

## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited.  
Job address: 34 Edgecliff Avenue, South Coogee.  
Property Owner/s: Mrs Jeannine Lew.  
Report reference: **RANDWICK COUNCIL**  
Development Application No: not available  
Date of assessment: 9<sup>th</sup> November 2017



Shows the front southern elevation of the adjoining properties:  
No. 34 and No.34A Edgecliff Avenue, South Coogee.

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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.

10<sup>th</sup> November 2017

The Construction Administration Officer,  
Cape Cod Australia Pty. Limited,  
PO Box 2002,  
NORTH PARRAMATTA. NSW 1750

Dear Michelle,

**Re: Dilapidation Report – 34 Edgecliff Avenue, South Coogee.**

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), 34A Edgecliff Avenue, South Coogee.

We confirm that we assessed the property at 3:30 pm on the 9th November 2017, in the presence of the owner Mrs. Jeannine Lew.

### **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 double storey attached residence prior to the construction of an upper floor addition to the rear of the adjoining attached property (your client), 34A Edgecliff Avenue, South Coogee.

It is our understanding that the internal renovations to this residence and the upper floor addition to this residence, 34 Edgecliff Avenue, South Coogee are approximately circa 2013.

We confirm that our assessment was carried out without benefit of construction documents for this residence, 34 Edgecliff Avenue, South Coogee including the addition to the upper floor 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 west to east with a southerly facing frontal aspect.

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1930 – 1940 and is supported on clay masonry brick footings. The rear double storey addition is brick veneer construction with deep timber floor joists.

We observed that there is clay brick *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee. We further noted that the wall extends from floor level to the underside of the ceiling rafters.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with corrugated profiled sheet metal roofing. We noted that the upper floor addition has a pitched gable ended roof with 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 noted that the pre-finished corrugated profile sheet metal roofing to the roof surfaces is in good condition and is securely fixed, in our opinion forming a weather resistant cover to the residence.

### **[Photographs 1, 2, 3 and 4]**

We also noted that the side flashing between the brick wall of upper floor addition and the tiled roof surface of the adjoining property, 34A Edgecliff Avenue, South Coogee is generally intact and forming a weather resistant seal between the wall and the roof surface. **[Photograph 5]**

## **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, 34A Edgecliff Avenue, South Coogee and that it is probable that the *common party / separation* wall is supported below floor level on brick footings.

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, 34A Edgecliff Avenue, South Coogee.

We are unable to provide comment on the type or the structural adequacy of the footings supporting the *common party / separation* wall between the adjoining properties.

## **EXTERNAL**

### **General**

We noted that the external walls of the original residence are constructed of clay masonry brickwork. We also noted that the external brick work is surface coated.

We further noted that the upper floor extension is timber framed and clad with weatherboard cladding.

### **Front Southern Elevation**

We noted separation cracking between the timber fascia and the surface coated clay masonry brickwork in the south-western corner. **[Photograph 6]**

We noted vertical cracking from the Bedroom 1 window sill toward the ground. **[Photograph 7]**

We noted horizontal cracking from the Bedroom 1 window sill toward the Sunroom. **[Photograph 8]**

We noted rust staining to the timber window sill trim outside the Sunroom window. **[Photograph 9]**

We noted radial cracking from the Sunroom window sill toward the ground. We also noted separation cracking to the timber trim around the window adjacent to the common boundary. We further noted deterioration / flaking paint to the window. **[Photograph 10]**

We noted separation cracking to the rendered side wall adjacent to the front gate. **[Photograph 11]**

We noted that the front common boundary fence with the adjoining property, 34A Edgecliff Avenue, South Coogee was of timber post and rail construction with timber palings. We further noted vegetation growth along the fence. **[Photograph 12]**

### **Western Elevation**

We noted that the patterned vitrified clay tiles to the side entry were generally sound with the grout complete. **[Photograph 13]**

We noted evidence of a previous repair around the Bathroom window. **[Photograph 14]**

We noted deterioration to the surface coating of the electrical meter box door. **[Photograph 15]**

We noted that the side pathway is constructed of clay masonry pavers. Due to concealment we are unable to comment on the base strata to the pavers. **[Photograph 16]**

We did not observe any recent cracking to the surface coated clay masonry brickwork. **[Photograph 17]**

### Rear Northern Elevation

We did not observe any recent cracking to the surface coated clay masonry brickwork.

