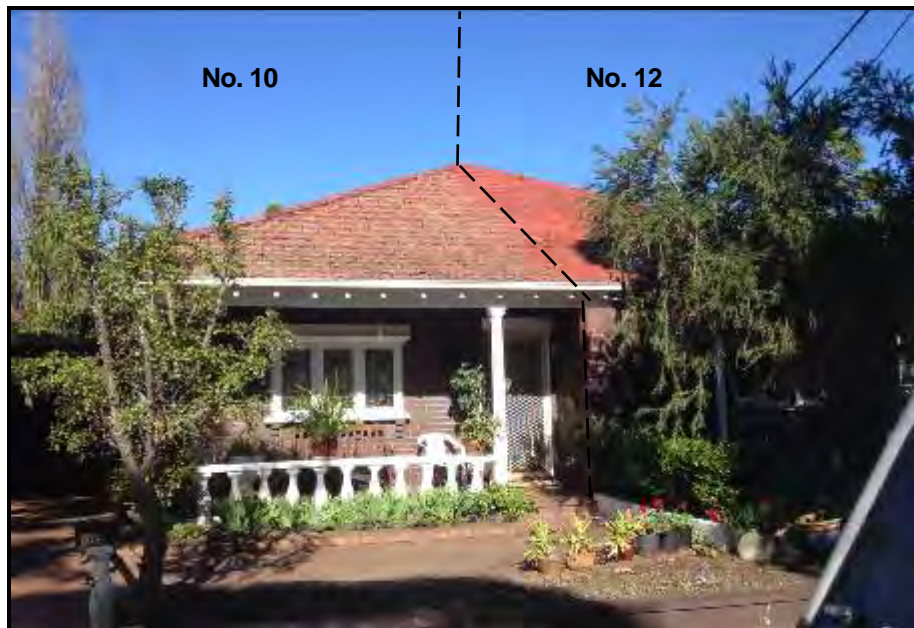


Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 10 Banks Street, Ashfield NSW 2131
Property Owner: Ms. T. Adam
Report reference: **ASHFIELD COUNCIL**
Development Application No: not available
Date of assessment: 5th May 2016



Shows the front north eastern elevation of the adjoining properties:
No. 10 and No. 12 Banks Street, Ashfield

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.

8 May 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 - No. 10 Bank Street, Ashfield

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. 12 Banks Street, Ashfield.**

We confirm that we assessed the property at 9.30am on the 5th May 2016, in the presence of and with the permission of the property Owner; Ms. Tessa Adam.

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 ground and first floor additions to the rear to the adjoining attached property (your client), **No. 12 Banks Street, Ashfield.**

Prior to our assessment we were informed by Ms. Adam that the rear Sunroom additions were approximately circa 1995.

We confirm that our assessment was carried out without benefit of construction documents for this residence, **No. 10 Banks Street, Ashfield.**

Observations and Notes Taken

The weather at the time of our assessment was fine.

General Description of the Property

It is situated on a near level site with a north easterly facing frontal aspect.

We noted that the full brick / brick cavity, attached single storey residence is approximately circa 1910 - 1920 and is supported on clay brick footings.

We observed that there is clay brick *common separating / party* wall with the adjoining property, No. 12 Banks Street. We noted that the wall extends from below floor level and most probably terminates just below the roof covering. We further noted that the *common separating / party* wall is supported below floor level on clay brick footings.

We noted that the *common* roof is a traditional cut and pitched timber structure. We noted that the front section pitched hipped roof structure has terra cotta roofing tiles and the rear *common* pitched hipped roof and skillion roof surfaces are corrugated profiled 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 noted that the terra cotta roofing tiles to the front section *common* pitched hipped roof structure appear to be generally interlinked and securely bedded. We noted that the pointing to the hip and ridge tiles is generally intact and that the roof appears to be weather resistant.

We noted that the corrugated profile sheet metal roofing to the rear skillion roof surface is in good condition and appears to be securely fixed, in our opinion forming a weather resistant cover to the property.

We noted that the proprietary prefinished trapezoidal sheet metal roofing and acrylic sky light panels to the rear addition Sunroom roof are in good condition and appear to be securely fixed, in our opinion forming a weather resistant cover to the Sunroom.

UNDER FLOOR

We noted that there is no access provided to the underfloor area of this property.

Our experience with similar properties in the area is that there is clay brick *common party / separation* wall with the adjoining property, No. 12 Banks Street, and that it is probable that the *common party / separation* wall is supported below floor level on brick footings.

We are unable to provide comment on the structural adequacy of the footings supporting the *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. 12 Banks Street.

We noted that the rear Sunroom addition is slab on ground construction.

EXTERNAL

General

We noted that the walls of the original residence are constructed of face clay masonry brickwork.

We noted that the framed walls of the rear addition are clad with proprietary pre-finished metal weatherboards.

Front Courtyard

We noted that there is cracking and displacement of capping to the front boundary fence. **[Photograph 1]**

We noted that clay brick pavers forming the entry pathway are generally level in plane and were generally sound. Due to concealment we are unable to comment on the base strata to the pavers. **[Photograph 2]**

Front North Eastern Elevation

We did not note any recent cracking to the clay masonry brickwork particularly at the junction between the properties and to the *common boundary privacy* wall. **[Photographs 3 and 4]**

We noted that the front verandah is finished with clay pavers. We noted that the grout to the pavers is generally complete and that the pavers when randomly “tap” tested were sound. **[Photograph 5]**

Notwithstanding this, we did note a small area of pavers located between the front entry step and the front entry door where there are hairline cracks [$<1.0\text{mm}$] between the pavers and displacement of the grout. **[Photograph 6]**

South Eastern Elevation

We noted a hairline crack [$<1.0\text{mm}$] and brick window sill to Bedroom 2. **[Photograph 7]**

We noted hairline stepped cracks [$<1.0\text{mm}$] extending from both the right and left hand side of Bedroom 2 window head [rendered lintel] extending towards the wall vents. **[Photographs 8 and 9]**

We noted a hairline stepped crack [$<1.0\text{mm}$] extending from the right hand window sill to the Bathroom towards the base of the wall. **[Photograph 10]**

We noted hairline stepped cracks [$<1.0\text{mm}$] extending from the right hand side of Bathroom window head [rendered lintel] extending towards the wall vent. **[Photographs 11 and 12]**

We noted a previous repairs to the mortar joints and a hairline stepped crack [$<1.0\text{mm}$] extending from the left hand window sill to the Bathroom towards the base of the wall. **[Photograph 13]**

We noted a hairline crack to the brick sill and hairline stepped crack [$<1.0\text{mm}$] extending from the window sill to the Lounge room towards the base of the wall. **[Photograph 14]**

We noted a hairline crack [$<1.0\text{mm}$] and brick sill to Kitchen window. **[Photograph 15]**

We noted displaced mortar from the brickwork above the Kitchen window and brown staining to the rendered lintel over the window. **[Photograph 16]**

We noted the exposed end of a timber beam and displaced mortar to the brickwork at the junction between the framed wall of the Sunroom addition and the original brickwork. **[Photograph 17]**

We noted that the surface coating to the clad wall surfaces is in good condition and generally in sound condition.

