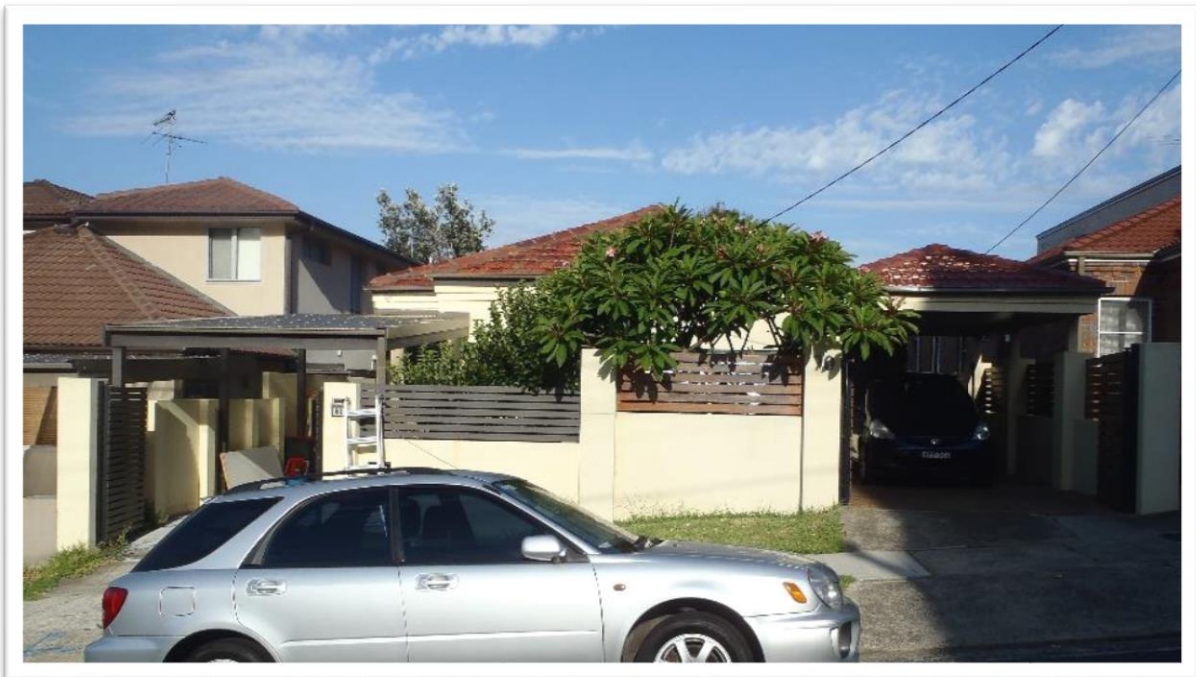


Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: No. 68 Nancy Street, North Bondi.
Property Owner/s: Mr. Anthony & Mrs. Amourla Kemeny.
Report reference: **WAVERLEY COUNCIL**
Development Application No: not available
Date of assessment: 17th February 2017



Shows the front eastern elevation of the adjoining properties:
No. 68 and No. 70 Nancy Street, North 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.

18th February 2017

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. 68 Nancy Street, North 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. 70 Nancy Street, North Bondi.

We confirm that we assessed the property at 2:30 pm on the 17th February 2017, in the presence of the owners Mr. Anthony & Mrs. Amourla Kemeny.

SITE ASSESSMENT

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.

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 rear of the adjoining attached property (your client), No. 70 Nancy Street, North Bondi.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 68 Nancy Street, North Bondi, including the addition to the rear of the residence.

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 rear to front and across the site from north to south with an easterly facing frontal aspect.

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1940 – 1950 and is supported on a combination of sandstone block and clay masonry brick footings.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 70 Nancy Street. We further noted that the wall extends from below floor level to the underside of the rafters. We noted that the common party wall is supported below floor level on a combination of sandstone block and clay brick footings.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber 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.

We noted that the pan profile sheet metal roofing to the rear addition roof surfaces is in good condition and is securely fixed, in our opinion forming a weather resistant cover to the rear addition.

UNDER FLOOR

We noted that the original floor system is hardwood timber bearers and joists and strip timber flooring and that there is a brick common party wall with the adjoining property, No. 70 Nancy Street, North Bondi that extends to floor level. We did not observe cracking in the clay brickwork below floor level in the sub floor area.

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.