We noted that the rear patio structure is finished with clay masonry pavers. Due to concealment we are unable to comment on the base strata to the pavers. **[Photograph 18]**

We noted that the rear courtyard is finished with concrete pavers. We further noted some vegetation growth through the paver grout. Due to concealment we are unable to comment on the base strata to the concrete pavers. **[Photograph 19]**

We noted damage / scratching to the rear stacking door unit. **[Photograph 20]**

We noted that the rear common boundary fence with the adjoining property, 34A Edgecliff Avenue, South Coogee was of timber post and rail construction with timber palings. **[Photograph 21]**

We noted damage to the roof surface of the lightweight metal shed at the rear. **[Photograph 22]**

We did not observe any recent cracking to the surface coated clay masonry brickwork.

### 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.

## **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

### Entry

We observed evidence of a previous repair [different surface texture] to the cement rendered wall common with the Bathroom. **[Photograph 23]**

### Front Bedroom 1

We noted damage (sinking) to the recessed plaster ceiling lining. **[Photograph 24]**

We noted flaking paint to the plaster ceiling in the south-eastern corner. **[Photograph 25]**

We noted radial cracking to the fibrous plaster ceiling lining around the ceiling fan. **[Photograph 26]**

We noted radial cracking [ $< 1.0$  mm] to the cement rendered wall surface below the window. **[Photograph 27]**

We noted radial cracking [ $< 1.0$  mm] to the cement rendered wall surface extending from the left-hand side of the window head. **[Photograph 28]**

We observed evidence of a previous repair [different surface texture] to the cement rendered wall above the Sunroom door head. We also noted radial cracking [ $< 1.0$  mm] to the cement rendered wall surface extending up from the door head toward the cornice. **[Photograph 29]**

### Sunroom

We noted radial and vertical cracking [1.0 mm – 3.0 mm] to the cement rendered wall surface below the eastern window. **[Photograph 30]**

We observed staining to the plaster ceiling lining above the eastern window. We also noted separation cracking between the window architrave and the plaster ceiling lining. **[Photograph 31]**

We noted separation cracking between the cement rendered wall surface and the timber skirting in the south-eastern corner. **[Photograph 32]**

We noted general separation cracking between the timber trims and the ceiling lining. **[Photograph 33]**

We noted separation cracking [ $< 1.0$  mm] between the cement rendered wall surfaces in the south-western corner. We further noted evidence of a previous repair [different surface texture] to the cement rendered wall common with Bedroom 1. **[Photograph 34]**

We noted separation cracking [ $< 1.0$  mm] between the cement rendered wall surfaces, timber trims and ceiling lining around the door to Bedroom 1. **[Photograph 35]**

## Study

We noted radial cracking [1.0 mm] to the cement rendered wall surface above the door head extending toward the ceiling. **[Photograph 36]**

We noted radial cracking [1.0 mm] to the cement rendered wall surface extending from the right-hand side of the Sunroom window toward the floor. **[Photograph 37]**

We observed evidence of a general previous repairs [different surface textures] to the fibrous plaster ceiling lining. **[Photograph 38]**

## Bathroom

We noted separation cracking between the tiled wall surface and the cove profiled plaster cornice in the south-western corner. **[Photograph 39]**

We noted vertical cracking [1.0 mm] to the tiles extending from the left-hand side of the window head toward the ceiling. **[Photograph 40]**

We did not observe any cracking to the plaster ceiling. We noted hairline shrinkage cracking [ $<0.1\text{mm}$ ] to the mitre joints in the cornice.

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 41]**

## Hallway

We noted damage to the architrave trim to the Bathroom door. **[Photograph 42]**

We noted radial cracking [ $< 1.0\text{ mm}$ ] to the cement rendered wall surface extending from the right-hand side of the Bathroom door head. **[Photograph 43]**

We noted general flaking paint to the decorative cornice and the plaster ceiling lining outside the stairwell and the Bathroom. **[Photograph 44]**

We noted radial cracking [ $< 1.0\text{ mm}$ ] to the cement rendered wall surface extending from the right-hand side of the window head toward the wall vent. **[Photograph 45]**

We noted damage to the plasterboard wall lining on the eastern wall common with the pantry. **[Photograph 46]**

## Pantry

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

## Laundry

We noted that the Laundry was built into the under-stair space.

We did not observe any recent cracking to the ceramic wall tiles. **[Photograph 47]**

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 noted hairline separation cracking to the square set wall / ceiling junctions along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee.