We noted that clay brick pavers between the base of the wall and the south eastern boundary are generally level in plane and were generally sound. We noted that there is moss growth between the pavers. Due to concealment we are unable to comment on the base strata to the clay brick pavers. **[Photographs 18 and 19]**

Rear South Western Elevation

We noted that the surface coating to the clad wall surface is in good condition and generally in sound condition.

We noted that the side flashing between the Sunroom roof and the abutting the *common boundary* is intact and providing a weather resistant seal to the junction.

We noted that clay brick pavers to the rear paved area are generally level in plane and were generally sound. We noted that there is moss growth between the pavers. Due to concealment we are unable to comment on the base strata to the clay brick pavers. **[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 the 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 there is no sarking to the underside of the terra cotta roofing tiles.

We noted synthetic mineral fibre [polyester] batt insulation overall the ceiling area.

We observed that the *common* roof structure to the properties is of traditional cut and pitched timber construction. We noted that the clay brick *common party* / *separation* wall extends to the underside of the rafters and that the *common* ridge to the roof surfaces is located over the *common party* / *separation* wall. **[Photograph 21]**

We noted that the roof and ceiling timbers that are accessible are generally in good condition and that the timber ceiling joists are built into the *common party* / *separation* wall.

In our opinion it is reasonable to suggest that the roof and ceiling frame timbers have performed adequately over the life of the property as there was no indication that the roof or ceiling has significant deflection.

Based on our internal assessment of this property, in our opinion it is reasonable to suggest that the roof and ceiling frame timbers have performed adequately over the life of the property as there was no indication that the roof or ceiling has significant deflection.

Due to the method of construction we were unable to access the roof cavity of the skillion roof or the roof over the rear Sunroom addition

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 / Hallway

We noted that the northern western wall of the Entry / Hallway is the *common party* / *separation* wall with the adjoining property, No. 10 Banks Street.

We noted that the floor is polished strip timber flooring. We noted areas of movement / squeaking in the flooring when walked upon.

We noted a radial crack [$<1.0\text{mm}$] above the front entry doorway. **[Photograph 22]**

We noted a hairline radial crack [$<1.0\text{mm}$] extending from the left hand side of the doorway head into Bedroom 1. **[Photograph 23]**

We noted a hairline radial crack [$<1.0\text{mm}$] extending from the right hand side of the doorway head into Bedroom 1. **[Photograph 24]**

We noted a hairline cracks [$<1.0\text{mm}$] to the set joint in the decorative panelled fibrous plaster ceiling and to the butt joint in the decorative profile cornice and extending to the wall surface the *common* with Bedroom 2. **[Photograph 25]**

We noted a vertical crack [$<1.0\text{mm}$] extending from the left hand side of the doorway head into Bedroom 2. [**Photograph 26**]

We noted a hairline radial crack [$<1.0\text{mm}$] extending from the right hand side of the doorway head into Bedroom 2. [**Photograph 27**]

We noted separation cracking between the cornice and the wall surface above the Bathroom doorway. [**Photograph 28**]

We noted interlinked hairline radial and horizontal crack [$<1.0\text{mm}$] between the end of the linen cupboard and the door from the Hallway into the Lounge room. [**Photograph 29**]

We noted a hairline radial crack [$<1.0\text{mm}$] extending from the right hand side of the Bathroom door heads towards the linen cupboard. [**Photograph 30**]

We noted a radial crack [$<2.0\text{mm}$] to the base of the *common party / separation* wall adjacent to the door into the Lounge room. [**Photograph 31**]

Front Bedroom 1

We noted hairline radial cracks [$<1.0\text{mm}$] extending from the right hand side of the door head towards the ceiling. [**Photograph 32**]

We noted a previously repaired radial crack extending from the left hand side of the window head towards the northern corner of the room. We also noted a hairline crack [$<1.0\text{mm}$] the butt joint to the decorative cornice at the northern corner of the room. [**Photograph 33**]

We noted a previously repaired radial crack extending from the right hand side of the window head towards the eastern corner of the room.

We noted a hairline radial crack [$<1.0\text{mm}$] extending from the eastern corner of the room along the south eastern wall. [**Photograph 34**]

We noted separation of the decorative profiled cornice from the ceiling lining to the south western wall and at the southern corner of the room. [**Photograph 35**]

We also noted flaking [lifting] paint from the decorative fibrous plaster ceiling along the south western wall of the room. [**Photograph 36**]

Bedroom 2

We noted settlement in the strip timber floor abutting the external south eastern wall of the room. We noted that the settlement in the level is a nominal 30mm. [**Photograph 37**]

We noted a previously repaired radial crack and separation cracking between the cornice and wall surface to the western corner of the room. [**Photograph 38**]

We noted separation cracking between the decorative profile plaster cornice and the wall surface to the perimeter of the room. [**Photographs 38 and 39 - typical**]

We noted flaking [lifting] paint from the decorative fibrous plaster ceiling. [**Photograph 40**]

Bathroom

We noted that the wall tiles extend from floor level to a nominal 1.2m. We did not observe any recent cracking to the 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.

We noted a radial crack [1.0mm] to the wall above the shower recess. **[Photograph 41]**

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the decorative profile plaster cornice. Notwithstanding this we did note a previous patch repair to the ceiling to the southern corner of the room and staining [mould growth] to the ceiling. **[Photographs 42 and 43]**

Lounge room

We noted that the northern western wall of the room is the *common party / separation* wall with the adjoining property, No. 10 Banks Street.

We noted that the floor is polished strip timber flooring.

We note a hairline vertical crack [$<1.0\text{mm}$] extending from the left hand side of the door head into the Hallway towards the cornice and the northern corner of the room. **[Photograph 44]**

We also hairline vertical and interlinked horizontal crack [$<1.0\text{mm}$] extending from the right hand side of the door head into the Hallway towards the cornice. **[Photograph 45]**

We did not observe any cracking to the decorative fibrous plaster ceiling or to the mitred joints in the wide decorative profile plaster cornice. Notwithstanding this we did note separation cracking between the cornice and the wall surface to the eastern corner of the room. **[Photograph 46]**

Dining room

We noted that the northern western wall of the room is the *common party / separation* wall with the adjoining property, No. 10 Banks Street.

We also noted that the floor is polished strip timber flooring.

