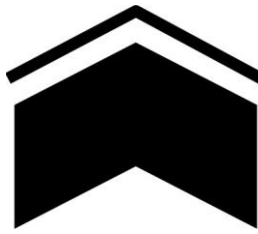


**Mark Spindler,**

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

Attached: Photographic Survey - Photographs 1 - 31 inclusive





**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028

A.B.N. 90 083 226 028

Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

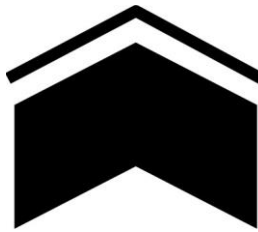


**Photograph 1** shows the condition of the front boundary fence, Note: displacement.



**Photograph 2** shows displacement of the driveway pavement





**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028

A.B.N. 90 083 226 028

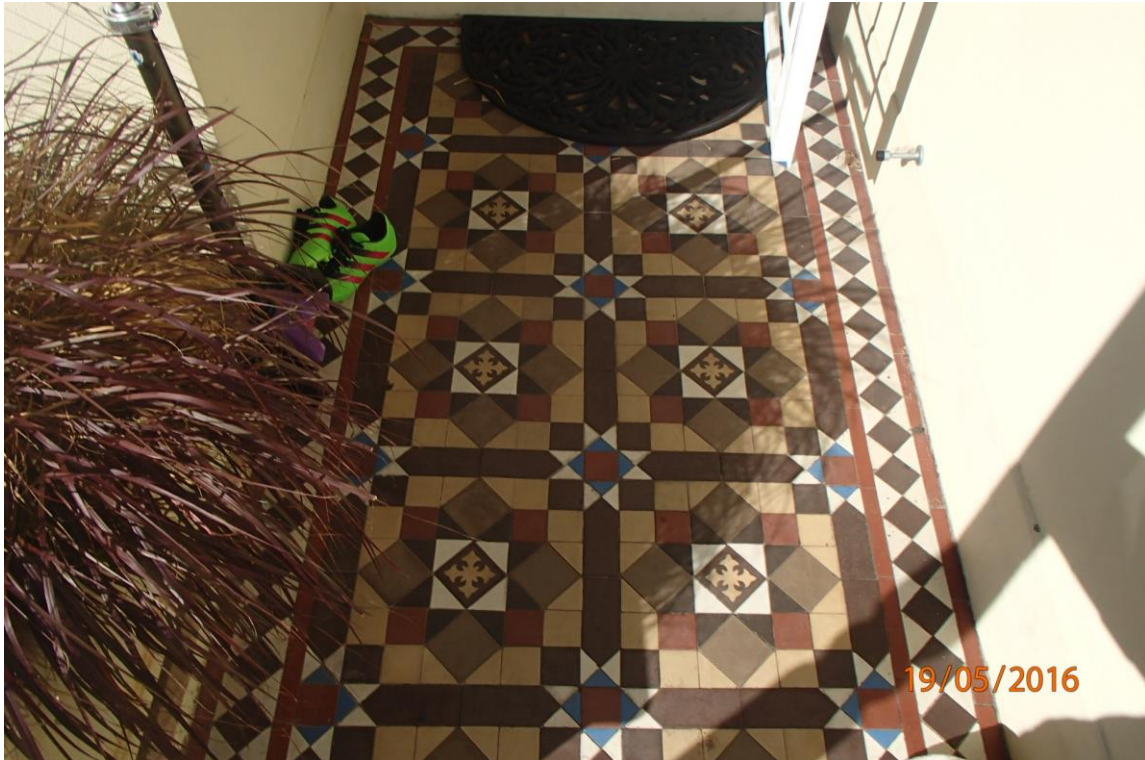
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

