

## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited  
Job address: 46 Alfred Street, BRONTE.  
Property Owner/s: Bryan and Annie Downes  
Report reference: **WAVERLEY COUNCIL**  
Development Application No: not available  
Date of assessment: 13<sup>th</sup> July 2016



Shows the front western elevation of the adjoining properties:  
No.44 and No.46 Alfred Street, BRONTE.

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.

17 July 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),

We confirm that we assessed the property on the, with the permission of the property Tenants,

**SITE ASSESSMENT**

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. 44 Alfred Street, BRONTE.

It is our understanding that the renovations and extension to this residence, No. 44 Alfred Street, BRONTE was done by your company at an undisclosed date.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 46 Alfred Street, BRONTE.

**Observations and Notes Taken**

The weather at the time of our assessment was fine.

**General Description of the Property**

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

We noted that the original full brick / brick cavity, attached double storey residence is approximately circa 1920 – 1930 and is supported on clay masonry brick footings. The rear double storey addition is brick veneer construction.

We observed that there is a plasterboard lined clay masonry brick *common party* wall with the adjoining property, No. 44 Alfred Street.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with terracotta roofing tiles. We noted that the first floor extension has a pitched gable ended roof structure with terracotta roofing tiles.

## **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]**

## **UNDER FLOOR**

We were unable to access the underfloor area due to construction techniques.

## **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.

We noted that the *common* front boundary fence with adjoining property No.44 Alfred Street is of timber slat construction **[Photograph 2]**, the front boundary fence is a combination render brickwork and timber slat **[Photograph 3]**, and the rear *common* boundary fence with adjoining property No.44 Alfred Street is of post and rail timber fence with timber lattice extension. **[Photograph 4]**

### **Front Western Elevation**

We noted that the front porch is a tiled suspended concrete slab construction supported by sandstone blocks and that the front pathway and side path are tiled. **[Photographs 5 and 6]**

We noted displaced mortar to the sandstone blockwork supporting the front porch. **[Photographs 7 & 8]**

We noted a horizontal crack to the base of the front archway adjoining the *common privacy* wall to the front entry **[Photograph 9]**

We noted horizontal and radial cracking extending from window sill of Bedroom 1 toward the front entry **[Photograph 10]**

We noted horizontal cracking extending from the light fitting outside the front entry. **[Photograph 11]**

We noted horizontal and step cracking extending from the right of Bedroom 1 window. **[Photographs 12 & 13]**

We noted a gap between the front porch eave soffit and the timber barge board. **[Photograph 14]**

### **Southern Elevation**

We noted general deterioration to the surface coating on the front south western corner of the residence **[Photograph 15]**

### **Rear Eastern Elevation**

We noted general deterioration to the surface coating on the right of the rear doors under the light fitting **[Photograph 16]**

We noted that the timber deck structure is generally in good condition **[Photograph 17]**

We noted that there is rusting to the lintel above the first floor balcony door. **[Photograph 18]**

We noted a settlement crack to the top right of the first floor balcony door. [**Photograph 18**]

We noted that the tiles to the first floor balcony are generally in good condition. [**Photograph 19**]

#### 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 were unable to access the roof space of the original common roof space due to the construction method.

We noted that the first floor addition is of engineered timber truss design with sarking restricting access to the underside of the roof tiles. [**Photograph 20**]

We also noted that the clay brick *common party* wall 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**

##### Front Bedroom 1

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

We noted a previous repair to the top right hand side of the window [**Photograph 21**]

We noted a previous vertical and horizontal repair to the left hand side of the door opening [**Photograph 22**]

We noted a previous patch repair to the left hand side of the door opening [**Photograph 23**]

We noted a previous repair to the square set wall / ceiling junction in the northwest corner adjacent to the alarm sensor [**Photograph 24**]

##### Bedroom 2

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

##### Bathroom

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

We did not observe any recent cracking to the ceramic wall tiles or to the painted cement rendered walls above the wall tiles.

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 25**]

#### Hallway

We noted that the brick common party wall has been lined with plasterboard. [**Photograph 26**]

We noted a number of points with separation cracking to the skirting wall junction along the hallway. [**Photograph 27**]

We noted separation cracking to the skirting / wall junction at the step in the hallway and to the mitre joints in the skirting [**Photograph 28**]

We did not note any other cracking to the plasterboard lined *common party* wall with the adjoining, No. 44 Alfred Street.

