

## **Dilapidation Assessment Report**

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

Job address: **25 Thornton Street Fairlight**

Property Owner: **Ms Merryn Andrews**

Report reference: **MANLY COUNCIL**  
Development Application No. not available

Date of attendance: **29 September 2015**



Front elevation of dwelling.

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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1 October 2015

The Production Manager  
Cape Cod Australia Pty. Limited,  
PO Box 2002,  
NORTH PARRAMATTA NSW 1750

Attention: Mr. Grahame Condon

Dear Sir,

**Re: Dilapidation Report - Development Application No.:** not available  
**Property Address:** 25 Thornton Street Fairlight

We refer to your instructions in which you requested us to inspect and prepare a report on the above property as required under Manly Council Development Consent Conditions in relation to the proposed upper addition to the adjoining property, **23 Thornton Street Fairlight** [your client].

We confirm that we attended the property, **25 Thornton Street Fairlight**, on the 29 September 2015, at 07:20 with the permission and in the presence of the property owner, Ms Andrews.

### **SITE INSPECTION**

An extensive site assessment was carried out so as to assess the condition of the external and internal structure of the single storey residence prior to the construction the upper floor addition to the existing semi-detached residence, **23 Thornton Street Fairlight** [your client].

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.

### **General Description of Property**

The property is situated on a lot that has moderate fall to the rear. The front of the dwelling faces due east.

The property is a single storey, full brick / brick cavity residence. The external walls are finished in face brickwork. The internal walls are mostly painted cement render.

I was advised that the current owners have lived in the dwelling for approximately 18 months.

The dwelling is circa 1915.

There is a masonry brick *common / separating* wall with the adjoining property from ground level that terminates just below the roof covering.

## **EXTERNAL**

**Defects noted:** [All dimensions in mm]

### Side elevation

The window to bedroom 1 has been patched and it appears that the window has been cut in after the dwelling was completed.



Print 1

Movement [ $<10$ ] is evident in the brickwork at the front of the dwelling adjacent to the side gate



Print 2

## **INTERNAL**

### **Ground floor**

#### **Study**

Painted and rendered brickwork with lining boards to ceiling

No visible defects

#### **Hall**

Painted plastered walls with lath and plaster ceiling

Drummy plaster was detected to numerous areas on both sides of the hall including the common wall varying in size up to 500 in diameter.

Hairline cracking [ $< 1$ ] is evident above bedroom 1 door through the cornice approx. 600 long



Print 3

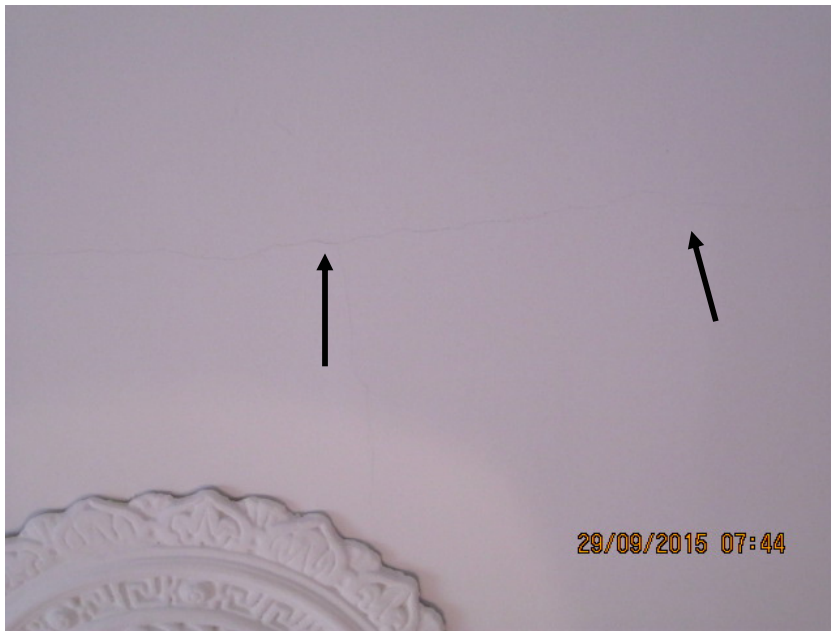
#### **Bedroom 1**

No visible defects. Appears to have been recently painted throughout.

#### **Bedroom2**

Hairline cracking [ $< 1$ ] in lath and plaster ceiling typical for this age of dwelling.

