

## Dilapidation Assessment Report

Prepared for: **Cape Cod Australia Pty. Limited**  
Job address: **67 Glenayr Avenue, North Bondi NSW**  
Property Owner/s: **Mr. P. Bize**  
Report reference: **WAVERLEY COUNCIL**  
Development Application No: not available  
Date of assessment: **4<sup>th</sup> April 2016**



Shows the front eastern elevation of the adjoining properties:  
No. 65 & No. 67 Glenayr Avenue, North Bondi

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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.

8 April 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. 67 Glenayr Avenue, North Bondi**

We refer to your written 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. 65 Glenayr Avenue, North Bondi**

We confirm that we assessed the property at 7.00am on the 4<sup>th</sup> April 2016, with the permission of and in the presence of the property Owner, Mr. Pascal Bize.

### **SITE ASSESSMENT**

The sole purpose of the report is to identify existing visible defects in the property and 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 adjoining attached property (your client), **No. 65 Glenayr Avenue, North Bondi**.

It is our understanding that the internal renovations to this residence and the construction of upper floor addition were completed on or about 1990.

We confirm that our assessment was carried out without benefit of construction documents for this residence, **No. 67 Glenayr Avenue, North Bondi** including the upper floor addition.

### **Observations and Notes Taken**

The weather at the time of our assessment was wet and followed heavy overnight rain.

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

We noted that the property is located approximately 1.0km from the sea and from our experience would be considered an aggressive environment for building components and materials.

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

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1920 -1930 and is most probably supported on brick footings. The upper floor addition is timber frame and

clad construction with a brick veneer *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue. We noted that the addition is mainly contained within the original *common* roof space.

## **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 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 was not weather tight.

We noted that the northern surface water from the upper floor addition roof discharges into an eave gutter located over the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue. We noted that the gutter discharges via a spreader onto the tiled western roof surface. **[Photograph 1]**

We further noted that the downpipe servicing the lower roof is located over the *common boundary privacy* wall with the adjoining property. **[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. 65 Glenayr Avenue is intact and forming a weather resistant seal between the wall and the roof surface.

## **UNDER FLOOR**

We noted that there is no access provided to the underfloor area of this property or to the adjoining property, No. 65 Glenayr Avenue.

Our experience with similar properties in the area is that there is clay brick *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue, 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 original 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. 65 Glenayr Avenue.

We noted that there is adequate provision for under floor cross flow ventilation within the external perimeter brickwork.

## **EXTERNAL**

### **Garage / Courtyard**

We noted that the hardstand off-street parking / courtyard area has a concrete floor and a skillion roof structure with terra cotta roofing tiles. We noted that there is shrinkage cracking [1.0mm] within the concrete slab. **[Photographs 3 and 4]**

We noted that the Garage / Courtyard has a *common privacy* wall with the adjoining property, No. 65 Glenayr Avenue. We noted that the wall is surface coated cement rendered brickwork and that there is a different texture to the cement render to the base of the wall. We further noted efflorescence to the base of the wall on the adjoining property side of the wall. **[Photographs 5 and 6]**

We noted that there is staining and dampness to the concrete in the immediate vicinity of the downpipe servicing the front roof and abutting the *common privacy* wall. **[Photograph 7]**

We also noted horizontal cracking of the cement render to the top of the common privacy wall on the adjoining property side. **[Photograph 8]**

We noted that there is surface corrosion [rust] to the structural steel beam supporting the roof structure. **[Photograph 9]**

#### Front Eastern Elevation

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

#### Southern Elevation

We did not observe any recent cracking to the face brick wall surfaces.

We noted different brickwork around the window opening to Bedroom 1 and that the original lintel has been replaced with a steel lintel. **[Photograph 10]**

We noted cracking of the concrete lintel to the Bathroom window. **[Photograph 11]**

We noted cracking of the concrete lintel to the Living room window. **[Photographs 12 and 13]**

We noted fretting and displaced mortar around the Kitchen window openings and green staining and moss growth to the brickwork. **[Photographs 14, 15 and 16]**

We noted that the surface coated hardboard weatherboard cladding appears to be securely fixed and in reasonable condition considering the age of the addition and the location of the property. Due to concealment we are unable to confirm the method of installation or of method of weatherproofing the cladding is in accordance with the manufacturer's installation instructions.

#### Rear Western Elevation

We did not observe any recent cracking to the surface coated wall surfaces including the *common boundary privacy* wall with the adjoining property, No. 65 Glenayr Avenue. **[Photograph 2]**

We noted that the rear entry steps have brick risers and clay tiles for treads. We noted that the grout to the tiles is complete and that the tiles when randomly "tap" tested appeared to be sound. **[Photograph 17]**

#### External Laundry

We noted that the floor is slab on ground finished with tiles. **[Photograph 18]**

We noted that the grout to the tiles is complete and that the tiles when randomly "tap" tested appeared to be sound.