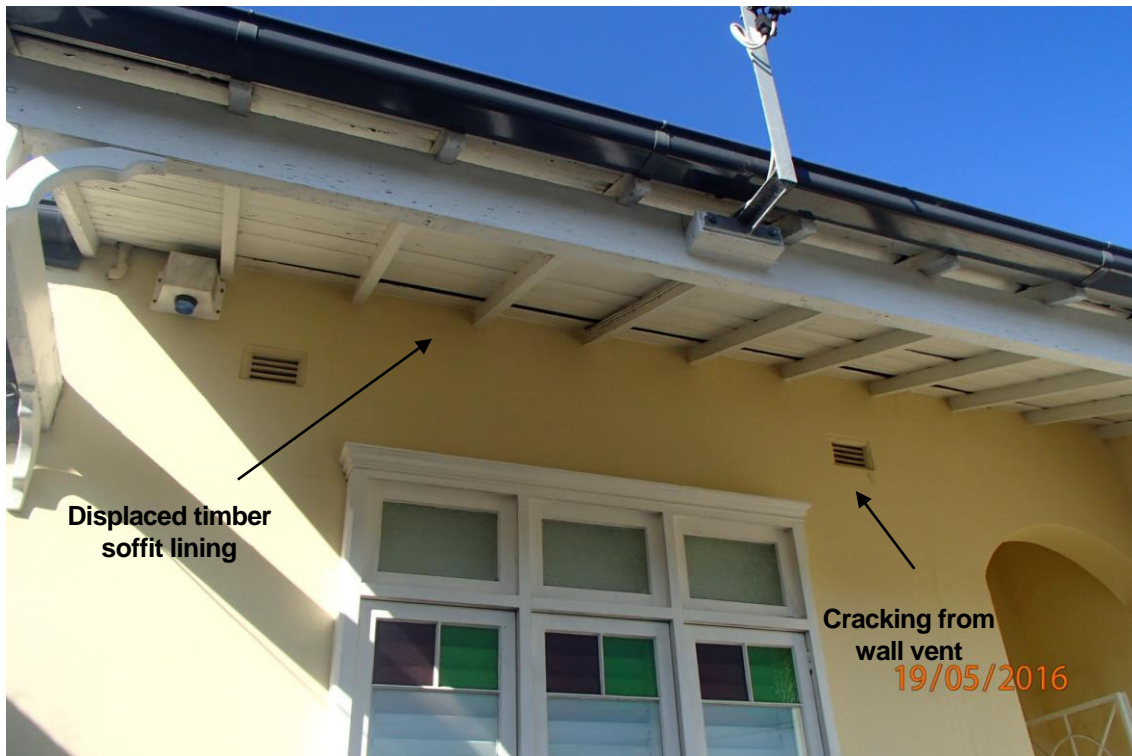
Telephone: 0242574770

Mobile No: 0418 471 343

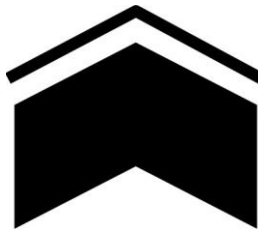
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)



**Photograph 3** shows the general condition of the entry tiles.



**Photograph 4** shows the general condition of the timber fascia board and soffit lining to the front verandah.



**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

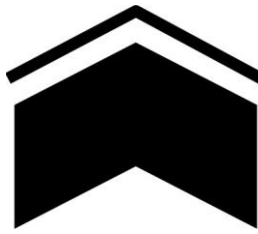


**Photograph 5** shows the general condition of the timber fascia board and soffit lining to the front verandah (Western edge)



**Photograph 6** shows the condition of the surface coating of the timber fascia board weatherboard cladding (eastern elevation).