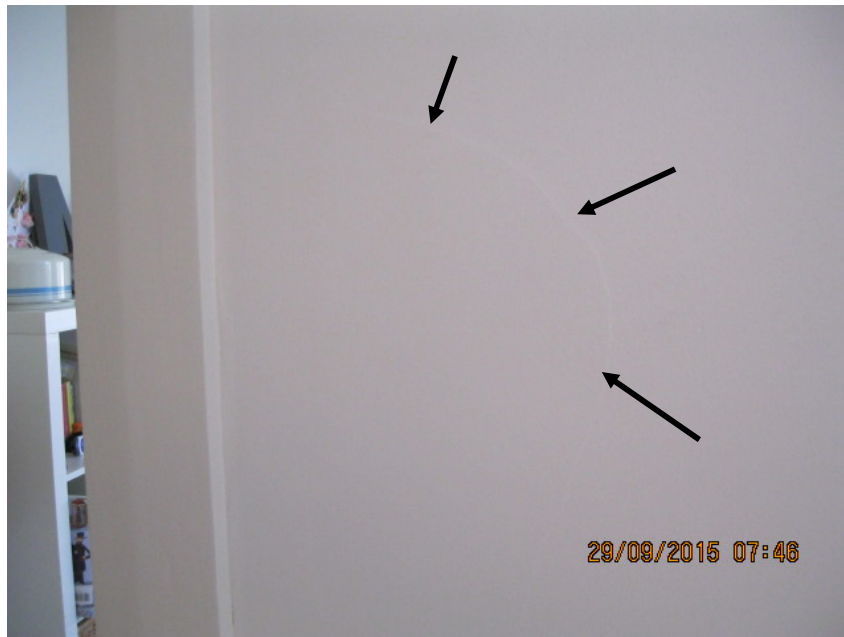
Four [4] cracks are within 1000 of ceiling rose generally parallel with north south walls and up to 1000 long



Print 4

Living room

Drummy plaster was detected and visible to RHS of the meals room door, 1600 above FL approximately 500 diameter.



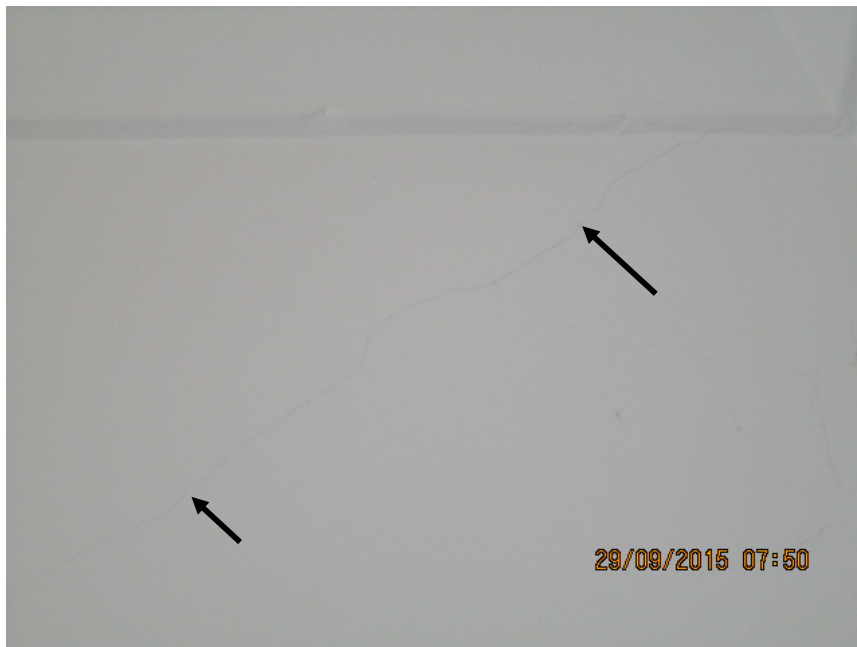
Print 5

Hairline cracking [ $<1$ ] visible LHS open fire place at cornice junction.



Print 6

Hairline cracking [ $<1$ ] visible RHS above hall door from the cornice down at 45 degrees down to top of door.



Print 7

Hairline cracking in cornice [ $<1$ ] visible at living / meals wall [x2]





Print 8

Hairline cracking in ceiling from cornice on meals wall towards the ceiling rose approximately 1000 long.

Meals / kitchen

Hairline cracking [ $>1$ ] at both cornice mitres over bi-fold doors



Print 9

### Bathroom

No visible defects or movement cracking

### Drainage system

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.

### Stormwater Drainage

We did not assess the condition of or the adequacy of the stormwater drainage system.

### ROOF SURFACE

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. The roof surface appears to be in good condition.

### Summary

In our opinion it is reasonable to suggest that the cracking in the residence is not significant to cause reduced structural performance of the residence. No large cracks [10 mm] were detected in the residence.

From our experience and considering the age of the residence, it is also reasonable to suggest that after any repairs, if carried out, there is a probability that further differential movement cracking may occur within the residence.

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

Yours faithfully,



**Garry Pearce**

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