#### Laundry

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

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.

#### Kitchen

We noted that the room is open plan design with an island bench and cooktop with a ceiling mounted exhaust vent system.

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

#### Dining Room

We did not observe any cracking to the cement rendered or plasterboard wall surfaces and in particular to the *common party* wall with the adjoining property, No. 44 Alfred Street.

#### Lounge Room

We noted water damage staining to the plasterboard ceiling lining adjacent to the air- conditioning vent [**Photograph 29**]

We noted water damage staining to the plasterboard ceiling lining around the speaker in the south west corner. [**Photograph 30**]

#### Stairwell

We noted separation cracking to the skirting and the plasterboard wall lining [**Photograph 31**]

#### First Floor Addition

##### Bedroom 3

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

##### Ensuite

We noted separation/settlement cracking to the square set wall / ceiling junction in the north-west corner [**Photograph 32**]

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 33**]

#### Hall

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

We noted skylights were installed in the ceiling.

#### Walk in Robe

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

We noted that there is roof space access (man hole) from this room.

#### Bathroom

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

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 34**]

#### Water Closet

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

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 35**]

#### Main Bedroom

We noted cracks to both sides of the skylight just outside the main bedroom at the square set wall ceiling junctions [**Photographs 36 & 37**]

## **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 - 36 inclusive



## PHOTOGRAPHIC SURVEY



**Photograph 1** shows terra cotta roof tiles to the original roof surfaces.



**Photograph 2** shows the general condition of the *common* front boundary fence.





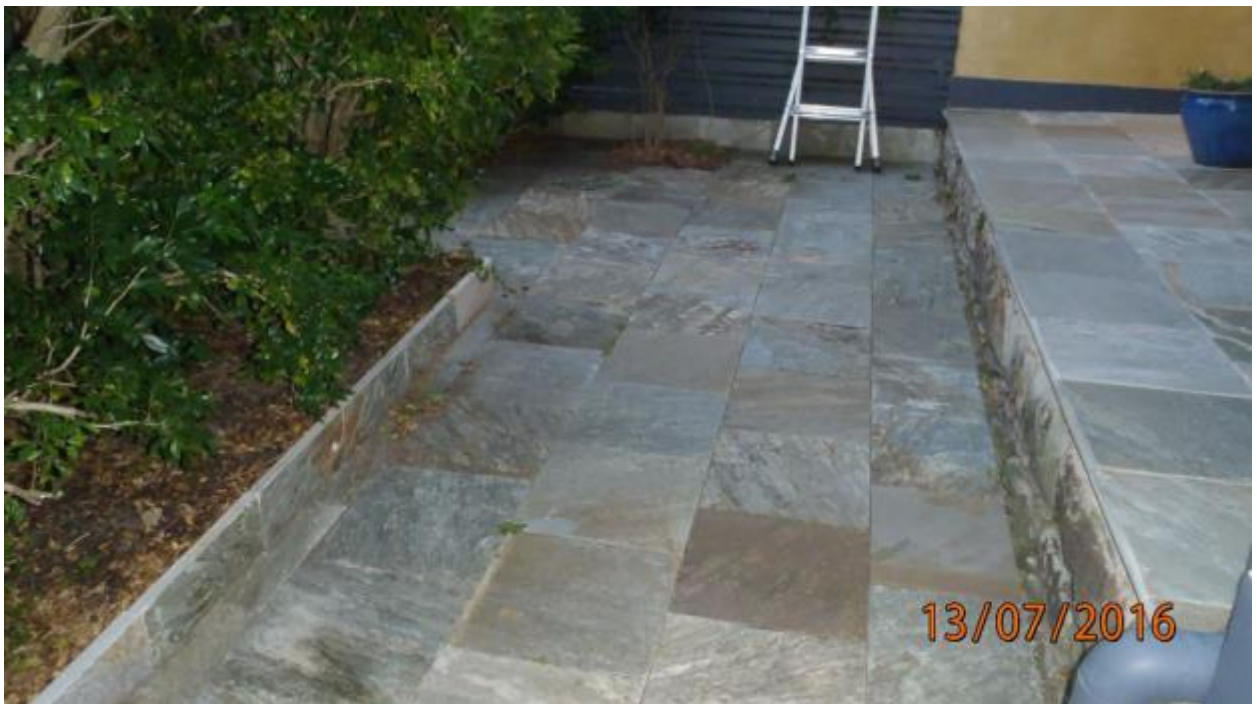
**Photograph 3** shows the general condition of the front boundary fence.