**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

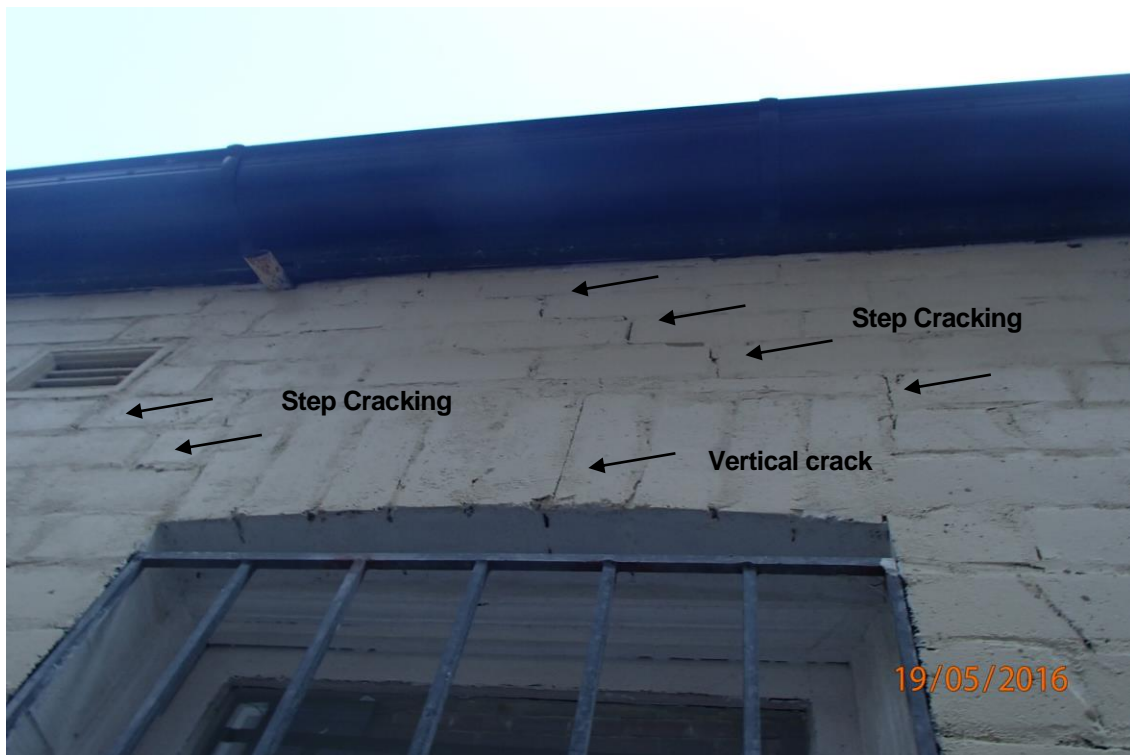
Telephone: 0242574770

Mobile No: 0418 471 343

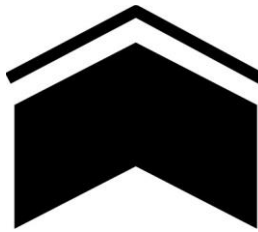
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)



**Photograph 7** shows the general condition of the entry tiles.



**Photograph 8** shows stepped cracking and previous repairs to the brickwork above the Lounge room window.



**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028

A.B.N. 90 083 226 028

Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

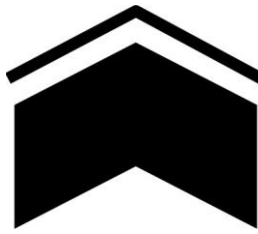


**Photograph 9** shows stepped cracking and previous repairs to the brickwork and displaced mortar to the top left hand of the Bathroom window.



**Photograph 10** shows stepped cracking and previous repairs to the brickwork on the bottom right hand side of the wall vent between the lounge room and the bathroom.





**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028

A.B.N. 90 083 226 028

Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

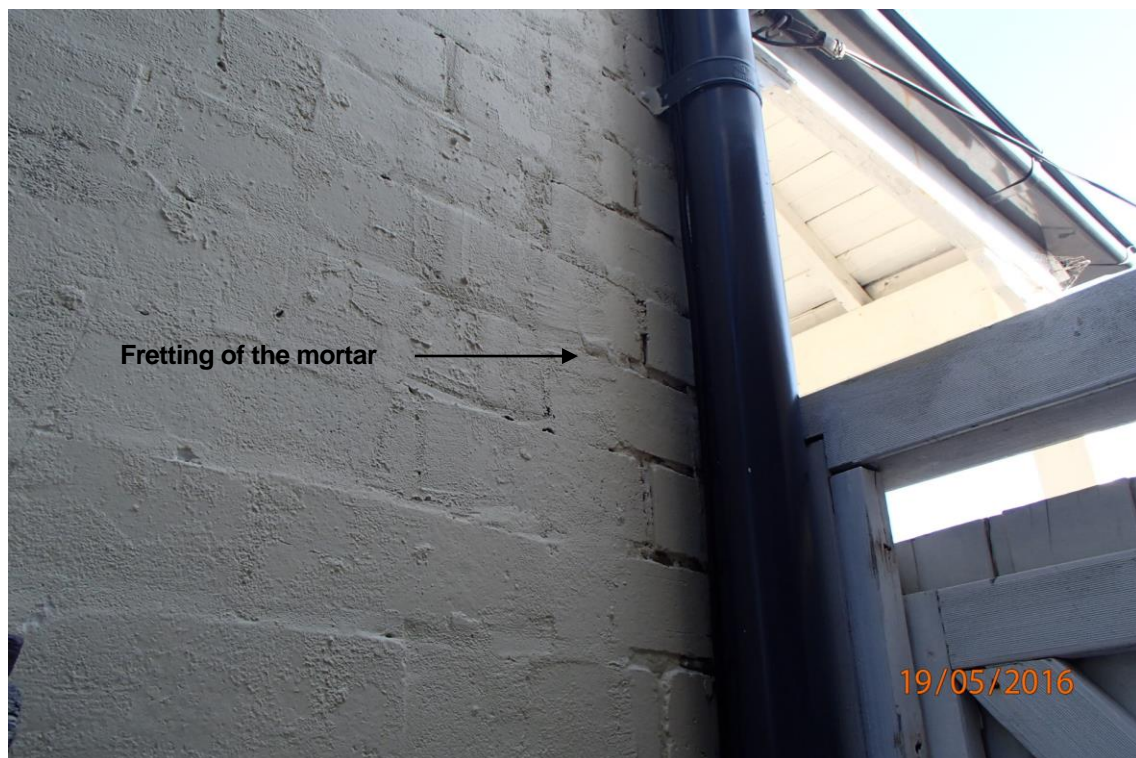
Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