Front Eastern Elevation

We noted a timber framed carport structure with cement rendered clay masonry brick walls and corrugated profile acrylic sheet roofing. **[Photograph 1]**

We noted vegetation growth through the paved floor of the carport. **[Photograph 1]**

We noted horizontal cracking [$<1.0\text{mm}$] to the common front boundary wall with the adjoining property, No. 70 Nancy Street, North Bondi. **[Photograph 2]**

We noted horizontal cracking [$<1.0\text{mm}$] to the southern elevation cement rendered boundary wall. **[Photograph 3]**

We noted step cracking [$<1.0\text{mm}$] to the southern elevation cement rendered boundary wall. **[Photograph 4]**

We noted horizontal cracking [$<1.0\text{mm}$] to the southern elevation cement rendered boundary wall adjacent to the side gate. **[Photograph 5]**

We observed a cement rendered *common* boundary wall with the adjoining property, No. 70 Nancy Street, North Bondi with vegetation growth. **[Photograph 6]**

Southern side Elevation

We noted that the side of the property was paved with a concrete pathway. **[Photograph 7]**

We noted cracking to the front entrance porch step tiles. **[Photograph 8]**

We noted cracking [$<1.0\text{mm}$] to the cement rendered window sill outside the Bathroom. **[Photograph 9]**

We noted deterioration the timber fascia board outside Bedroom 2. **[Photograph 10]**

We noted flaking paint to the brick step risers to the rear (Lounge Room) entry porch.
[Photograph 11]

We noted damage to the rendered brick surface outside the rear (Lounge Room) entry porch.
[Photograph 12]

Rear Western Elevation

We noted a suspended timber framed pergola structure with timber framed and lined walls and corrugated profile acrylic sheet roofing. **[Photograph 13]**

We noted a timber deck structure and timber privacy screen adjacent to the *common* boundary between No. 70 Nancy Street. We further noted replaced decking boards. **[Photograph 14]**

We noted mildew/mould growth to the timber step stringers. **[Photograph 15]**

Side Northern Elevation

We noted cracking [$<1.0\text{mm}$] to the cement rendered window sill outside the Lounge Room.
[Photograph 16]

We noted flaking paint to the timber barge board. **[Photograph 17]**

We noted that the roof surface water is discharged into the downpipe of the adjoining property No. 70 Nancy Street, North Bondi. **[Photograph 18]**

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 observed that the common roof to the properties is of traditional cut and pitched timber construction.

We observed that the roof and ceiling timbers that are accessible are generally in good condition.

We also noted that the clay brick common party wall extends to the underside of the rafters.
[Photograph 19]

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.

Sunroom

We observed chipping to the threshold step between the Sunroom and Bedroom 1.

[Photograph 20]

We did not observe any cracking to the painted cement rendered walls including the *common party / separation* wall with the adjoining property, No. 70 Nancy Street, North Bondi.

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

Front Bedroom 1

We observed flaking/blistered paint to the decorative plaster ceiling in the south-eastern corner.

[Photograph 21]

We did not observe any cracking to the painted cement rendered walls including the *common party / separation* wall with the adjoining property, No. 70 Nancy Street, North Bondi.

We did not observe any cracking to the decorative profile plaster cornice.

Bathroom

We noted that the roof space access is via the Bathroom.

We observed flaking/blistered paint to the plaster ceiling in the shower. **[Photograph 22]**

We observed flaking/blistered paint to the plaster ceiling in the south-western corner.

[Photograph 23]

We did not observe any recent cracking to the ceramic wall or floor 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 24]**

Hallway

We noted that there is a skylight installed in the ceiling.

We noted that the northern wall of the hallway is the *common party / separation* wall with the adjoining property, No. 70 Nancy Street, North Bondi. **[Photograph 25]**

We noted separation cracking [$<1.0\text{mm}$] of the cornice from the *common party* wall in the north-east corner. **[Photograph 26]**

We noted hairline radial cracking [$<1.0\text{mm}$] along the cornice and the painted cement rendered *common party* wall above the hallway arch. **[Photograph 27]**

We noted separation cracking [$1.0 - 3.0\text{ mm}$] of the timber skirting from the wall surface in the western doorway. **[Photograph 28]**

We did not observe any cracking to the plaster ceiling or to the decorative plaster cornice.

Bedroom 2

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

Kitchen

We noted that the room is open plan design.

We noted vertical cracking [1.0mm-3.0mm] along the door opening from the Hallway.

[Photograph 29]

We noted hairline radial cracking [$<1.0\text{mm}$] around the alarm sensor in the north-eastern corner.