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

#### Rear Courtyard

We noted that the courtyard area is finished with concrete pavers. We noted that the pavers are uniform in plane and that the pavers when randomly "tap" tested appeared to be sound. **[Photograph 19]**

We noted that there is hairline cracking [1.0mm] to the sandstone capping to the garden bed retaining walls. **[Photographs 20, 21 and 22]**

#### 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.

We noted that there is evidence of repairs / possible upgrading to the sewer drainage along the southern boundary. **[Photograph 23]**

#### 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 access provided to the *common* lower original roof space.

From our experience with similar properties in the area it is reasonable to suggest that the *common* roof to the properties is of traditional cut and pitched timber construction and that the timber ceiling joists are built into the *common party / separation* wall.

From our experience it is also reasonable to suggest that there is a clay brick *common party/ separation* wall extending to the underside of the rafters.

We accessed the upper floor roof space through the ceiling of the front Bedroom 1. 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.

### **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 / Hallway

We noted that the northern wall of the Hallway is the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue. We noted that the wall is partially concealed with large picture. **[Photograph 24]**

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces. We noted that there is a different surface texture to the top of the wall, from our experience indicative of the original picture rail being removed. **[Photograph 25]**

We did not observe any cracking to the plasterboard ceiling lining or to the cove profile plaster cornices. Notwithstanding this we did not a hairline crack to the set joint between the Hallway ceiling and the Living room ceiling. **[Photograph 26]**

#### Front Bedroom 1

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces. Notwithstanding this, we did not a previously repaired radial crack extending from the northwest corner of the room towards the cornice. **[Photograph 27]**

We noted that there is a skylight installed within the ceiling. We did not observe any cracking to the plasterboard ceiling lining or to the cove profile plaster cornices.

#### TV / Living room

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

Notwithstanding this, we did not a previously repaired radial crack extending from the northeast corner of the room towards the cornice. **[Photograph 28]**

We did not observe any cracking to the fibrous plaster ceiling lining or to the wide decorative profile 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 note any cracking of the plasterboard ceiling or to the square set wall / ceiling junction.

#### Living / Stairs

We noted that the northern wall of the open plan living area is the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue.

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 cove profile cornices particularly along the *common party / separation* wall.

We noted that the closed tread timber staircase abuts / supported by the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue. **[Photograph 29]**

#### Kitchen / Dining room

We noted that the northern wall of the open plan room is the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces or plasterboard wall surfaces particularly along the *common party / separation* wall.

We did not observe any cracking to the to the plasterboard ceiling or to the cove profiled cornices or to the square set wall ceiling junctions particularly along the *common party / separation* wall. **[Photograph 30]**

#### **INTERNAL** - Upper floor level

##### Stairs / Hallway/ Foyer

We noted that the northern wall of the area is the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue. **[Photograph 31]**

We did not observe any cracking to the plasterboard wall linings. Notwithstanding this we noted 'peaking' of the plasterboard at the junction between the ground floor level and the upper level framed wall. **[Photograph 32]**

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

### Front Bedroom

We noted that the northern wall of the room is the *common party / separation* wall with the adjoining property, No. 65 Glenayr Avenue and is partially concealed by a built in wardrobe.

We did not observe any cracking to the plasterboard wall linings.

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

### Bedroom 2

We noted that the northern wall is partially concealed by a built in wardrobe. We did not observe any cracking to the plasterboard wall linings.

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

### 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 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 or to the cove profile plaster cornices.

### Bedroom 3

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

### Rear balcony deck

We noted that the deck structure is probably compressed fibre-cement sheet with quarry tiles forming the deck surface. We noted that the deck is constructed over a habitable room [Kitchen]. Due to concealment by the deck tiles we are unable to comment on the method of waterproofing the deck or the condition of the waterproofing. We noted that the method of construction does not permit inspection of the under deck area.

#### **[Photograph 33]**

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

We noted that the treated pine lattice and balustrade is generally in good condition.

### 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 - 33 inclusive





**Photograph 1** shows the downpipe spreader servicing the northern roof gutter of the upper floor addition discharging onto the roof tiles



**Photograph 2** shows the *common privacy wall* – Note: the downpipe servicing the eave gutter is located on the top of the wall