## Kitchen

We noted separation cracking [ $< 1.0$  mm] between the plaster ceiling lining and the cove profiled plaster cornice along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee. **[Photograph 48, 49 and 50]**

We noted separation cracking [ $< 1.0$  mm] to the mitre joints in the cove profiled plaster cornice in the south-western corner. **[Photograph 51]**

## Dining Room

We did not observe any cracking to the plasterboard lined wall surfaces and in particular to the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee. We observed separation cracking of the cornice from the wall surface along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee. **[Photograph 52]**

We noted radial and vertical cracking [ $< 1.0$  mm] to the cement rendered wall surface below the window extending toward the timber skirting. **[Photograph 53]**

## Family Room

We did not observe any cracking to the cement rendered wall surfaces, the plaster ceiling or to the mitred joints in the cove profiled plaster cornice.



## **First Floor**

### **Stairwell**

We noted separation cracking at the wall to wall junction in the south-eastern corner abutting the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee.

**[Photograph 54]**

We noted shrinkage cracking [ $<1.0\text{mm}$ ] to the plasterboard ceiling lining extending toward the front door. We further noted separation cracking [ $<1.0\text{mm}$ ] at the wall to wall junction above.

**[Photograph 55]**

### **Bedroom 2**

We noted staining to the plasterboard ceiling lining adjacent to the south-eastern window.

**[Photograph 56]**

We noted hairline shrinkage cracking to the mitred joints in the cove profiled plaster cornice.

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

### **Sitting Room**

We did not observe any cracking to the plasterboard wall and ceiling surfaces or to the mitred joints in the cove profiled plaster cornices.

### **Bathroom**

We noted separation cracking between the tiled wall surface and the cove profiled plaster cornice in the north-eastern corner. **[Photograph 57]**

We did not observe any cracking to the plaster ceiling. We noted hairline shrinkage cracking [ $<0.1\text{mm}$ ] to the mitre joints in the cornice.

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 58]**

We did not observe any cracking to the plaster ceiling. We noted hairline shrinkage cracking to the mitre joints in the cornice.

## Study

We noted hairline shrinkage cracking to the mitred joints in the cove profiled plaster cornice in the south-eastern corner abutting the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee. **[Photograph 59]**

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

## Bedroom 3

We noted damage to the wall lining from a dislodged shelf in the south-western corner. **[Photograph 60]**

We did not observe any cracking to the plasterboard ceiling surfaces or to the mitred joints in the cove profiled plaster cornices.

## Front Balcony

We noted staining to the weatherboard lined balustrade wall. **[Photograph 61]**

We noted rust staining to the timber support post in the south-western corner. **[Photograph 62]**

We noted that the grout to the floor tiles is complete and that the floor tiles when randomly “tap” tested appeared to be sound. We did not observe any recent cracking to the tiled surface. **[Photograph 63]**

## Rear Balcony

We noted that the grout to the floor tiles is complete and that the floor tiles when randomly “tap” tested appeared to be sound. We did not observe any recent cracking to the tiled surface. Notwithstanding that, we noted significant efflorescence of the tile grout. **[Photograph 64]**

## **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,



for and behalf of

**JONSPIN Building Services Pty. Ltd.**

Attached:      Photographic Survey – Photographs 1 - 64 inclusive.

## **PHOTOGRAPHIC SURVEY**



**Photograph 1** shows the general condition of the front southern elevation sheet metal roof surface.



**Photograph 2** shows the general condition of the front south-western elevation sheet metal roof surface.





**Photograph 3** shows the general condition of the front south-eastern elevation sheet metal roof surface.



**Photograph 4** shows the general condition of the front south-western elevation sheet metal roof surface.



**Photograph 5** shows the general condition of the side flashing between the brick wall of upper floor addition and the tiled roof surface of the adjoining property, 34A Edgecliff Avenue, South Coogee.



**Photograph 6** shows separation cracking between the timber fascia and the wall surface in the south-western corner outside of Bedroom 1.