**Photograph 4** shows the general condition of the *common* front boundary fence.



**Photograph 5** shows the general condition of the Front porch.



**Photograph 6** shows the general condition of the paved front pathway.

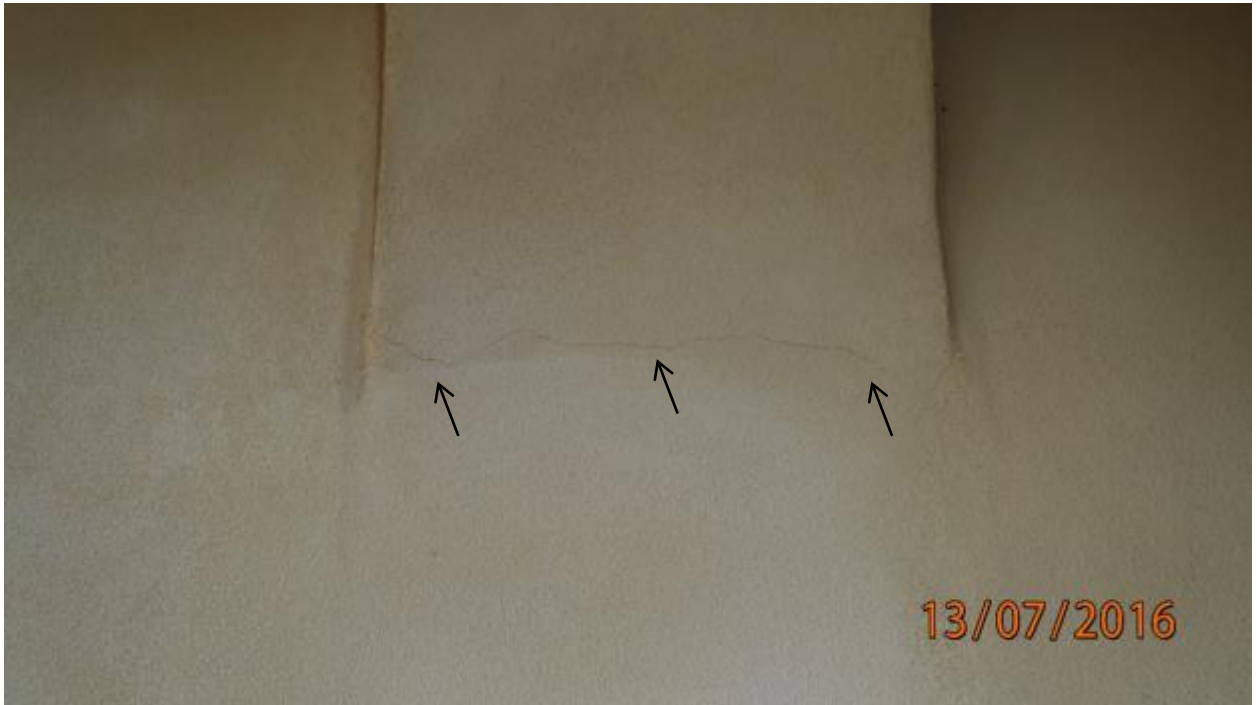




**Photograph 7** shows displaced mortar to the front porch.