We noted that the ceiling is lined with stained timber lining boards to the rake of the ceiling line.

We noted flaking [lifting] paint in the immediate vicinity of fine interlinked spider cracking [$<0.1\text{mm}$] to the *common party / separation* wall with the adjoining property, No. 10 Banks Street. **[Photograph 47]**

We noted a vertical crack [$<2.0\text{mm}$] to the northern corner of the room expending into a radial hairline crack [$<1.0\text{mm}$] to the *common party / separation* wall with the adjoining property, No. 10 Banks Street. **[Photographs 48 and 49]**

We noted a radial hairline crack [$<1.0\text{mm}$] extending from the left hand side of the door head into the Lounge room towards the ceiling. **[Photograph 50]**

We noted a previously repaired radial crack extending from the left hand side of the door head into the Kitchen room towards the ceiling. **[Photograph 51]**

Kitchen

We noted that the ceiling is lined with stained timber lining boards to the rake of the ceiling line.

We noted a previously repaired radial crack extending from the right hand side of the door head into the Dining room towards the ceiling. **[Photograph 52]**

We noted a radial hairline crack [$<1.0\text{mm}$] extending from the right hand side of the window head towards the ceiling. **[Photograph 53]**

Pantry

We noted that the northern western wall of the Pantry is the *common party / separation* wall with the adjoining property, No. 10 Banks Street.

We noted a separation crack [$<1.0\text{mm}$] between the timber mould cornice and the ceiling lining to the western corner of the Pantry and abutting the *common party / separation* wall with the adjoining property, No. 10 Banks Street. **[Photograph 54]**

WC

We noted that the northern western wall of the WC is the *common party / separation* wall with the adjoining property, No. 10 Banks Street.

We noted that the grout to the skirting and floor tiles is complete and that the skirting 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.

We noted hairline cracking [$<1.0\text{mm}$] and ‘peaking’ of the set horizontal joints to the wall lining sheets. **[Photographs 55 and 56]**

We noted that a sky tube is installed in the ceiling. We did not observe any cracking to the plasterboard ceiling or to the profiled plaster cornices.

Laundry

We did note any noticeable cracking to the painted brick walls.

We noted that the wall tiles extend from floor level to a nominal 1.2m. We did not observe any recent cracking to the 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.

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

We noted a vertical hairline crack [$<1.0\text{mm}$] to the right hand side of rendered lintel to the north eastern wall of the room. **[Photograph 57]**

We noted that there is a hairline crack to the mitre joint to the cove profile plaster cornice to the northern corner of the room. **[Photograph 58]**

Sunroom

We noted that the northern western wall of the Sunroom is the *common party / separation* wall with the adjoining property, No. 10 Bank Street.

We noted that the floor to the Sunroom is finished with tiles. We noted that the grout to the tiles is complete and that the floor when randomly “tap” tested appeared to be sound. **[Photograph 59]**

We noted a hairline crack [$<1.0\text{mm}$] in the tiles extending from the external corner of the WC towards the south eastern wall of the room. **[Photographs 60 and 61]**

We noted that the *common party/ separation* wall is face brickwork. We did not note any cracking to the brickwork. **[Photograph 62]**

We noted vertical hairline cracks [$<3.0\text{mm}$] to the right and left hand side of door head lintel from the Sunroom into the Dining room. **[Photographs 63 and 64]**

We noted that the proprietary sandwich panel ceiling system is free of any staining indicative of a weather resistant roof surface.

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. We did not detect any large cracks [$>5.0\text{mm}$] 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,



John Spindler,

for and behalf of

JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey - Photographs 1 - 64 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows cracking and displacement of the front boundary wall capping



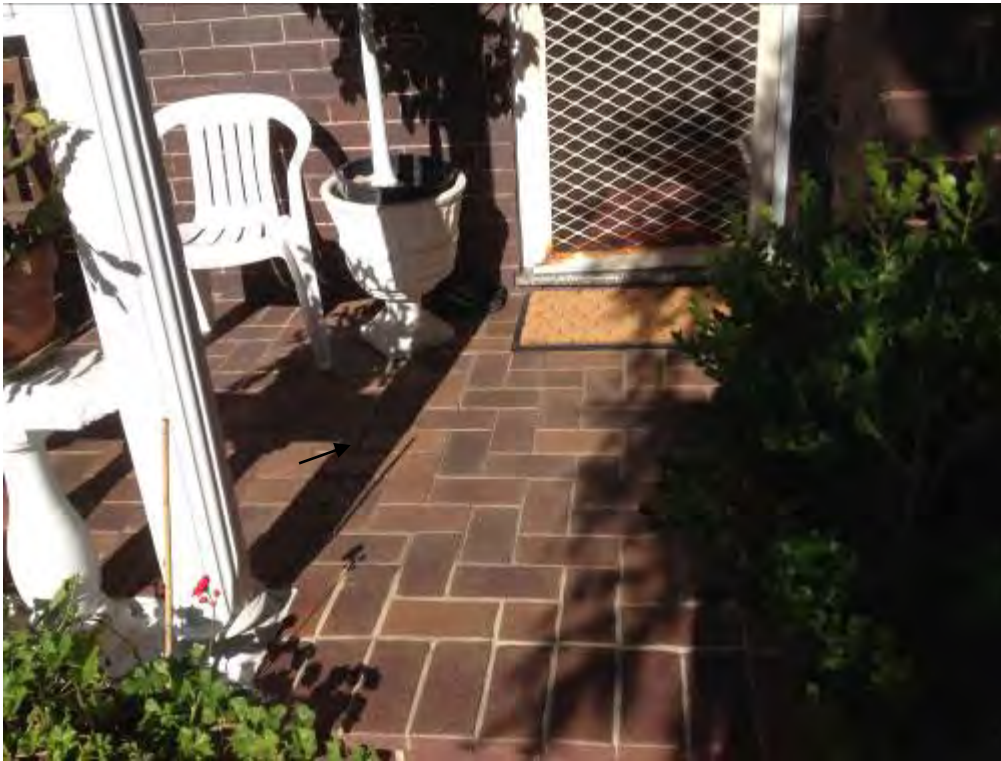
Photograph 2 shows the condition of the clay pavers to the front entry pathway