**Photograph 7** shows vertical cracking from the Bedroom 1 window sill toward the ground.



**Photograph 8** shows horizontal cracking from the Bedroom 1 window sill toward the Sunroom.





**Photograph 9** shows rust staining to the timber window sill trim outside the Sunroom window.



**Photograph 10** shows radial cracking around the Sunroom window sill and deterioration / flaking paint to the window.





**Photograph 11** shows separation cracking to the rendered side wall adjacent to the front gate.



**Photograph 12** shows the general condition of the front *common* boundary fence.





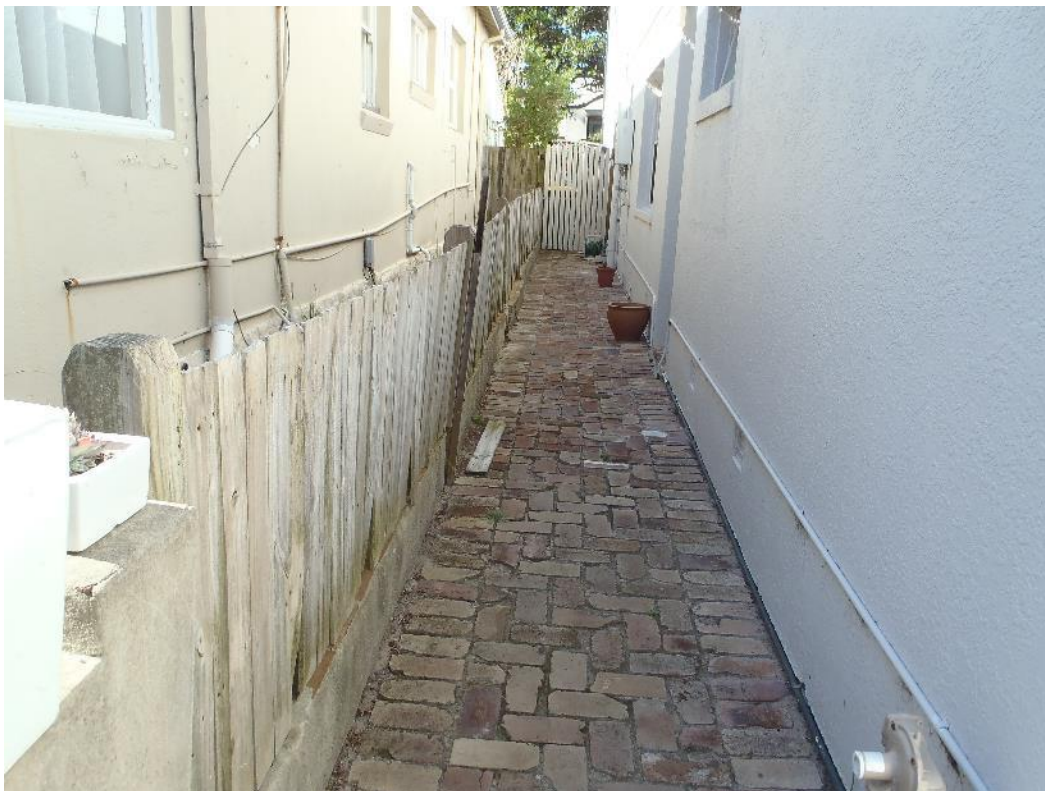
**Photograph 13** shows the general condition of the front porch.