**Photograph 8** shows displaced mortar to the front porch.



**Photograph 9** shows a horizontal crack to the front porch archway.



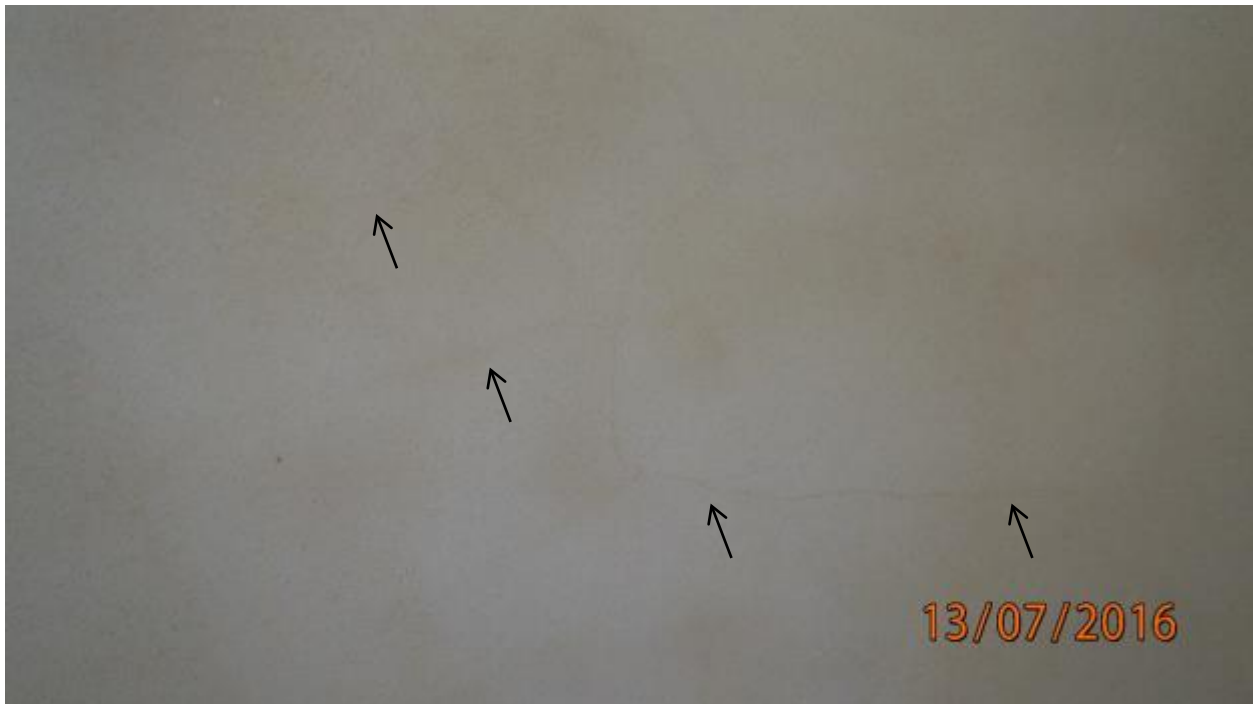
**Photograph 10** shows horizontal and radial cracking to the left outside Bedroom 1 window.



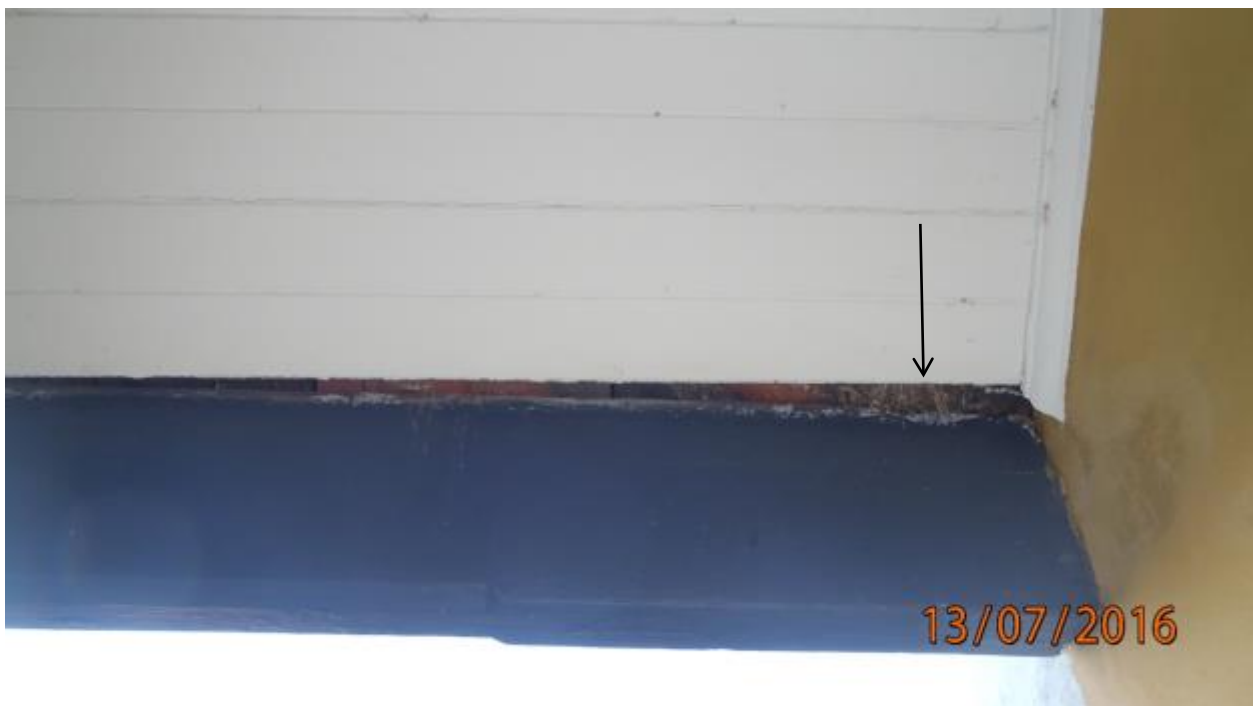
**Photograph 11** shows horizontal cracking around the front light fitting.