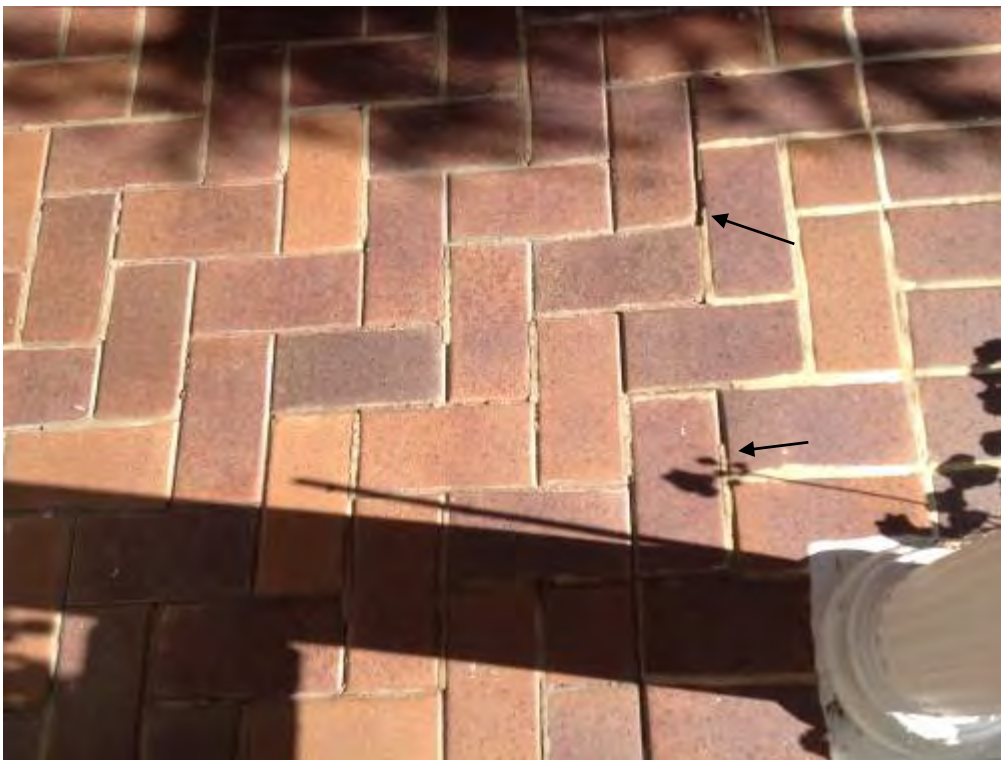
Photograph 3 shows the condition of the brickwork to the front *common boundary privacy* wall



Photograph 4 shows the condition of the brickwork to the front north eastern elevation wall [Bedroom 1]



Photograph 5 shows the condition of the clay pavers to the front verandah



Photograph 6 shows displaced grout and hairline cracking to the grout to the front verandah between the front step and the front door entry



Photograph 7 shows a crack to the brick sill to the right hand side of the Bedroom 2 window



Photograph 8 shows a hairline stepped crack extending from the right hand side of the rendered lintel to Bedroom 2 window towards the wall vent



Photograph 9 shows a hairline stepped crack extending from the right hand side of the rendered lintel to Bedroom 2 window towards the wall vent



Photograph 10 shows the hairline stepped crack below the right hand side of the Bathroom window sill



Photograph 11 shows the hairline stepped crack extending from the left hand side of the rendered lintel to Bedroom 2 window towards the wall vent



Photograph 12 shows the hairline stepped crack extending from the right hand side of the rendered lintel to the Bathroom window towards the wall vent



Photograph 13 shows previous repairs to the stepped crack and to the brickwork below the left hand window to the Bathroom



Photograph 14 shows a hairline crack to the brick sill to the Lounge room – Note: previous repairs to the brickwork



Photograph 15 shows displaced mortar from the brick sill to the Kitchen window



Photograph 16 shows displaced mortar from the brickwork above the Kitchen window – Note: brown stains to the rendered lintel from the corrugated pipe clips above



Photograph 17 shows exposed timber beam and displaced mortar at the junction between the framed addition and the brickwork



Photograph 18 shows the condition of the clay pavers to the south eastern boundary pathway



Photograph 19 shows moss growth to the pavers abutting the framed wall of the addition



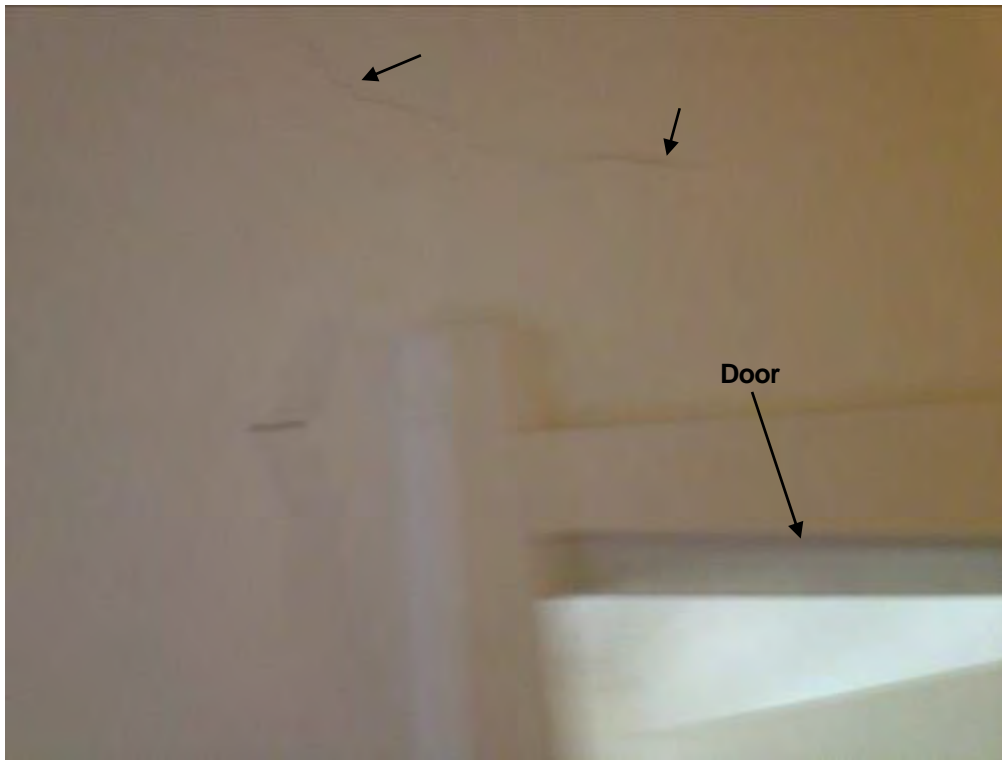
Photograph 20 shows the condition of the clay pavers and the rear entry step – Note: green staining and moss growth between the pavers