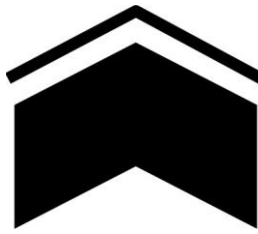


**Photograph 11** shows a stepped crack and previous repairs to the brickwork to the brickwork extending from the centre of the Bedroom 2 window head towards the gutter and up towards the wall vent..



**Photograph 12** shows general deterioration [fretting] of the lime mortar to the brickwork on the front western corner of the premises abutting the downpipe.





**JONSPIN**

Building Services Pty. Ltd.

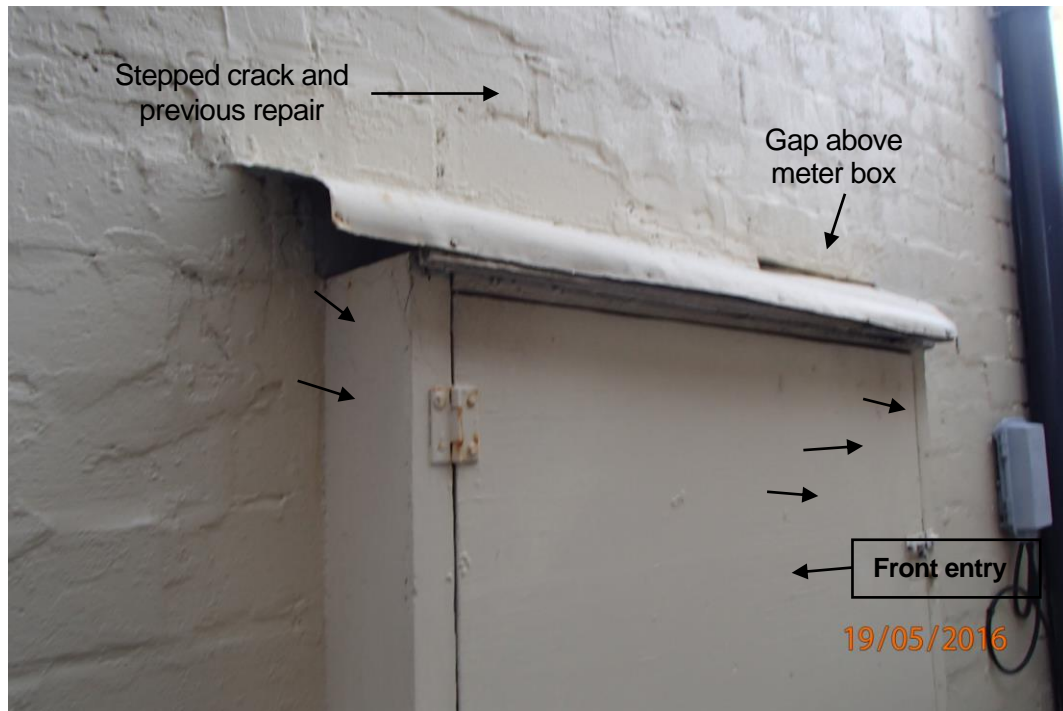
A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

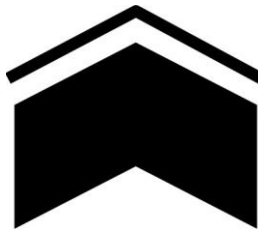
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)



**Photograph 13** shows a gap in the mortar above the flashing of the electrical meter box and a previous step crack repair.