**Photograph 12** shows horizontal and radial cracking to the right of Bedroom 1 window.



**Photograph 13** shows step cracking to the right of Bedroom 1 window.



**Photograph 14** shows a gap between soffit lining and barge board.





**Photograph 15** shows deterioration to the surface coating on the south west corner.



**Photograph 16** shows deterioration to the surface coating to the rear of the residence.





**Photograph 17** shows the general condition of the rear deck.



**Photograph 18** shows the rusting above the balcony door and a settlement crack.



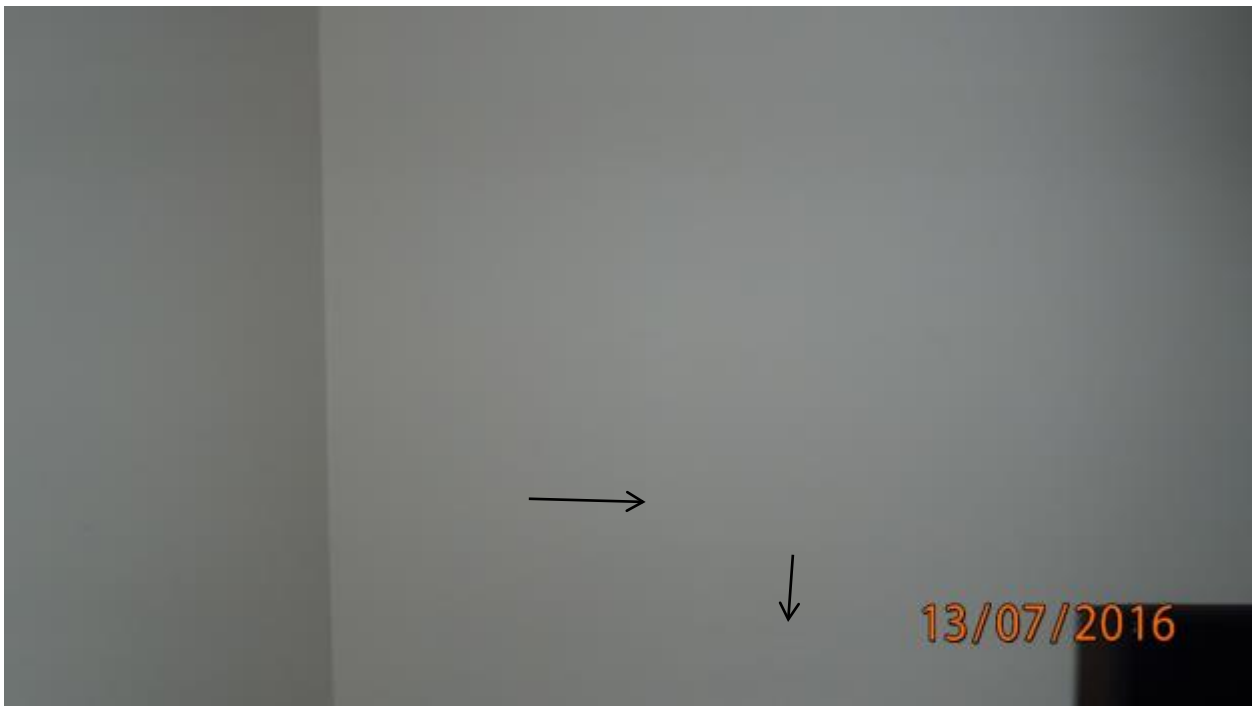
**Photograph 19** shows the general condition of the rear balcony.