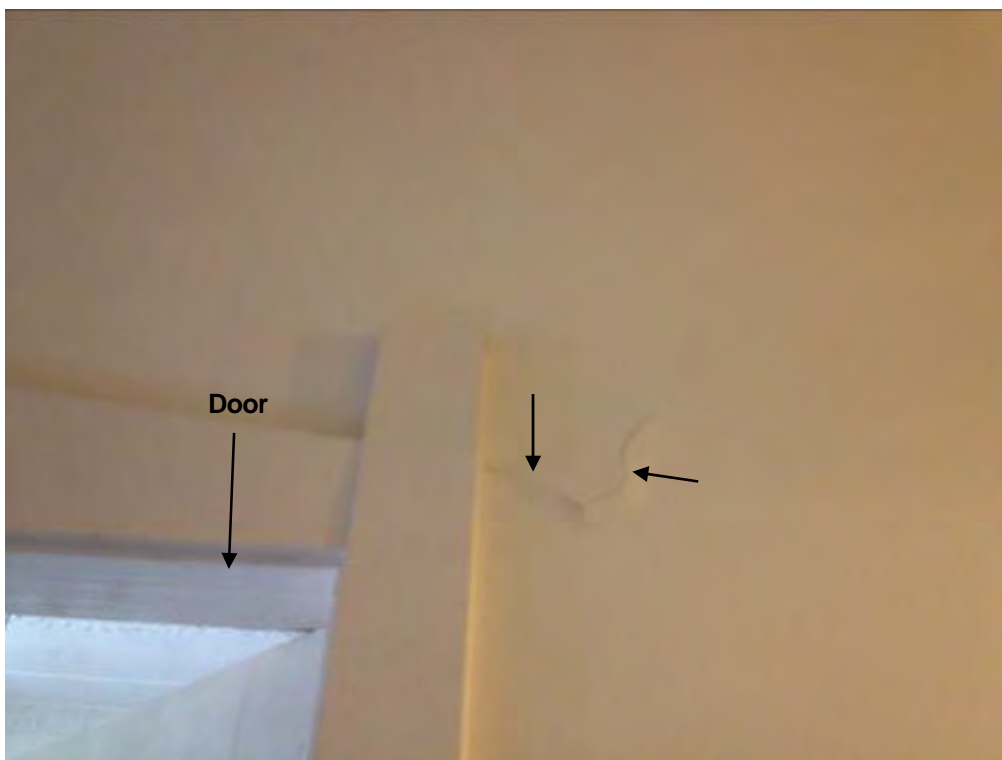
Photograph 21 shows the condition of the brick *common party / separation* wall within the roof space



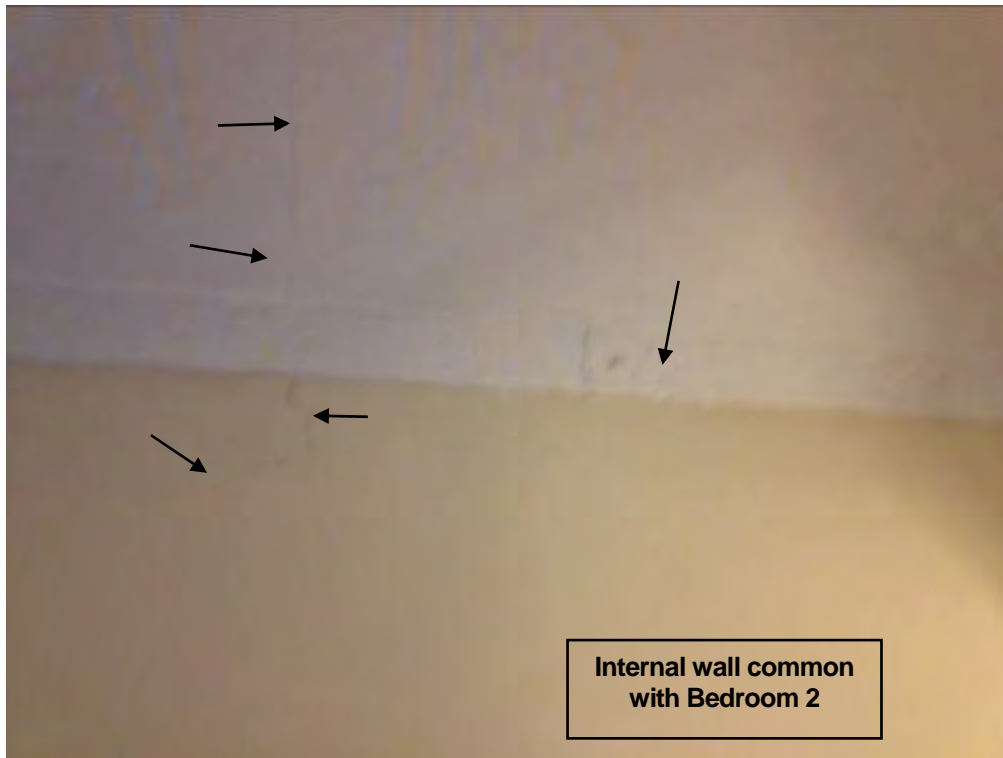
Photograph 22 shows a radial crack above the front entry door



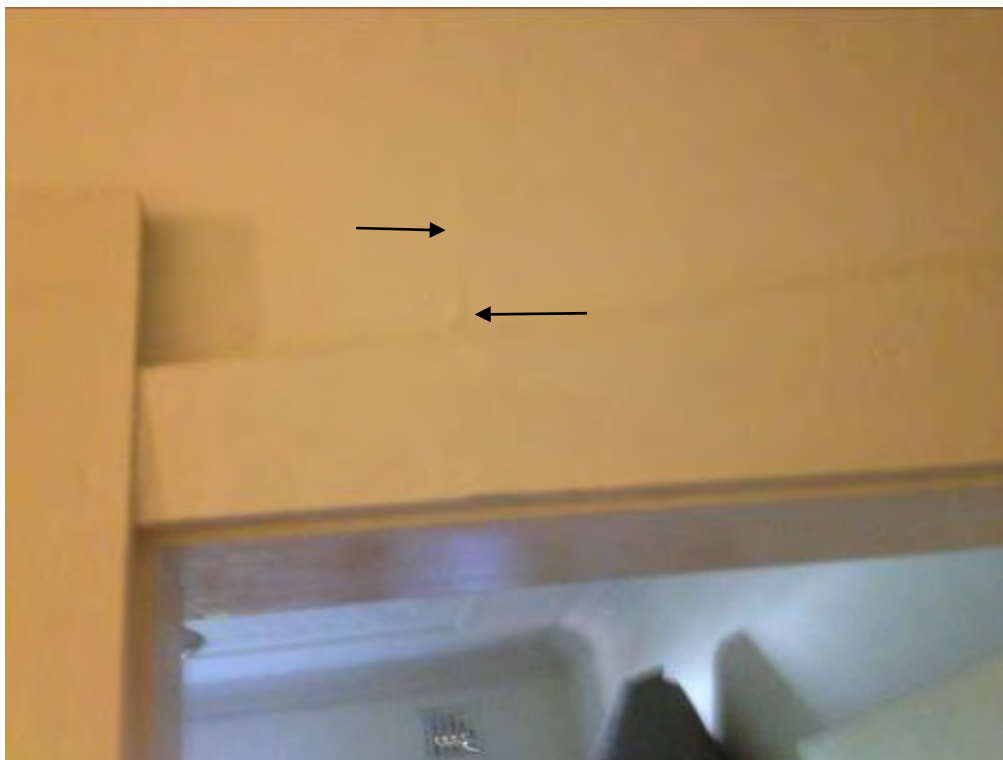
Photograph 23 shows hairline radial cracks extending from the left hand side of the door head from the Hallway into Bedroom 1