**Photograph 14** shows the general condition of the rear eastern elevation.



**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028

A.B.N. 90 083 226 028

Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

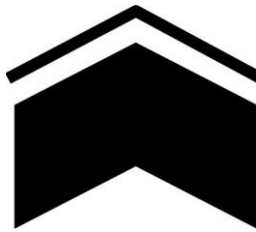


**Photograph 15** shows damage to the common boundary fence between No.34 and No.35.



**Photograph 16** shows the common roof space between No.34 and No.35, noting the air conditioning system, no common party wall to the underside of the rafters and ceiling insulation.





**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028

A.B.N. 90 083 226 028

Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

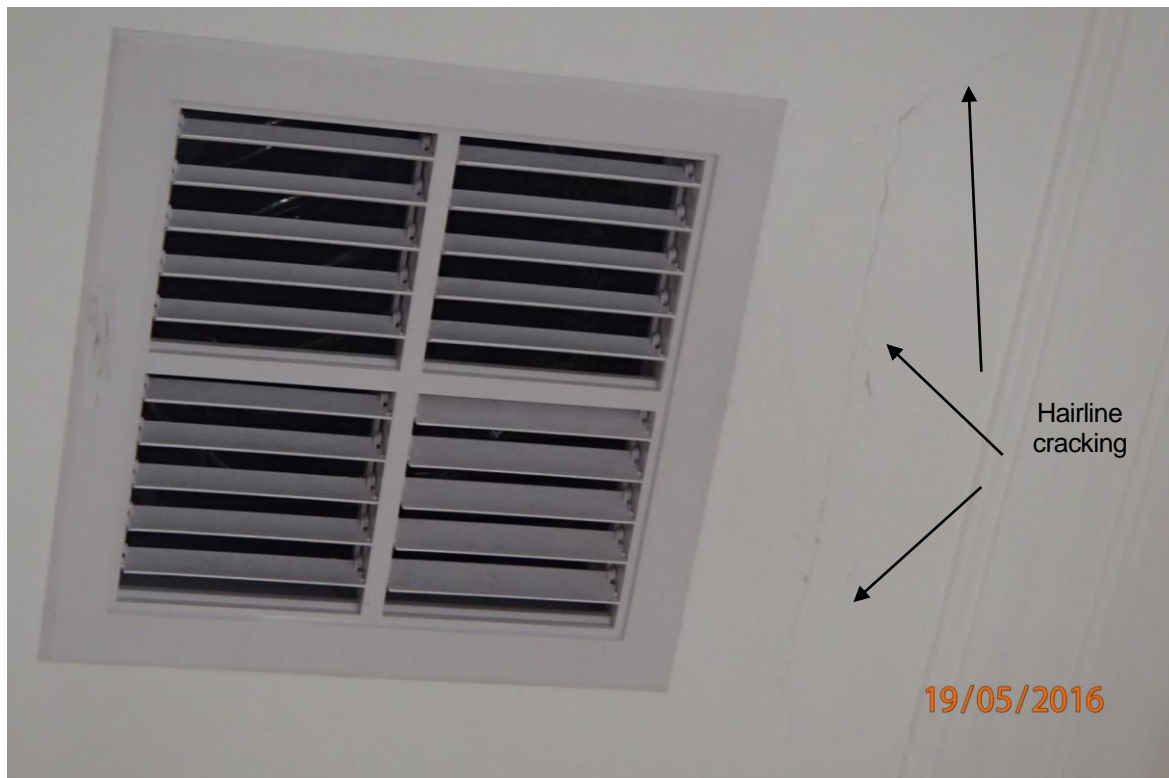
Telephone: 0242574770

Mobile No: 0418 471 343

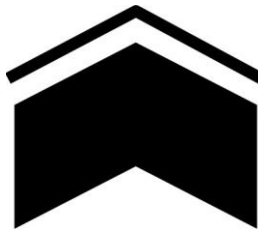
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)