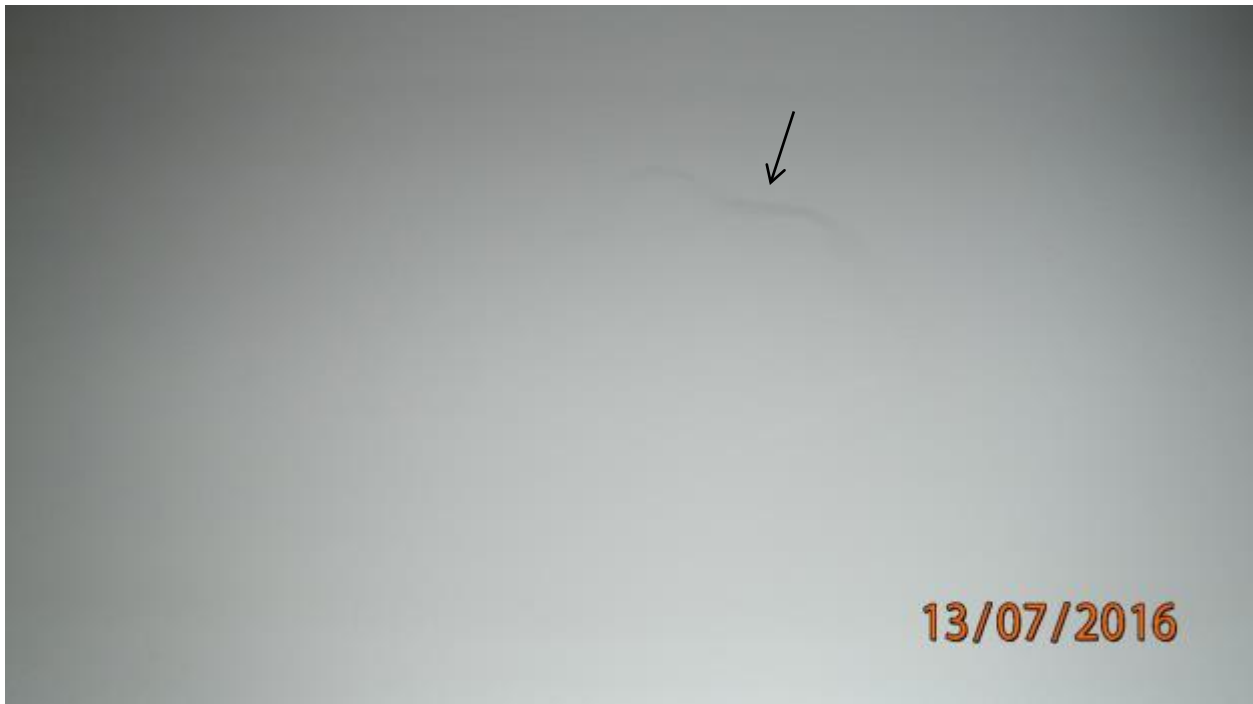
**Photograph 20** shows the roof space to the first floor addition.



