



**JONSPIN**

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## Dilapidation Assessment Report

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

Job address: **6 Surfside Avenue, Clovelly NSW 2031**

Property Owner/s: **Mr. C. and Mrs. J. Dymond**

Report reference: **RANDWICK CITY COUNCIL**  
Development Application No: not available

Date of assessment: **5<sup>th</sup> August 2015**



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.

11<sup>th</sup> August 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: No. 6 Surfside Avenue, Clovelly**

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 Surfside Avenue, Clovelly.**

We confirm that we assessed the property at 2.00pm on the 5<sup>th</sup> August 2015, with the permission of property Owners, Mr. Cameron and Mrs. Jenny Dymond.

#### **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 double storey additions to the rear of the adjoining attached property (your client), **No. 4 Surfside Avenue, Clovelly.**

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.

We are unable to determine the construction time of the upper floor additions and the internal renovations to the ground floor level. A conservative estimate of the construction time would be 1970 -1975.

We confirm that our assessment was carried out without benefit of construction documents for this residence: **No. 6 Surfside Avenue, Clovelly** including the upper floor additions.

#### **Observations and Notes Taken**

The weather at the time of our assessment was fine.

#### **General Description of the Property**

We noted that the property is located approximately 0.5km from the sea and from our experience would be considered an aggressive environment for building components and materials.

The property is situated on the high side of the roadway and on a sloping site that falls from rear to front and across the site from northwest to southeast with a south westerly facing frontal aspect. [**Photograph 1**]

We noted that the ground floor level of the double storey attached residence is full brick / brick cavity residence and is approximately circa 1910 -1920. We noted that the residence is most probably supported on clay brick footings with brick internal piers supporting the suspended timber floor system.

We noted that the upper floor level is brick veneer construction with the rear framed wall clad with asbestos cement [ACM] / fibre-cement weatherboards.

## **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 surface and to the upper floor addition are generally interlinked and securely bedded. During our internal inspection of the ground floor and upper floor rooms we found no evidence to suggest that the roof surfaces were not weather tight.

We noted that the north eastern surface water from the upper floor addition roof discharges via a spreader onto the flashing between the rear wall and lower level tiled roof surface. We noted that the top bracket to the down pipe is loose. **[Photograph 2]**

We also noted that the stepped flashing between the wall of the upper floor addition and the terra cotta tiled roof of the adjoining property, No. 4 Surfside Avenue is intact and forming a weather resistant seal between the wall and the roof surface. **[Photograph 2]**

We noted that there is a section of 'lifted' flashing between the between the rear wall of the upper floor addition and lower level tiled roof surface. We noted that the 'lifted' flashing is located approximately 1.0m from the spreader at the north western end of the wall. **[Photograph 3]**

## **UNDER FLOOR**

We noted that there is limited access provided to the under floor area. We did not access the underfloor area. Notwithstanding this, we noted from the adjoining property; No. 4 Surfside Avenue, that the under floor area is in the majority dry and that there are some areas of dampness.

Our experience is that there is clay brick *common party* wall with the adjoining property; No. 4 Surfside Avenue, extending from below floor level to the underside of the rafters. It is also our experience that it is probable that the *common party / separation* wall is supported below floor level on clay brick footings.

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

From our experience it is reasonable to suggest that the floor system to the residence is hardwood timber bearers and joists and strip timber flooring. It is also our experience that it is most probable that the floor timbers are built into or are supported by the *common party / separation* wall with the adjoining property, No. 4 Surfside Avenue.

## **EXTERNAL**

### **General**

We observed that the external walls to the property are surface coated [painted] brickwork.

### **Front South Western Elevation**

We did not observe any recent cracking to the surface coated brick wall surfaces to the ground floor or to the upper floor addition.

We noted settlement and movement in the front steps including cracking between the steps and the cement rendered stringers to the steps. **[Photographs 4 and 5]**

We noted that the front verandah is finished with tessellated pattern tiles. We noted that there is settlement in the plane of the tiles and cracking to the tiles. **[Photographs 6 and 7]**

We noted that there is movement in the western corner of the front verandah extending to the first floor balcony. **[Photographs 8, 9, 10 and 11]**

#### South Eastern Elevation

We did not observe any recent cracking to the surface coated wall surfaces.

We noted dampness and lichen growth to the surface of the pavement between the residence and the south eastern *common boundary* with the adjoining property; No. 8 Surfside Avenue.

#### Rear North Eastern Elevation

We did not observe any recent cracking to the surface coated wall surfaces at ground floor level.

We noted that the fibre-cement weatherboards to the upper floor addition are generally securely fixed and the joints are sealed. **[Photograph 12]**

We also noted that there is a void [gap] between the fibre-cement weatherboards and the brickwork at the south eastern end of the wall. We are unable to determine the weather tightness of the junction. **[Photograph 13]**

#### Rear Retaining Wall

We noted seepage through the face of the cement rendered wall and evidence of a previous stepped crack to the wall under the cement render. **[Photograph 14]**

Due to concealment we are unable to determine if there is drainage provided to the rear of the wall.

#### 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 roof structure to the upper floor addition is engineered timber truss construction.

We noted that there is foil sarking to the underside of the roofing tiles restricting access to the underside of the roofing tiles.

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

We also noted that the clay brick *common party / separation* wall extends to the underside of the roofing tiles.

### **INTERNAL** - Ground floor level

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 / Foyer / Hallway

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any recent noticeable cracking to the decorative fibrous plaster ceiling or to the ornate profiled plaster cornice.