**Photograph 14** shows evidence of a previous repair around the Bathroom window.



**Photograph 15** shows deterioration to the surface coating of the electrical meter box door.

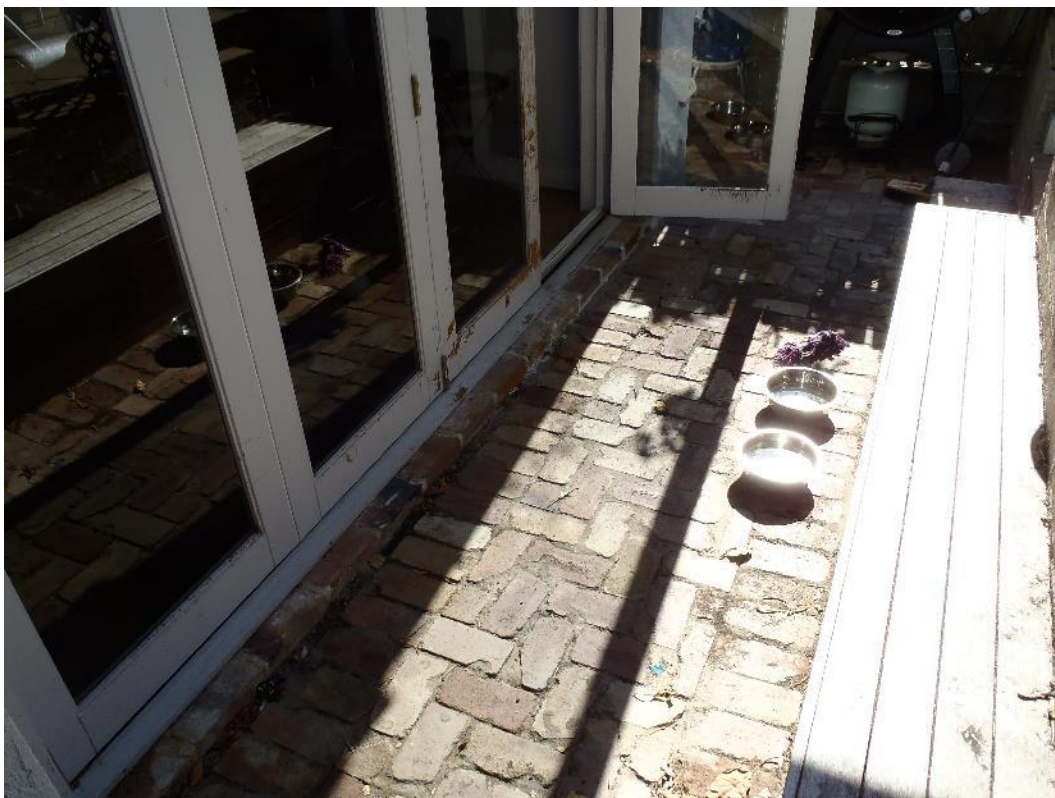


**Photograph 16** shows the general condition of the side paved pathway.





**Photograph 17** shows the general condition of the side elevation wall surfaces.



**Photograph 18** shows the general condition of the rear patio paved floor.



**Photograph 19** shows the general condition of the rear courtyard paved surface.



**Photograph 20** shows damage / scratching to the rear stacking door unit.





**Photograph 21** shows the general condition of the rear *common* boundary fence.



**Photograph 22** shows the damage to the roof surface of the lightweight metal shed.





**Photograph 23** shows evidence of a previous repair to the cement rendered wall common with the Bathroom in the Entry.



**Photograph 24** shows damage (sinking) to the recessed plater ceiling lining in the Front Bedroom 1.



**Photograph 25** shows flaking paint to the plaster ceiling in the south-eastern corner of Bedroom 1.



**Photograph 26** shows radial cracking to the ceiling lining around the ceiling fan in Bedroom 1.





**Photograph 27** shows radial cracking to the cement rendered wall surface below the window in Bedroom 1.



**Photograph 28** shows radial cracking to the cement rendered wall surface extending from the left-hand side of the window head in Bedroom 1.



**Photograph 29** shows evidence of a previous repair wall above the Sunroom door head and radial cracking to the wall surface extending up from the door head toward the cornice in Bedroom 1.



**Photograph 30** shows radial and vertical cracking to the cement rendered wall surface below the eastern window in the Sunroom.



**Photograph 31** shows staining to the plaster ceiling lining above the eastern window and separation cracking between the window architrave and the ceiling in the Sunroom.



**Photograph 32** shows separation cracking between the wall surface and the timber skirting in the south-eastern corner of the Sunroom.



**Photograph 33** shows typical separation cracking between the timber trims and the ceiling lining in the Sunroom.



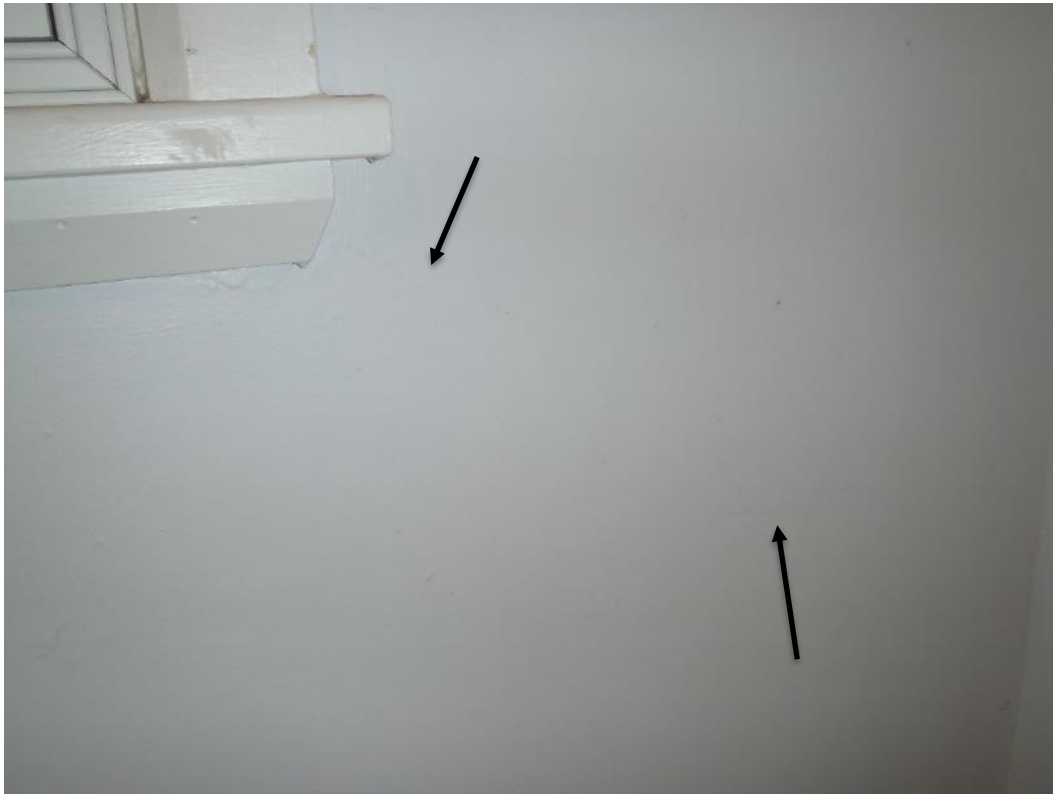
**Photograph 34** shows separation cracking between the wall surfaces in the south-western corner and evidence of a previous repair to the wall common with Bedroom 1 in the Sunroom.