**Photograph 17** shows the attic area within the roof space.



**Photograph 18** shows hairline crack adjacent to the ducted air conditioner vent



**JONSPIN**

**Building Services Pty. Ltd.**

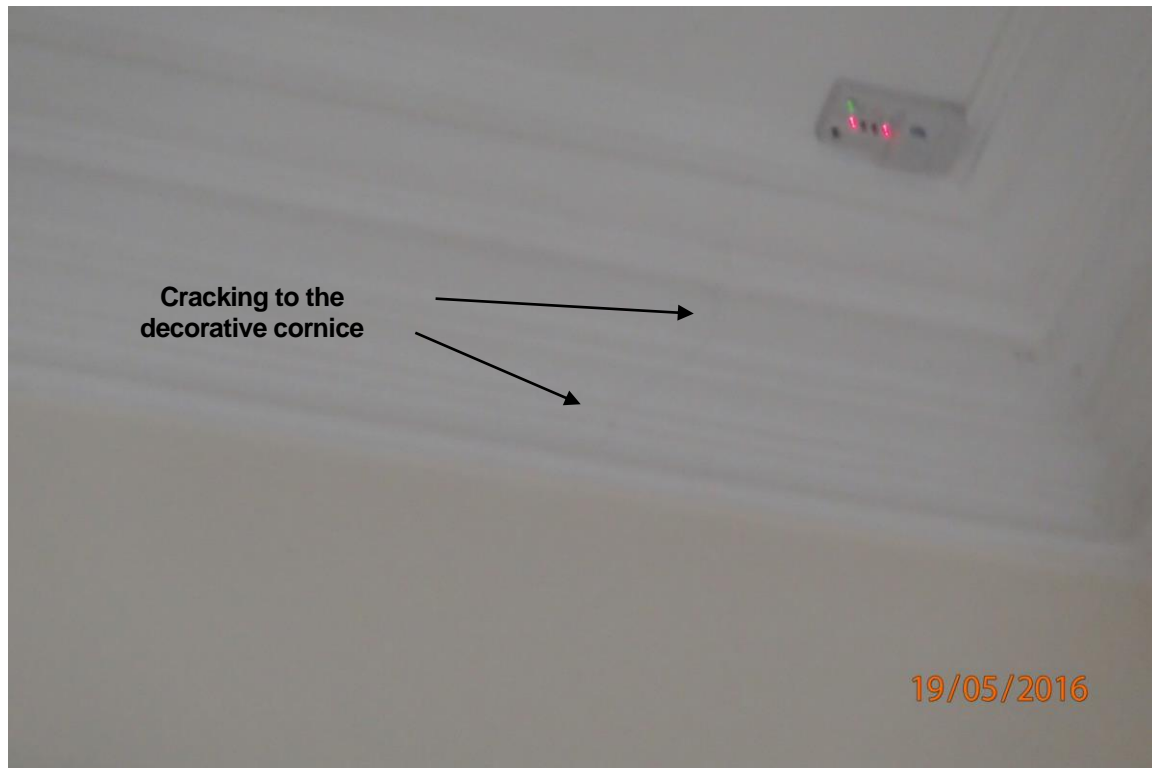
A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