**Photograph 3** shows typical hairline cracking to the Garage / Courtyard slab



**Photograph 4** shows typical hairline cracking to the Garage / Courtyard slab

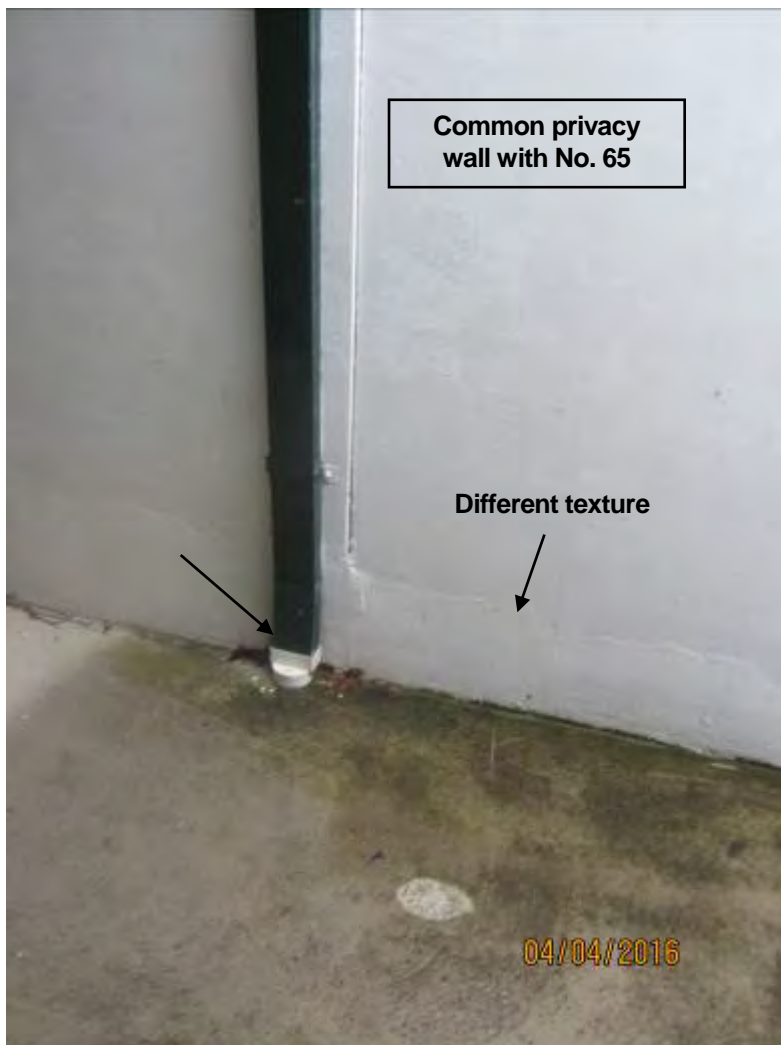


**Photograph 5** shows different surface texture to the render to the base of the *common privacy* wall in the Garage / Courtyard area



**Photograph 6** shows efflorescence and different surface texture to the base of the front *common privacy* wall viewed from No. 65





**Photograph 7** shows staining to the concrete extending from the downpipe servicing the front tiled roof surface



**Photograph 8** shows a hairline cracking to the top of the *common privacy* wall viewed from No 65



**Photograph 9** shows corrosion [rust] to the structural steel beam supporting the Garage skillion roof



**Photograph 10** shows different brickwork and replaced lintel to Bedroom 1 window in the southern wall



**Photograph 11** shows cracking to the concrete lintel over the ground floor Bathroom window



**Photograph 12** shows cracking to the concrete lintel over the Living room window





**Photograph 13** shows lateral movement to the brickwork over the eastern end of the Living room window



**Photograph 14** shows fretting mortar staining and moss growth to the panel of brickwork between the Kitchen and the Living room window



**Photograph 15** shows fretting mortar, staining and moss growth to the panel of brickwork between the Kitchen windows



**Photograph 16** shows staining the moss growth around the Kitchen window





**Photograph 17** shows the condition of the rear entry steps



**Photograph 18** shows the condition of the floor tiles to the Laundry – Note: the condition of the bottom of the door



**Photograph 19** shows the condition of the rear courtyard pavers



**Photograph 20** shows typical hairline cracking to the garden bed retaining wall capping





**Photograph 21** shows typical hairline cracking to the garden bed retaining wall capping



**Photograph 22** shows typical hairline cracking to the garden bed retaining wall capping



**Photograph 23** shows the southern boundary – Note: there is evidence of previous repairs to the drainage system



**Photograph 24** shows the Hallway viewed towards the Living room – Note: the extent of the painting attached to the common party wall



**Photograph 25** shows different surface texture to the *common party* wall indicative of the removal of the picture rail



**Photograph 26** shows the hairline crack to the set joint to the plasterboard at the junction of the Hallway and Living room



**Photograph 27** shows previously repaired radial crack to the northwest corner of the front Bedroom



**Photograph 28** shows previously repaired radial crack to the northeast corner of the TV / Living room



**Photograph 29** shows the internal stairs supported by the *common party wall*



**Photograph 30** shows the square set wall / ceiling junction under the staircase





**Photograph 31** shows the stairwell / foyer / Hallway of the upper floor level



**Photograph 32** shows 'peaking' to the joint between the ground floor level and upper floor frame





**Photograph 33** shows the condition of the tiling to the rear upper level balcony