

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 2 Crabbes Avenue, North Willoughby.
Property Owner/s: Mr. James & Mrs. Allison Campbell.
Report reference: **WILLOUGHBY CITY COUNCIL**
Development Application No: not available
Date of assessment: 3rd August 2016



Shows the front northern elevation of the adjoining properties:
No.2 and No.4 Crabbes Avenue, North Willoughby.

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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.

8 August 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

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.4 Crabbes Avenue, North Willoughby.

We confirm that we assessed the property on the 3rd August 2016, with the attendance of the property owner, Mrs. Allison Campbell.

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 an upper floor addition to the adjoining attached property (your client), No.4 Crabbes Avenue, North Willoughby.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No.2 Crabbes Avenue, North Willoughby.

Observations and Notes Taken

The weather at the time of our assessment was overcast.

General Description of the Property

It is situated on a slightly sloping site that falls from front to rear with a northerly facing frontal aspect.

We noted that the attached single storey residence is approximately circa 1905 – 1910 and is supported on sandstone block footings. We noted that the residence is a combination of full brick and brick veneer construction, clad with timber weatherboards to the rear and clay masonry brickwork to the front.

We observed that there is clay brick *common party* wall with the adjoining property, No.4 Crabbes Avenue, North Willoughby.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with terra cotta roofing tiles. We noted that the rear section has a skillion roof 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 roof surface are generally interlinked but show signs of deterioration. **[Photograph 1]**

We noted the roof, eave and barge board have collapsed on the eastern elevation gable. **[Photograph 2]**

We noted that there was leaf litter build up to the front section gutter and plant growth to the chimney. **[Photograph 3]**

We noted that there was a difference in tiles to the rear of adjoining properties **[Photograph 4]**

UNDER FLOOR

We were unable to gain access to the under floor space but were able to gain access to the adjoining property, No.4 Crabbes Avenue, North Willoughby.

We noted that the flooring system is hardwood timber bearers and joists and is supported on sandstone block footings.

EXTERNAL

General

We noted that the frontal section external walls are constructed of clay masonry brickwork. We also noted that the external brick work is surface coated. **[Photograph 5]**

We noted that the side and rear section external walls are constructed of timber weatherboard cladding. **[Photograph 2 and 4]**

Front Northern Elevation

We noted that the front northern aspect has a paved driveway and path. **[Photograph 6]** and also noted lifting of the front pathway adjacent to the large tree. **[Photograph 7]**

We noted that the common boundary fence with No.4 Crabbes Avenue is of treated timber, post and rail construction. **[Photograph 8]**

We did not observe any recent cracking to the surface coated clay masonry brickwork to the frontal aspect of the residence or to the *common privacy wall*.

We noted cracking to the concrete slab floor of the front verandah outside the Bedroom 1 window **[Photograph 9]**

We noted general separation cracking to the surface coated timber lining boards to the porch soffit. **[Photograph 10]**

Side Eastern Elevation

We noted cracking to the concrete slab floor and mildew growth to the front verandah adjacent to the entry and the difference in surface texture in this area. **[Photograph 11]**

We noted damage to the soffit lining adjacent to the front entry **[Photograph 12]**

We noted displaced mortar between the entry and the Lounge room window. **[Photograph 13]**

We noted displaced mortar outside the Lounge room window. **[Photograph 14]**

We noted general deterioration and rotted timber to the eave soffit lining and rafter ends between the Lounge and the Bedroom 2 window. **[Photograph 15]**

We noted that the construction of the suspended slab verandah floor is a combination of masonry bricks and sandstone blocks **[Photograph 16]**

We noted evidence of a previous repair to the sandstone block footings adjacent to the Hot Water Unit **[Photograph 17]**

Rear Southern Elevation

We did not observe any recent cracking to the surface coated timber weather board cladding

We noted mildew growth to the rear south western corner footings and sandstone blockwork outside the Laundry **[Photograph 18]**

We noted rotting and general deterioration to the timber bearers on top of the sandstone block footings outside the Bathroom. **[Photograph 19]**

We noted that the common boundary fence between No. 4 Crabbes Avenue is of treated timber, post and rail construction, and has climbing plants growing along it. **[Photograph 20]**

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 that the common roof space to the adjoining properties is of traditional cut and pitched timber construction with Synthetic Mineral Fibre (SMF) batt insulation throughout the roof space. **[Photograph 21]**

We also noted that there was no sarking provided to the underside of the roofing tiles. **[Photograph 21]**

We noted that there is a *common party wall* (stud wall) extending to the underside of the roofing members that is lined with plasterboard in the roof space. **[Photograph 22]**