### Living room

We noted that the north western wall of the room is the *common party / separation* wall with the adjoining property, No. 4 Surfside Avenue.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any recent noticeable cracking to the decorative fibrous plaster ceiling including decorative plaster ceiling rose or to the ornate profiled plaster cornice.

### Stairwell

We noted that the north western wall of the stairwell is the *common party / separation* wall with the adjoining property, No. 4 Surfside Avenue.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces or to the plasterboard lined bulkhead into the Kitchen. **[Photograph 15]**

### Kitchen / Dining room

We noted that the north western wall of the room is the *common party / separation* wall with the adjoining property, No. 4 Surfside Avenue. **[Photograph 16]**

We did not observe any recent noticeable cracking to the plasterboard bulkhead to the staircase.

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

We noted a hairline [ $<1.0\text{mm}$ ] radial crack to the northern corner of the room abutting the *common party / separation* wall and extending from the window opening towards and into the cornice. **[Photograph 17]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the cornice at the western corner of the room and abutting the *common party / separation* wall. **[Photograph 18]**

### External Laundry

We noted that the floor is finished with ceramic tiles.

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

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces

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

## **INTERNAL** - Upper floor level

### Stairwell / Hallway

We noted that the north western wall of the Stairwell is the *common party / separation* wall with the adjoining property, No. 4 Surfside Avenue.

We did not observe any recent noticeable cracking to the ground floor level surface coated cement rendered wall surfaces or to the plasterboard lining to the framed walls. **[Photograph 15]**

We did not observe any cracking to the plasterboard ceiling lining or to the profile plaster cornice particularly to the *common party / separation* wall.

#### Front Balcony

We noted that the deck surface is tiled with falls to the timber balustrade. We notes that there is corrosion of the balustrade fixings and that there is displacement to the bottom rail of the balustrade at the southern end of balustrade. **[Photograph 19]**

We noted that the grout to the tiles is generally complete and that the tiles when randomly “tap” tested were sound.

We noted that the surface of the tiles is scuffed overall the balcony deck. **[Photograph 20]**

We noted that there is movement within the tiles at the southern corner of the balcony and in the immediate vicinity of the roof support posts. **[Photograph 19]**

We also noted that there is movement within the tiles at the western corner of the balcony and in the immediate vicinity of the roof support posts including shear cracking of the tiles. **[Photograph 21]**

#### Bedroom 1

We noted that the north western wall of the room is the *common party / separation* wall with the adjoining property, No. 4 Surfside Avenue.

We did not observe any recent noticeable cracking to the plasterboard wall surfaces.

We did not observe any cracking to the plasterboard ceiling lining or to the decorative profile plaster cornice particularly along the *common party* wall.

#### Bedroom 2

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces or to the plasterboard lining to the framed walls.

We did not observe any cracking to the plasterboard ceiling linings or to the decorative profiled plaster cornices.

#### Bathroom

We noted that the wall tiles extend from floor to ceiling level.

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

We did not observe any cracking to the tile grout at the wall / wall, wall / floor junctions.

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

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint to the cornice at the southern corner of the room and over the shower recess. **[Photograph 22]**

#### 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 dark ink, appearing to read 'John Spindler', written in a cursive style.

**John Spindler,**

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

Attached: Photographic Survey - Photographs 1 - 22 inclusive

## PHOTOGRAPHIC SURVEY



**Photograph 1** shows the front south western elevation of this property



**Photograph 2** shows the junction of the rear roof surfaces between the properties - Note: spreader discharging onto flashing and bracket supporting the downpipe is displaced





**Photograph 3** shows lifting of the flashing between the rear upper floor wall and the roof tiles over the Kitchen



**Photograph 4** shows the settlement / fall in the front Verandah at the top step of the entry steps



**Photograph 5** shows the exposed footing supporting the front entry steps



**Photograph 6** shows settlement and cracking to the tessellated tiles to the front Verandah abutting the front entry steps





**Photograph 7** shows cracking and settlement in the tessellated tiles to the front Verandah



**Photograph 8** shows the western corner of the front Verandah supporting the upper floor level



**Photograph 9** shows movement to the beam supporting the upper floor front balcony at the western corner of the front Verandah



**Photograph 10** shows the exposed footing supporting the western corner of the front Verandah and the upper floor balcony





**Photograph 11** shows the tilt in the footing supporting the north western wall of the front Verandah and upper floor balcony



**Photograph 12** shows the rear elevation of the property



**Photograph 13** shows the gap between the fibre-cement weatherboards and the brickwork at the rear eastern corner of the upper level



**Photograph 14** shows dampness and a stepped crack to the south eastern end of the rear retaining wall



**Photograph 15** shows the layout of the internal staircase



**Photograph 16** shows the Kitchen layout viewed from the Dining room towards the *common party wall* with No. 4



**Photograph 17** shows a hairline radial crack to the northern corner of the Kitchen extending into the cornice and abutting the *common party* wall



**Photograph 18** shows a crack to the cornice to the western corner of the Kitchen abutting the *common party* wall with No. 4





**Photograph 19** shows the condition of the tiles at the front southern corner of the upper floor balcony – Note: the displacement of the bottom rail of the timber balustrade and the corrosion of the frames



**Photograph 20** shows the condition of the quarry tiles to the upper floor balcony deck



**Photograph 21** shows the condition of the tiles at the front western corner of the upper floor balcony – Note: the corrosion to the fixings and stress cracking to the tiles



**Photograph 22** shows the crack to the cornice above the shower recess to the southern corner of the upper floor Bathroom