Photograph 24 shows a hairline radial crack extending from the right hand side of the door head from the Hallway into Bedroom 1



Photograph 25 shows a hairline crack to the set joint in the Hallway ceiling and hairline crack to the cornice and wall



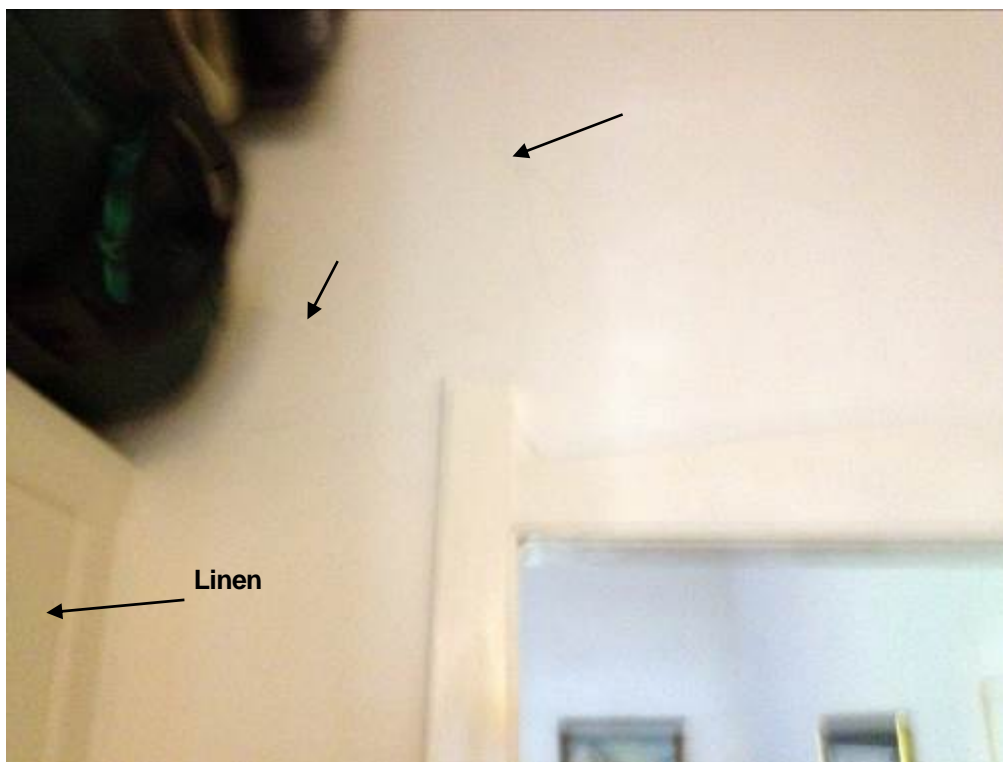
Photograph 26 shows the vertical hairline crack extending from the left hand side of the door head into Bedroom 2



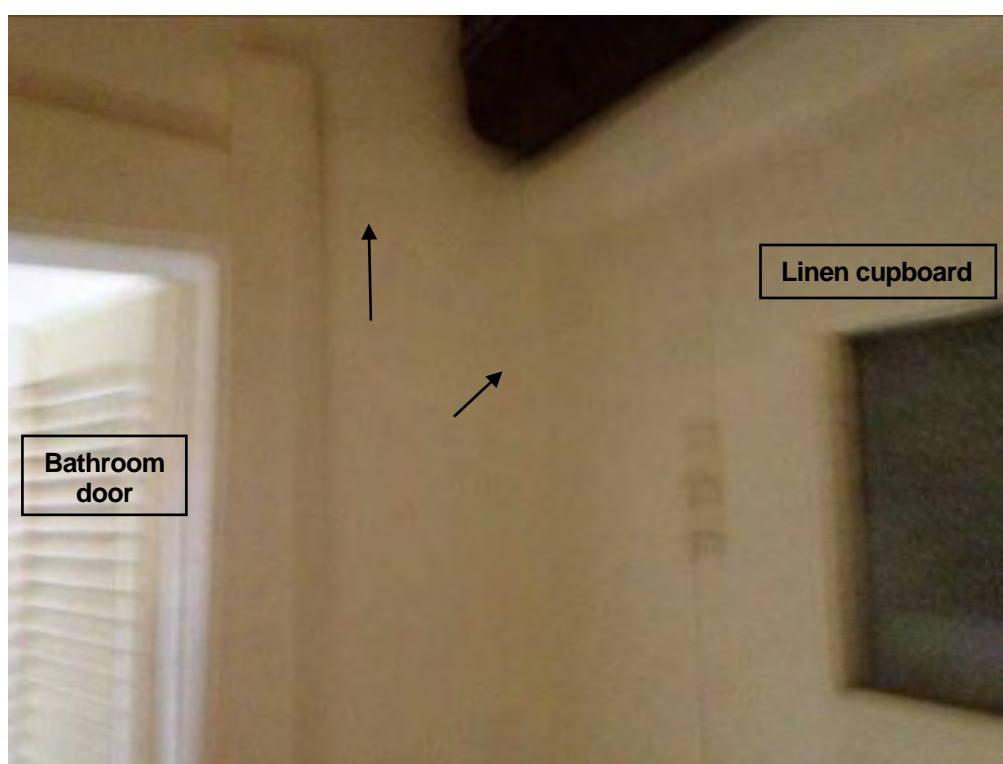
Photograph 27 shows a radial hairline crack extending from the right hand side of the doorway head to Bedroom 2