[Photograph 30]

We noted step cracking [$<1.0\text{mm}$] along the painted cement rendered *common* party wall in the north-western corner. **[Photograph 31]**

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

We noted that the grout to the splashback tiles is complete and that when randomly “tap” tested, the tiles appeared to be sound.

Lounge Room

We noted hairline horizontal cracking [$<1.0\text{mm}$] to the wall end common with the Kitchen.

[Photograph 32]

We noted separation cracking [$<1.0\text{mm}$] of the cove profiled plaster cornice from the wall surface in the north-eastern corner. **[Photograph 33]**

We noted separation cracking [$<1.0\text{mm}$] of the cove profiled plaster cornice from the wall surface along the painted cement rendered *common* party wall. **[Photograph 34]**

We noted separation cracking [$<1.0\text{mm}$] of the cove profiled plaster cornice from the southern elevation wall surface and down the cement rendered wall surface. **[Photograph 35]**

We noted separation cracking [$<1.0\text{mm}$] of the cove profiled plaster cornice from the wall surface in the south-eastern corner. **[Photograph 36]**

We noted separation cracking [$<1.0\text{mm}$] of the cove profiled plaster cornice from the southern elevation wall surface and to the joint in the plaster cornice in the south-western corner.

[Photograph 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, cursive flourish at the end.

Mark Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 37 inclusive

PHOTOGRAPHIC SURVEY



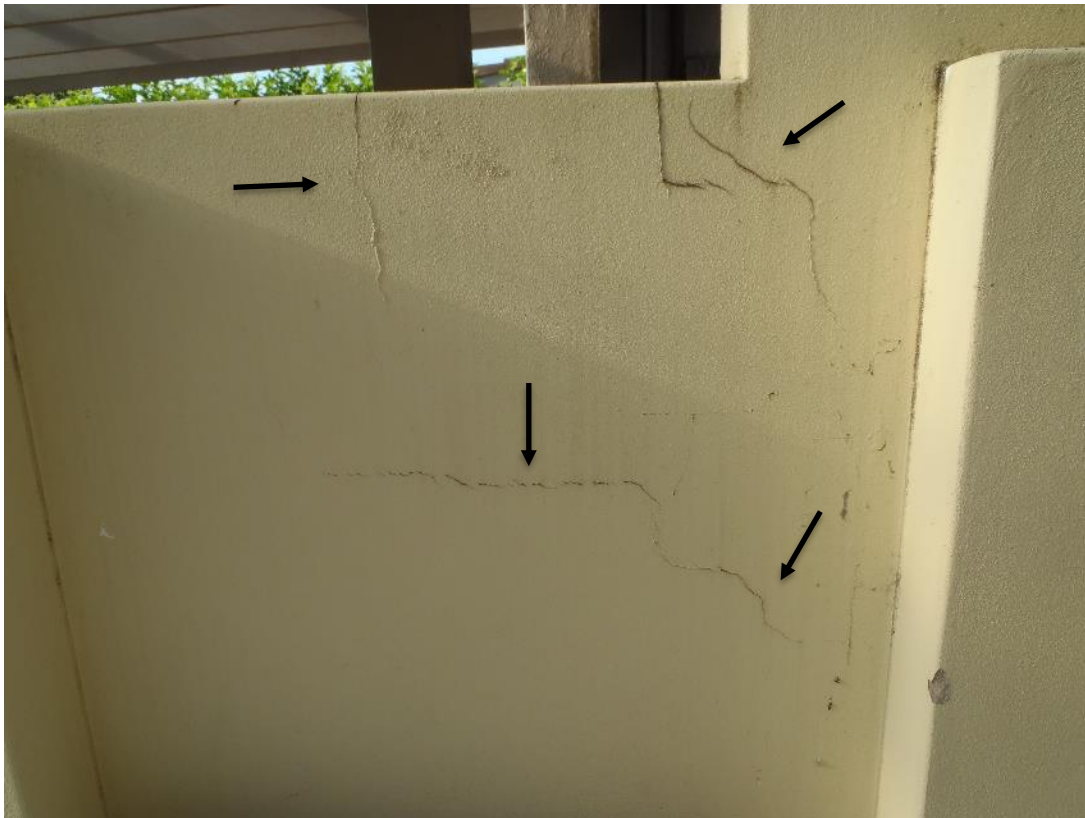
Photograph 1 shows the general condition of the carport.



Photograph 2 shows horizontal cracking to the common front boundary wall with the adjoining property, No. 70 Nancy Street.