**Photograph 21** shows a previous repair beside the Bedroom 1 window.



**Photograph 22** shows a previous horizontal and vertical repair adjacent to the door opening in Bedroom 1.



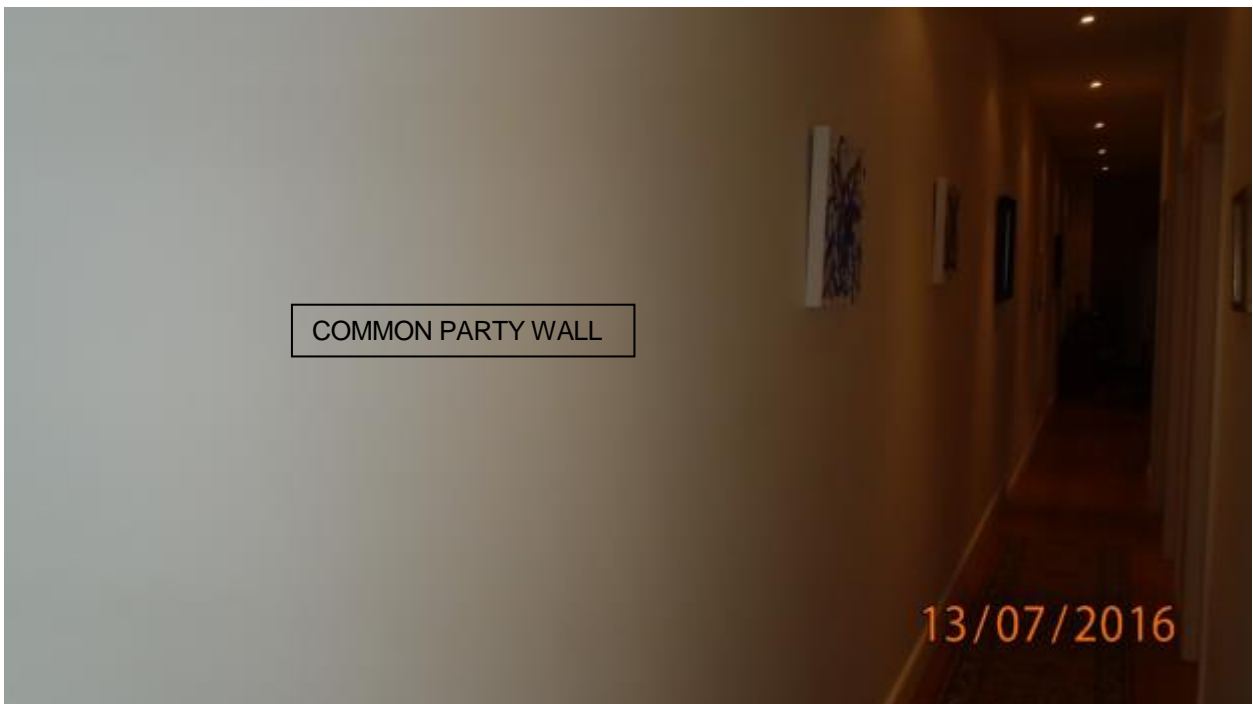
**Photograph 23** shows a previous patch repair adjacent to the door opening in Bedroom 1.