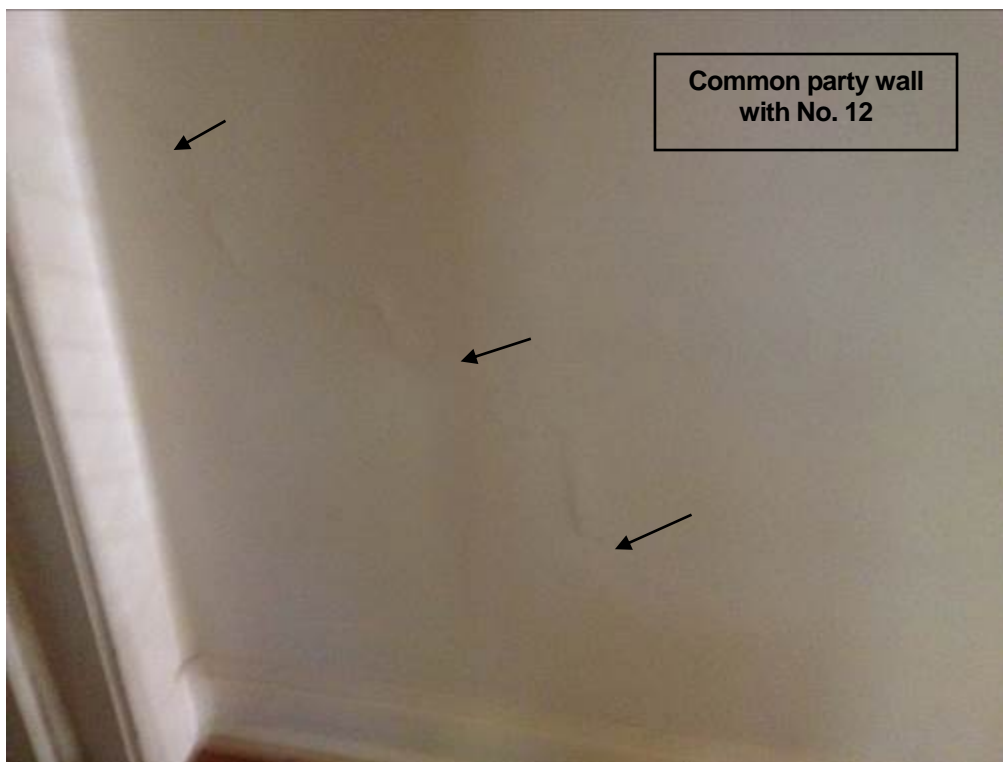
Photograph 28 shows the separation crack between the cornice and the wall surface above the Bathroom door



Photograph 29 shows vertical and horizontal hairline cracks extending from the left hand side of the door head to the Lounge room from the hallway



Photograph 30 shows the location of the radial crack extending from the right hand side of the Bathroom door head towards the linen cupboard



Photograph 31 shows the radial crack to the base of the *common party / separation* wall adjacent to the doorway from the Hallway into the Lounge room



Photograph 32 shows hairline cracks extending from the right hand side of the door head in Bedroom 1



Photograph 33 shows previous repairs to a radial crack extending from the left hand side of the window head towards the northern corner of Bedroom 1 – Note: the hairline crack to the cornice



Photograph 34 shows a hairline radial crack extending from the eastern corner to the cornice in Bedroom 1



Photograph 35 shows a separation crack between the cornice and the wall to the southern corner of Bedroom 1



Photograph 36 shows flaking paint and a separation crack between the cornice and the ceiling to the southern corner of Bedroom 1



Photograph 37 shows the settlement within the floor adjacent to the external wall in Bedroom 2



Photograph 38 shows the location of previously repaired radial crack and separation between the cornice and the ceiling to the western corner of Bedroom 2



Photograph 39 shows typical separation cracking between the cornice and the ceiling in bedroom 2 –
Note: probable repaired crack to the set joint in the ceiling



Photograph 40 shows typical flaking paint from the ceiling of Bedroom 2



Photograph 41 shows a radial crack to the Bathroom wall over the shower recess



Photograph 42 shows previous patch repairs and mould growth to the southern corner of the Bathroom ceiling



Photograph 43 shows mould growth to the northern corner of the Bathroom ceiling



Photograph 44 shows the vertical hairline crack extending from the left hand side of the door head from the Lounge room to the Hallway



Photograph 45 shows hairline and vertical cracks extending from the right hand side of the door head from the Lounge room to the Hallway



Photograph 46 shows a separation crack between the cornice and the wall to the eastern corner of the Lounge room



Photograph 47 shows flaking paint and interlinked spider cracking to the *common party / separation* wall to the dining room



Photograph 48 shows the vertical crack to the wall at the northern corner of the Dining room



Photograph 49 shows the radial crack to the *common party / separation* wall to the northern corner of the Dining room



Photograph 50 shows a radial crack extending from the left hand side of the door to the Lounge room towards the ceiling



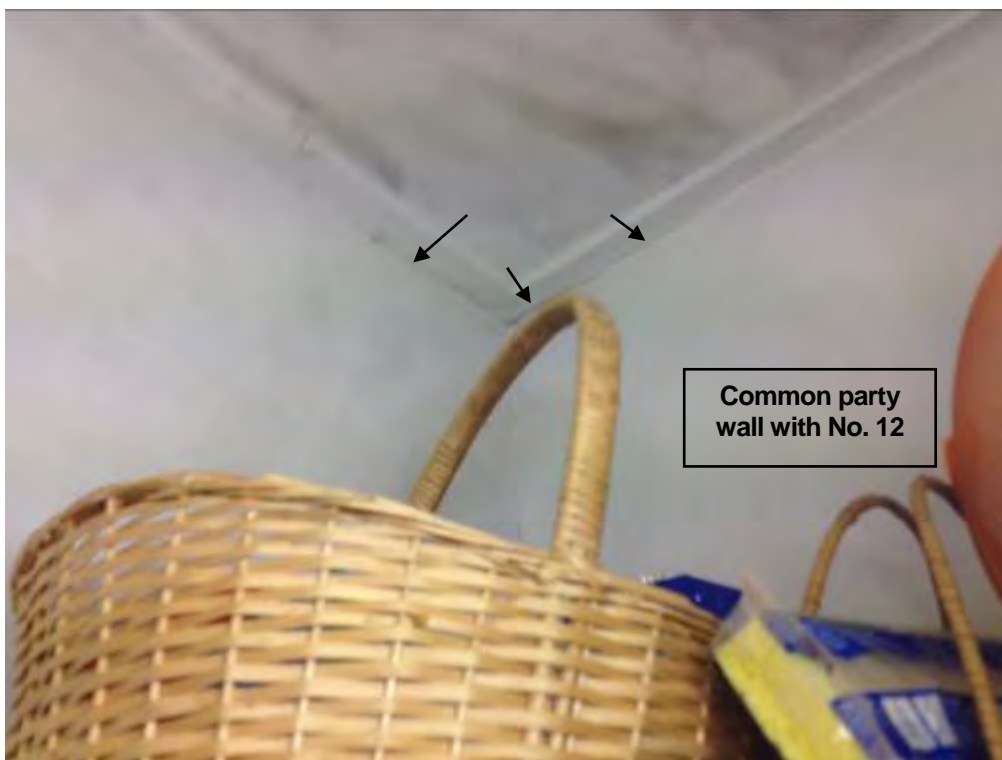
Photograph 51 shows a previously repaired radial crack extending from the left hand side of the door head from the Dining room into the Kitchen towards the ceiling



