

## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited  
Job address: 1A Paradise Avenue, ROSEVILLE.  
Property Owner/s: Mr. Nathan Round  
Report reference: **WILLOUGHBY CITY COUNCIL**  
Development Application No: not available  
Date of assessment: Saturday 11<sup>th</sup> June 2016



Shows the front southern elevation of the adjoining properties:  
No.1A and No.1 Paradise Avenue, ROSEVILLE.

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.

31 January 2017

The Administrative & Scheduling Officer,  
Cape Cod Australia Pty. Limited,  
PO Box 2002,  
NORTH PARRAMATTA. NSW 1750

Attention: Mr. Chris Koro

Dear Sir,

**Re: Dilapidation Report – 1A Paradise Avenue, ROSEVILLE.**

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.1 Paradise Avenue, ROSEVILLE.

We confirm that we assessed the property at 11:00 am on the 12<sup>th</sup> June 2016, in the presence of and with the permission of the property Owner, Mr. Nathan Round.

### **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 attached residence prior to the construction of an upper floor addition to the adjoining attached property (your client), No.1 Paradise Avenue, ROSEVILLE.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No.1A Paradise Avenue, ROSEVILLE, including the addition to the upstairs attic room and downstairs basement rooms 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 front to rear with a southerly facing frontal aspect.

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1920 – 1930 and is supported on a combination of sandstone block and clay masonry brick footings. We noted a timber framed attic extension to the original roof cavity and basement extension to the rear of the premises.

We observed that there is clay brick *common party* wall with the adjoining property, No. 1 Paradise Avenue. We further noted that the wall extends from below floor level to the underside of the rafters. We noted that the *common party* wall is supported below floor level on a combination of sandstone block and clay brick footings.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with terra cotta roofing tiles.

## **ROOF SURFACES**

Due to NSW Work Health and Safety [WHS] requirements, we confirm that we did not access the roof surfaces but observed the roof surfaces from ground level.

We observed that the terra cotta roof tiles to the original roof surfaces are generally interlinked and securely bedded, in our opinion forming a weather resistant cover to the residence.

We noted that the rear extension is covered with steel metal roofing and in our opinion forming a weather resistant cover to rear extension section of the residence.

## **UNDER FLOOR**

We noted that the basement (downstairs Laundry and Gym) area is excavated into the site below footing level.

We were unable to access the under floor space due to construction methods.

## **EXTERNAL**

### **General**

We noted that the external walls are constructed of clay masonry brickwork to the original front section of the residence and that the external brick work is surface coated on the front southern elevation.

We also noted that the rear extension section of the residence is clad with surface coated hardboard weatherboards.

We noted that the common boundary fence and the paving at the front of the property were generally sound. **[Photograph 1]**

### **Front Southern Elevation**

We noted that the *common privacy wall* is clad with a surface coated weatherboard lining and the brickwork to the frontal southern elevation is also surface coated. **[Photograph 2]**

We noted cracking to the sandstone block footings around the front steps **[Photographs 3 and 4]**

We noted step cracking of the surface coated brickwork extending from below the Bedroom 1 window sill. **[Photograph 5]**

We noted step cracking and displacement of the surface coated brickwork extending from below the Bedroom 1 window sill. **[Photograph 6]**

We noted that the timber decking to the front porch was generally sound and complete.

### **Rear Northern Elevation**

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

We noted separation cracking between the *common privacy wall* and the back weatherboard clad wall. **[Photograph 8]**

We noted gaps in the timber lining boards to the eave soffit at the rear to the north western corner. **[Photograph 10]**

We noted displacement to the pavers adjacent to the rear common boundary fence. **[Photograph 15]**

#### Side Western Elevation

We noted displaced mortar (fretting) of the brickwork to the front south western elevation **[Photograph 11]**

We noted a previous repair to the brickwork above the electrical meter box **[Photograph 11]**

We noted step cracking of the brickwork and displaced mortar (fretting) to the rear north western corner of the original residence **[Photograph 12]**

We noted previous repairs and re-pointing of the brickwork to the rear north western corner of the original residence **[Photograph 12]**

We noted step cracking to the sandstone block footings at the north western corner of the original residence **[Photograph 13]**

We noted step cracking of the sandstone footings and displaced mortar (fretting) to the rear north western corner of the original residence. **[Photograph 14]**

We noted vertical separation cracking to the junction between the weatherboard and sandstone block footings. **[Photograph 14]**

#### 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 were unable to access the roof space due to the access available and the construction of the upstairs (attic) bedroom.