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

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

Front Bedroom 1

We noted a horizontal crack and previous repair to the wall above the fireplace, under the picture rail. **[Photograph 23]**

We also noted a previous repair to the wall above the door, under the picture rail. **[Photograph 24]**

We noted holes drilled in the cement rendered wall adjacent to the window. **[Photograph 25]**

We noted general separation cracking to the timber lined ceiling. **[Photograph 26]**

Lounge

We observed a crack to the plaster ceiling lining extending from the front northern wall towards the centre of the room. **[Photograph 27]**

We observed separation cracking to the wall / cornice junction in the south western corner above the fireplace adjacent to the *common party wall* with No. 4 Crabbles Avenue. **[Photograph 28]**

Kitchen

We noted that the kitchen bench top is set adjacent to the *common party wall* and that the stove resides in the back of the Lounge fireplace **[Photograph 29]**

We observed evidence of previous repairs and flaking paint to the *common party wall* above the kitchen bench **[Photograph 30]**

We noted flaking paint to the *common party wall* under the kitchen shelf above the kitchen bench **[Photograph 31]**

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

Bedroom 2

We did not observe any recent cracking to the timber lined ceiling or walls.

Bedroom 3

We noted there was evidence of an electrical conduit that has been removed from the south western corner of the room extending from the ceiling down to the existing light switch. **[Photograph 32]**

We did not observe any recent cracking to the timber lined ceiling or walls.

Bathroom

We did not observe any recent cracking to the timber lined ceiling or walls.

We noted gaps to the junction between the timber lining boards and the wall common to Bedroom 3 above the door. **[Photograph 33]**

We did not observe any recent cracking to the ceramic wall tiles

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

Laundry

We observed general deterioration to the surface coating of the timber lined ceiling and walls **[Photograph 35]**

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 black ink, appearing to read 'M Spindler', with a stylized flourish at the end.

Mark Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 35 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows deterioration to the pointing on the tiled roof surface.



Photograph 2 shows the roof, eave and barge board have collapsed and the displaced tiles.



Photograph 3 shows leaf litter in the gutter and plant growth on the chimney.



Photograph 4 shows the difference in tiles between the adjoining properties.



Photograph 5 shows the general front section is surface coated brickwork.



Photograph 6 shows the driveway as viewed from the southern aspect.



Photograph 7 shows displaced paving to the pathway at the front of the property



Photograph 8 shows the general condition of the front common boundary fence.



Photograph 9 shows a crack to the front verandah slab floor.



Photograph 10 shows cracking between the lining boards to the verandah soffit lining



Photograph 11 shows cracking to the concrete slab floor and mildew growth to the front verandah adjacent to the entry and the difference in surface texture in this area.



Photograph 12 shows damage to the soffit lining.



Photograph 13 shows displaced mortar outside the Lounge Room.



Photograph 14 shows displaced mortar outside the Lounge Room window.



Photograph 15 shows general deterioration and rotted timber to the eave soffit lining and rafter ends.



Photograph 16 shows the construction of the front porch footings.



Photograph 17 shows a previous repair and step cracking to the sandstone block footings adjacent to the Hot Water Unit.



Photograph 18 shows mildew / mould growth outside the Laundry.



Photograph 19 shows rotting and general deterioration to the timber bearers.



Photograph 20 shows the rear common boundary fence between No. 4 Crabbes Avenue.



Photograph 21 shows the roof tiles have no sarking provided and SMF batt insulation.



Photograph 22 shows the plasterboard lined stud *common party wall* in the common roof space.



Photograph 23 shows previous repairs to a horizontal crack in Bedroom 1.



Photograph 24 shows evidence of previous repairs in Bedroom 1.



Photograph 25 shows holes drilled in the cement rendered wall adjacent to the window in Bedroom 1.



Photograph 26 shows the general condition of the timber lined ceiling in Bedroom 1.



Photograph 27 shows a crack to the plaster ceiling lining in the Lounge room.



Photograph 28 shows separation cracking to the wall / cornice junction in the south western corner above the fireplace adjacent to the *common party wall* with No. 4 Crabbles Avenue.



Photograph 29 shows the kitchen bench top is set adjacent to the *common party wall*.



Photograph 30 shows evidence of previous repairs and flaking paint to the *common party wall* above the kitchen bench.



Photograph 31 shows flaking paint to the *common party wall* under the kitchen shelf above the kitchen bench.



Photograph 32 shows evidence of a removed electrical conduit in Bedroom 3.



Photograph 33 shows gaps between the lining board and Bedroom 3 wall in the Bathroom.



Photograph 34 shows the general condition of the Bathroom.



Photograph 35 shows the general condition of the Laundry wall and ceiling lining.