**Photograph 24** shows a previous repair adjacent to the alarm sensor in Bedroom 1.



**Photograph 25** shows the general condition of the ground floor Bathroom.



**Photograph 26** shows the general condition of the *common party wall* with adjoining property No.44 Alfred Street.

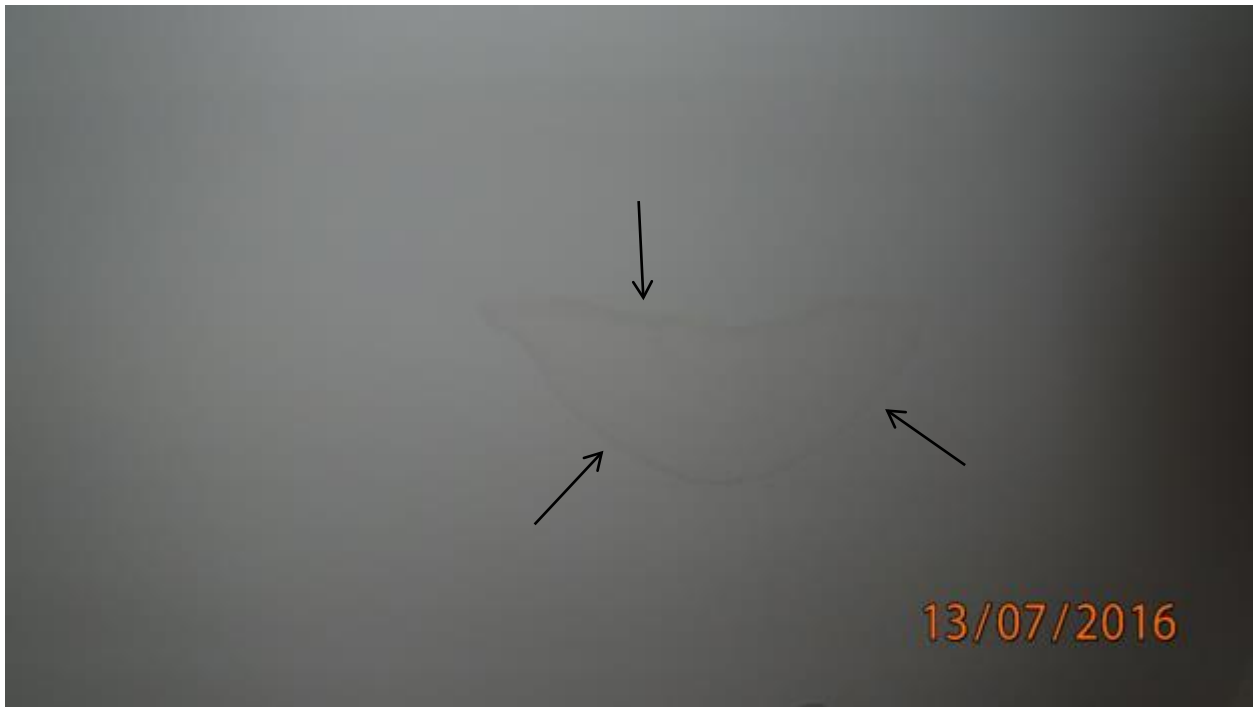




**Photograph 27** shows separation cracking to the skirting wall junction in the hallway.



**Photograph 28** shows separation cracking to the skirting wall junction at the hallway step and separation of the mitre joint.



**Photograph 29** shows water damage adjacent to the Air-conditioning vent in the Lounge Room.



**Photograph 30** shows water damage stain around the speaker in Lounge room.





**Photograph 31** shows separation cracking in the stairwell.



**Photograph 32** shows settlement cracking in the first floor ensuite.



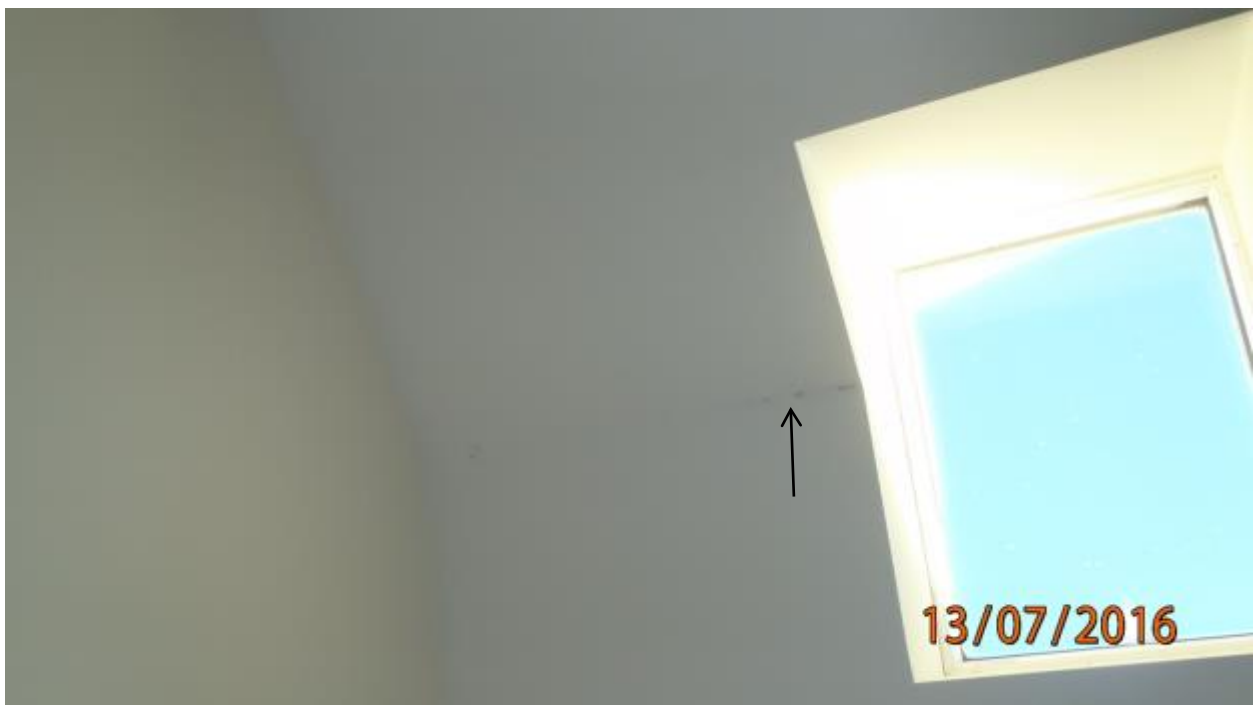
**Photograph 33** shows the general condition of the first floor Bathroom.



**Photograph 34** shows the general condition of the Water Closet.



**Photograph 35** shows cracking to the wall ceiling junction to the right of the skylight.



**Photograph 36** shows cracking to the wall ceiling junction to the left of the skylight.