Photograph 3 shows horizontal cracking to the southern elevation cement rendered boundary wall.



Photograph 4 shows step cracking to the southern elevation cement rendered boundary wall.



Photograph 5 shows horizontal cracking to the southern elevation cement rendered boundary wall adjacent to the side gate.



Photograph 6 shows the general condition of the front common boundary wall with the adjoining property, No. 70 Nancy Street.



Photograph 7 shows the general condition of the southern elevation.



Photograph 8 shows cracking to the front entrance porch step tiles.



Photograph 9 shows cracking to the cement rendered window sill outside the Bathroom.



Photograph 10 shows deterioration the timber fascia board outside Bedroom 2.



Photograph 11 shows flaking paint to the brick step risers to the rear entry porch.



Photograph 12 shows damage to the rendered brick surface outside the rear entry porch.



Photograph 13 shows the rear elevation and timber pergola.



Photograph 14 shows the timber deck structure and timber privacy screen adjacent to the common boundary between No. 70 Nancy Street.



Photograph 15 shows mildew/mould growth to the timber step stringers of the pergola.



Photograph 16 shows cracking to the cement rendered window sill outside the Lounge Room.



Photograph 17 shows flaking paint to the timber barge board outside the Lounge Room.



Photograph 18 shows the common downpipe connection and common wall.



Photograph 19 shows the *common party / separation* wall inside the roof space.



Photograph 20 shows damage to the threshold step between the Sunroom and Bedroom 1



Photograph 21 shows flaking/blistered paint to the decorative plaster ceiling in the south-eastern corner in Bedroom 1.



Photograph 22 shows flaking/blistered paint to the plaster ceiling in the shower in the Bathroom.



Photograph 23 shows flaking/blistered paint to the plaster ceiling in the south-western corner of the Bathroom.



Photograph 24 shows the general condition of the Bathroom.



Photograph 25 shows the general condition of the Hallway. Note: the *common party / separation* wall.



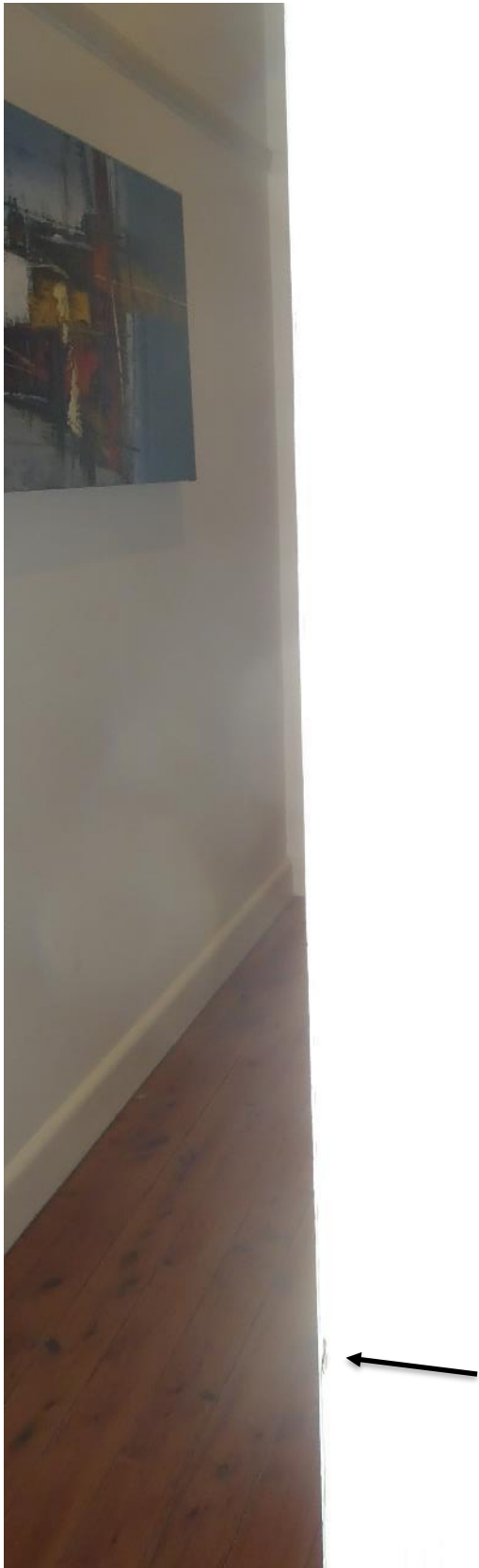
Photograph 26 shows separation cracking of the cornice from the *common* party wall in the north-eastern corner of the Hallway.