Photograph 52 shows previously repaired radial crack to the right hand side of the door head from the Kitchen to the Dining room



Photograph 53 shows a radial crack extending from the right hand side of the Kitchen window head towards the ceiling



Photograph 54 shows a separation crack between the timber mould cornice and the *common party / separation* wall in the pantry



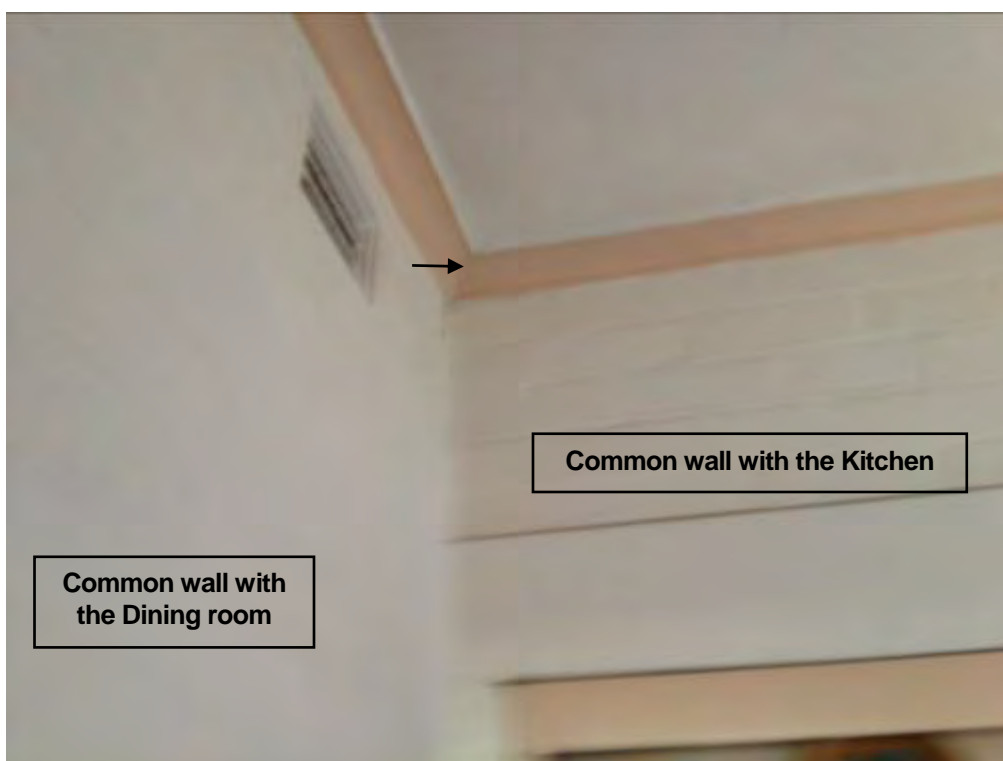
Photograph 55 shows the hairline crack to the set joint in the wall lining to the WC.



Photograph 56 shows the hairline crack to the set joint in the wall lining to the WC



Photograph 57 shows the vertical crack to the right hand side of the lintel in the *common* wall with the Kitchen



Photograph 58 shows a hairline crack to the mitre joint in the cornice to the northern corner of the Laundry



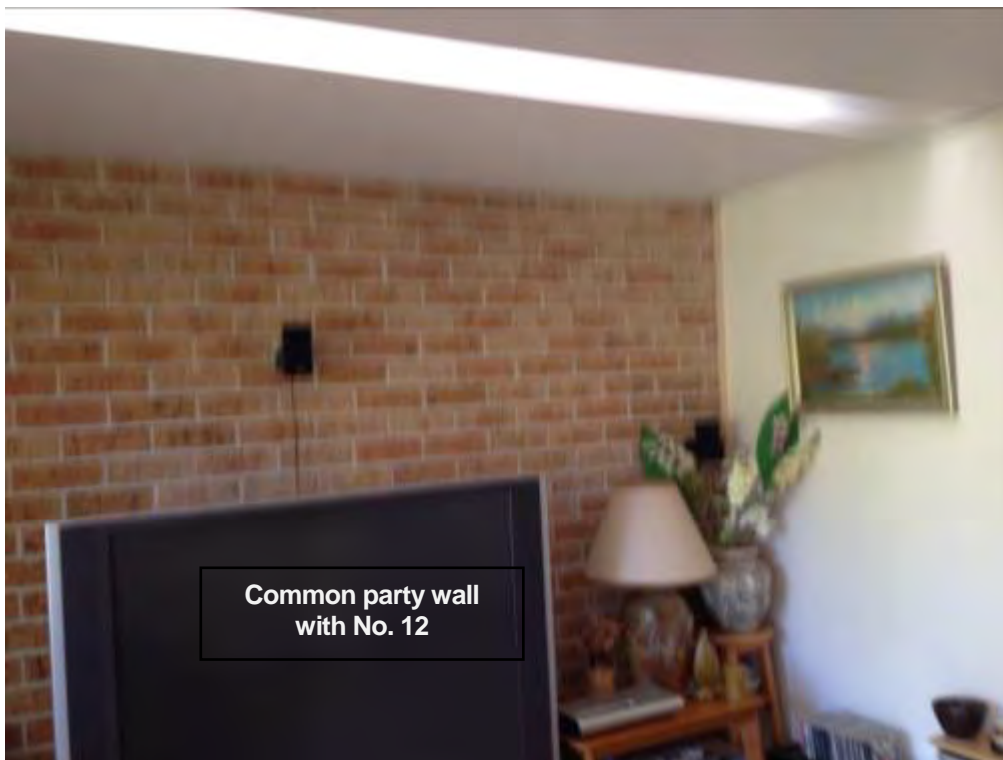
Photograph 59 shows the condition of the floor tiles to the rear Sunroom addition



Photograph 60 shows a hairline crack to the Sunroom floor tiles extending from the corner of the WC towards the southeast external wall



Photograph 61 shows the hairline cracking to the Sunroom floor tiles extending from the external corner of the WC



Photograph 62 shows the condition of the face brickwork to the *common party* / *separation* wall in the Sunroom addition



Photograph 63 shows the vertical crack extending from the left hand side of the lintel over the door head from the Sunroom to the Dining room



Photograph 64 shows the vertical crack extending from the right hand side of the lintel over the door head from the Sunroom to the Dining room