**Photograph 35** shows separation cracking between the wall surfaces, timber trims and ceiling lining around the door to Bedroom 1 in the Sunroom.



**Photograph 36** shows radial cracking to the wall surface above the door head extending toward the ceiling in the Study.



**Photograph 37** shows radial cracking to the wall surface extending from the right-hand side of the Sunroom window toward the floor in the Study.



**Photograph 38** shows the general condition of the ceiling in the Study.



**Photograph 39** shows separation cracking between the tiled wall surface and the cove profiled plaster cornice in the south-western corner of the Bathroom.



**Photograph 40** shows vertical cracking to the tiles extending from the left-hand side of the window head toward the ceiling in the Bathroom.





**Photograph 41** shows the general condition of the Bathroom.



**Photograph 42** shows damage to the architrave trim to the Bathroom door in the Hallway.





**Photograph 43** shows radial cracking to the wall surface extending from the right-hand side of the Bathroom door head in the Hallway.



**Photograph 44** shows general flaking paint to the cornice and the ceiling outside the stairwell and the Bathroom.



**Photograph 45** shows radial cracking to the wall surface extending from the right-hand side of the window head toward the wall vent in the Hallway.



**Photograph 46** shows damage to the plasterboard wall lining on the eastern wall common with the Pantry in the Hallway.



**Photograph 47** shows the general condition of the Laundry: **Note:** under stairwell.



**Photograph 48** shows separation between the ceiling and the cornice along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee of the Kitchen.



**Photograph 49** shows separation between the ceiling and the cornice along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee of the Kitchen.



**Photograph 50** shows separation between the ceiling and the cornice along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee of the Kitchen.



**Photograph 51** shows separation cracking to the mitre joints in the cornice in the south-western corner of the Kitchen.



**Photograph 52** shows separation cracking of the cornice from the wall surface along the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee in the Dining Room.



**Photograph 53** shows radial and vertical cracking to the wall surface below the window extending toward the timber skirting in the Dining Room.



**Photograph 54** shows separation cracking at the wall to wall junction in the south-eastern corner abutting the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee in the Stairwell.



**Photograph 55** shows shrinkage cracking to the ceiling lining extending toward the front door and separation cracking at the wall to wall junction above in the Stairwell.



**Photograph 56** shows staining to the ceiling lining adjacent to the south-eastern window of Bedroom 2.





**Photograph 57** shows separation cracking between the tiled wall surface and the cornice in the north-eastern corner of the Bathroom.



**Photograph 58** shows the general condition of the Bathroom.



**Photograph 59** shows hairline shrinkage cracking to the mitred joints in the cornice in the south-eastern corner abutting the *common party / separation* wall with the adjoining property, 34A Edgecliff Avenue, South Coogee in the Study.



**Photograph 60** shows damage to the wall lining from a dislodged shelf in the south-western corner of Bedroom 3.



**Photograph 61** shows staining to the weatherboard lined balustrade wall on the front Balcony.



**Photograph 62** shows rust staining to the timber support post in the south-western corner on the front Balcony.



**Photograph 63** shows the general condition of the front balcony floor tiles.



**Photograph 64** shows the efflorescence of the floor tile grout to the rear Balcony.