**6 Premier Drive, Albion Park NSW 2527**

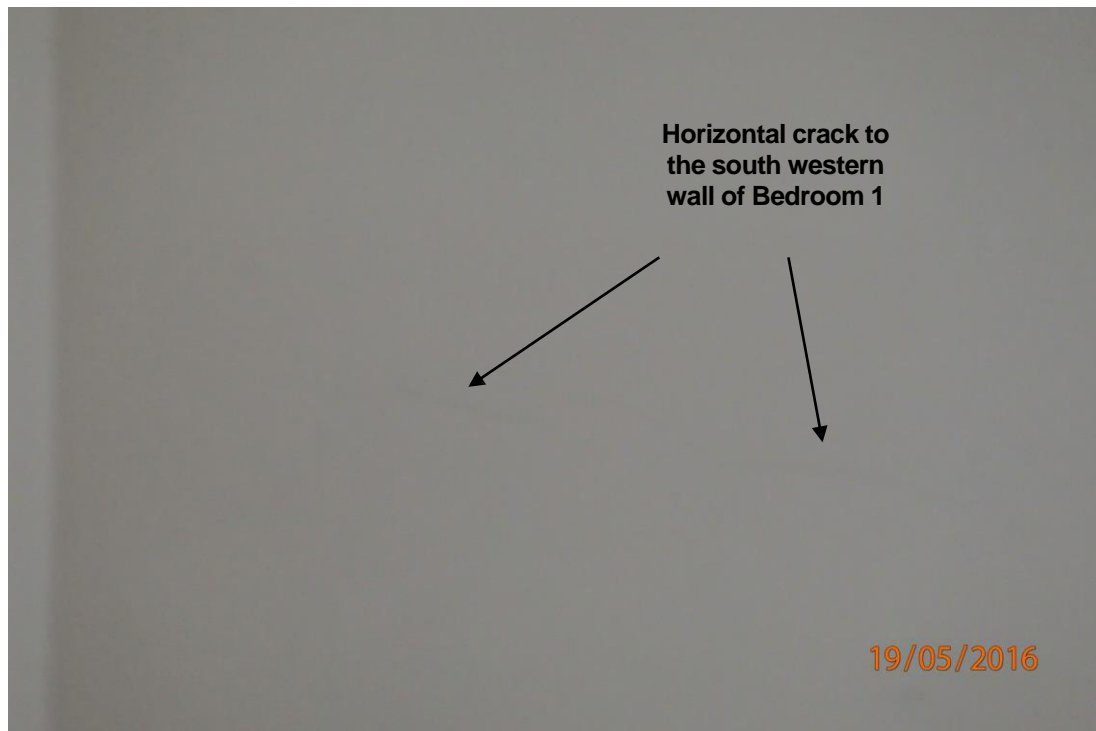
**Telephone: 0242574770**

**Mobile No: 0418 471 343**

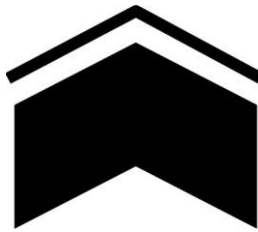
**Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)**



**Photograph 19** shows radial cracks to the decorative cornice in Bedroom 1.



**Photograph 20** shows horizontal cracks to the western cement rendered wall in Bedroom 1.



**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

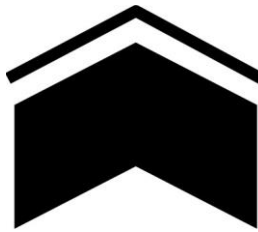


**Photograph 21** shows separation crack to the cornice in Bedroom 1



**Photograph 22** shows radial cracking to the decorative cornice on the eastern side of Bedroom 1.





**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

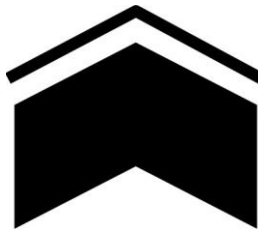
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)



**Photograph 23** shows the general condition of the *common party / separation* wall. **Note:** attic access



**Photograph 24** shows hairline cracks to the cornice adjacent to the manhole / attic access in the entry / hallway.



**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

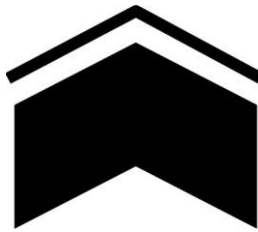
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)



**Photograph 25** shows hairline cracks to the cornice adjacent to the manhole / attic access in the entry / hallway.



**Photograph 26** shows hairline cracks to the cornice adjacent to the manhole / attic access in the entry / hallway.



**JONSPIN**

**Building Services Pty. Ltd.**

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

**6 Premier Drive, Albion Park NSW 2527**

**Telephone: 0242574770**

**Mobile No: 0418 471 343**

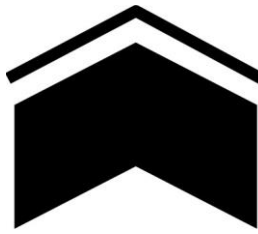
**Email: jonspin@bigpond.com.au**



**Photograph 27** shows hairline crack at the wall cornice junction to the western wall of Bedroom 2



**Photograph 28** shows a previous repair to the ceiling adjacent to the combination fan/heater/light.



**JONSPIN**

Building Services Pty. Ltd.