Photograph 27 shows hairline radial cracking along the cornice and the painted cement rendered *common* party wall above the hallway arch.



Photograph 28 shows separation cracking of the timber skirting from the wall surface in the western doorway.



Photograph 29 shows vertical cracking along the door opening from the Hallway in the Kitchen.



Photograph 30 shows radial cracking around the alarm sensor in the north-eastern corner in the Kitchen.



Photograph 31 shows step cracking along the painted cement rendered *common* party wall in the north-western corner of the Kitchen.



Photograph 32 shows hairline horizontal cracking to the wall end common with the Kitchen and the Lounge Room.



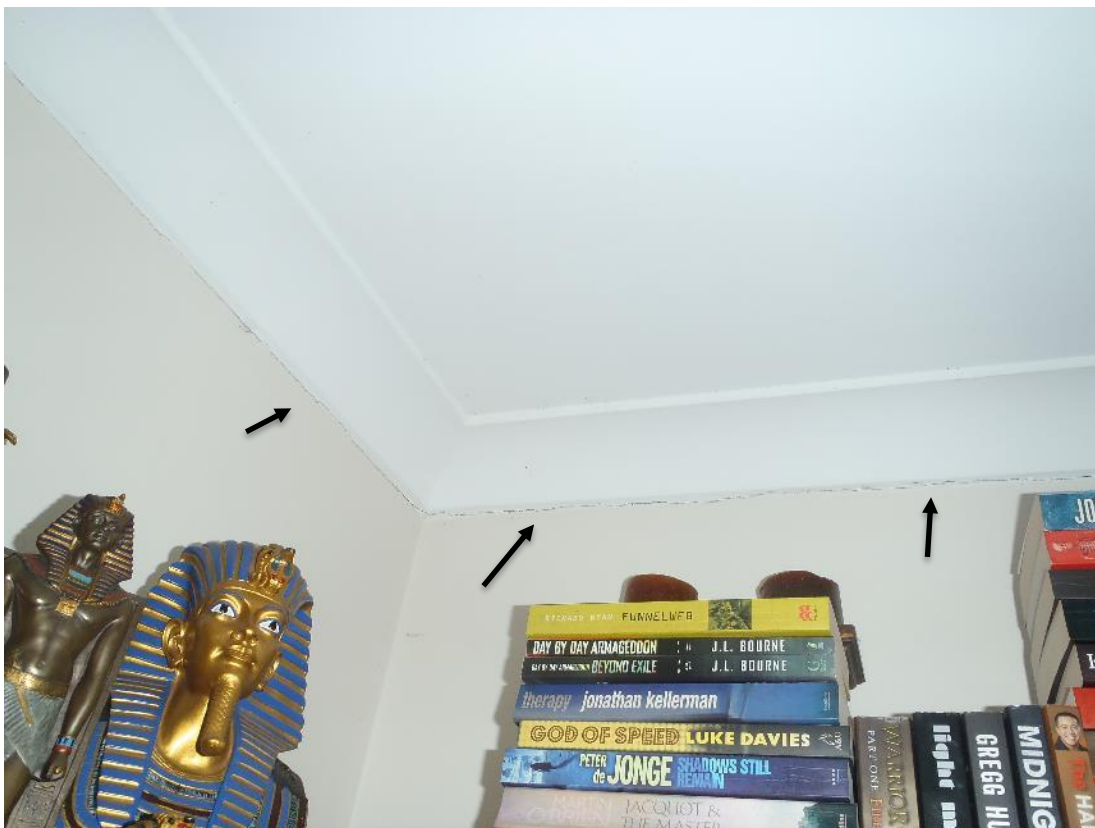
Photograph 33 shows separation cracking of the cove profiled plaster cornice from the wall surface in the north-eastern corner of the Lounge Room.



Photograph 34 shows separation cracking of the cove profiled plaster cornice from the wall surface along the painted cement rendered *common* party wall in the Lounge Room.



Photograph 35 shows separation cracking of the cove profiled plaster cornice from the southern elevation wall surface and down the cement rendered wall surface in the Lounge Room.



Photograph 36 shows separation cracking of the cove profiled plaster cornice from the wall surface in the south-eastern corner in the Lounge Room.



Photograph 37 shows separation cracking of the cove profiled plaster cornice from the southern elevation wall surface and to the joint in the plaster cornice in the south-western corner of the Lounge Room.