A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

6 Premier Drive, Albion Park NSW 2527

Telephone: 0242574770

Mobile No: 0418 471 343

Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

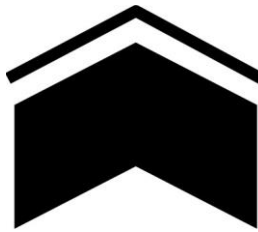


**Photograph 29** shows displacement of the tile grout in the Bathroom.



**Photograph 30** shows previous repair to the wall below left of the western window to the western end of the lounge room.





**JONSPIN**

**Building Services Pty. Ltd.**

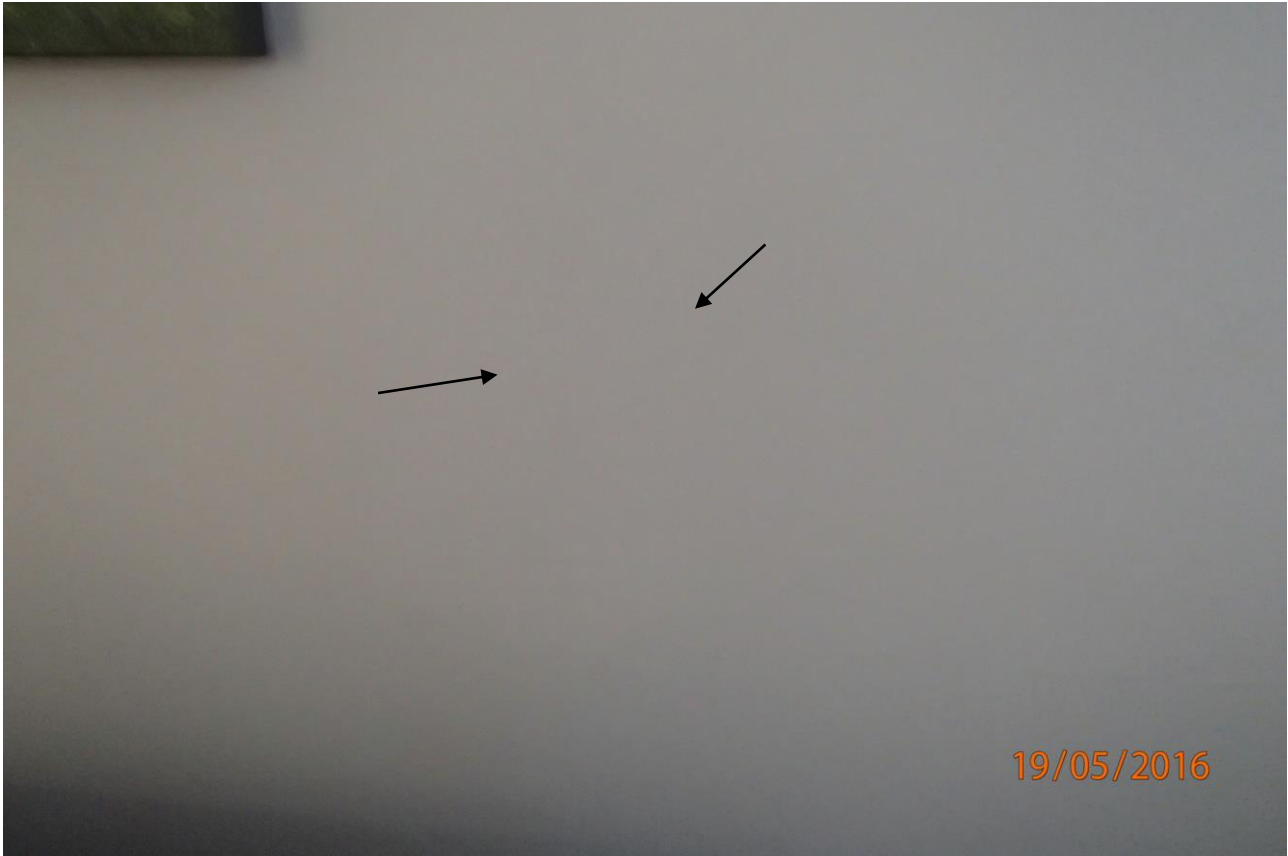
A.C.N. 083 226 028  
A.B.N. 90 083 226 028  
Builders Licence No. 84050C

**6 Premier Drive, Albion Park NSW 2527**

**Telephone: 0242574770**

**Mobile No: 0418 471 343**

**Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)**



**Photograph 31** shows a previous repair to the western wall of the lounge room.