### **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.

### Front Bedroom 1

We noted a hairline radial crack [ $<1.0\text{mm}$ ] extending from the underside of the stair lining towards the door opening. **[Photograph 16]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the north eastern corner. **[Photograph 16]**

We noted a hairline radial crack [ $<1.0\text{mm}$ ] extending from the left hand side of the window head. **[Photograph 17]**

We noted a hairline radial crack [ $<1.0\text{mm}$ ] extending from the left hand side of the window reveal. **[Photograph 18]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the south western corner. **[Photograph 19]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the south western corner. **[Photograph 20]**

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction in the north western corner **[Photograph 20]**

We noted a hairline vertical crack [ $<1.0\text{mm}$ ] to the wall intersection in the north western corner of Bedroom 1. **[Photograph 21]**

### Bedroom 2

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the south western corner. **[Photograph 22]**

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction to the southern wall **[Photograph 23]**

We noted a vertical hairline crack [ $<1.0\text{mm}$ ] to the wall intersection in the south western corner of Bedroom 2. **[Photograph 24]**

We noted a horizontal hairline crack [ $<1.0\text{mm}$ ] extending both sides of the wall intersection in the north western corner of Bedroom 2. **[Photograph 25]**

### Bathroom

We observed staining to the ceiling lining adjacent to the fan/heater/light fitting **[Photograph 26]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the north western corner. **[Photograph 27]**

We noted radial cracking to the wall tiles adjacent to the window **[Photograph 28]**

### Lounge Room

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the south western corner. **[Photograph 30]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the wall lining extending from the cornice in the north western corner. **[Photograph 31]**

## Kitchen

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction to the southern wall **[Photograph 32]**

We noted separation cracking [ $<1.0\text{mm}$ ] between the wall and trim moulding to the southern western corner **[Photograph 33]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the south western corner. **[Photograph 33]**

We noted separation cracking [ $<1.0\text{mm}$ ] to the ceiling / cornice junction to the southern western corner **[Photograph 34]**

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction to the south western corner **[Photograph 34]**

We noted a previous repair to the ceiling lining to the south western corner **[Photograph 34]**

We noted a hairline crack [ $<1.0\text{mm}$ ] to the mitre joint of the cornice in the south western corner. **[Photograph 35]**

## Hallway

We noted separation cracking and vertical cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction to the western wall. We also noted a previous repair to the wall lining **[Photograph 36]**

We noted separation cracking [ $<1.0\text{mm}$ ] to the wall / cornice junction to the common party wall (eastern wall) **[Photograph 37, 38 and 39]**

## Dining Room

We noted a vertical hairline crack [ $<1.0\text{mm}$ ] to the wall intersection in the *common party wall* (south eastern corner) **[Photograph 40]**

We noted a previous repair to the bulkhead wall at the northern end **[Photograph 41]**

## Stairwell (Upstairs)

We noted a horizontal hairline crack [ $<1.0\text{mm}$ ] extending from the wall intersection on the north western wall **[Photograph 42]**

## Upstairs Bedroom

We noted a gap above the cupboard in the entry **[Photograph 43]**

We noted hairline cracking [ $<1.0\text{mm}$ ] to the square set ceiling / wall junction on the southern wall **[Photograph 44]**

We noted a vertical hairline crack [ $<1.0\text{mm}$ ] extending from the right hand side window head to the ceiling / wall junction on the north western wall **[Photograph 46]**

We noted a gap between the skirting and the strip timber flooring on the eastern wall **[Photograph 47]**

## Basement (Laundry / Gym)

We noted a gap between the under-stairs lining and the bulkhead wall under the basement staircase. **[Photograph 48]**

We noted a gap to the under-stairs lining under the basement staircase. **[Photograph 49]**

We noted differential movement cracking between the floor tiles and the skirting on the eastern wall **[Photograph 50]**

We noted separation cracking between the skirting and the wall on the eastern wall **[Photograph 50]**

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

### **Opinion**

In our opinion it is reasonable to suggest that the observed cracking in the property is not significant to cause impeded structural performance of the property. No large cracks [ $>5.0\text{mm}$ ] were detected in the property.

From our experience and considering the geo technical characteristics of the site and the age of the property, it is also reasonable to suggest that after any repairs, there is a probability that further cracking may occur to the property.

Trusting these observations and information is of assistance in the matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. Spindler', with a stylized, cursive script.

**Mark Spindler,**

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

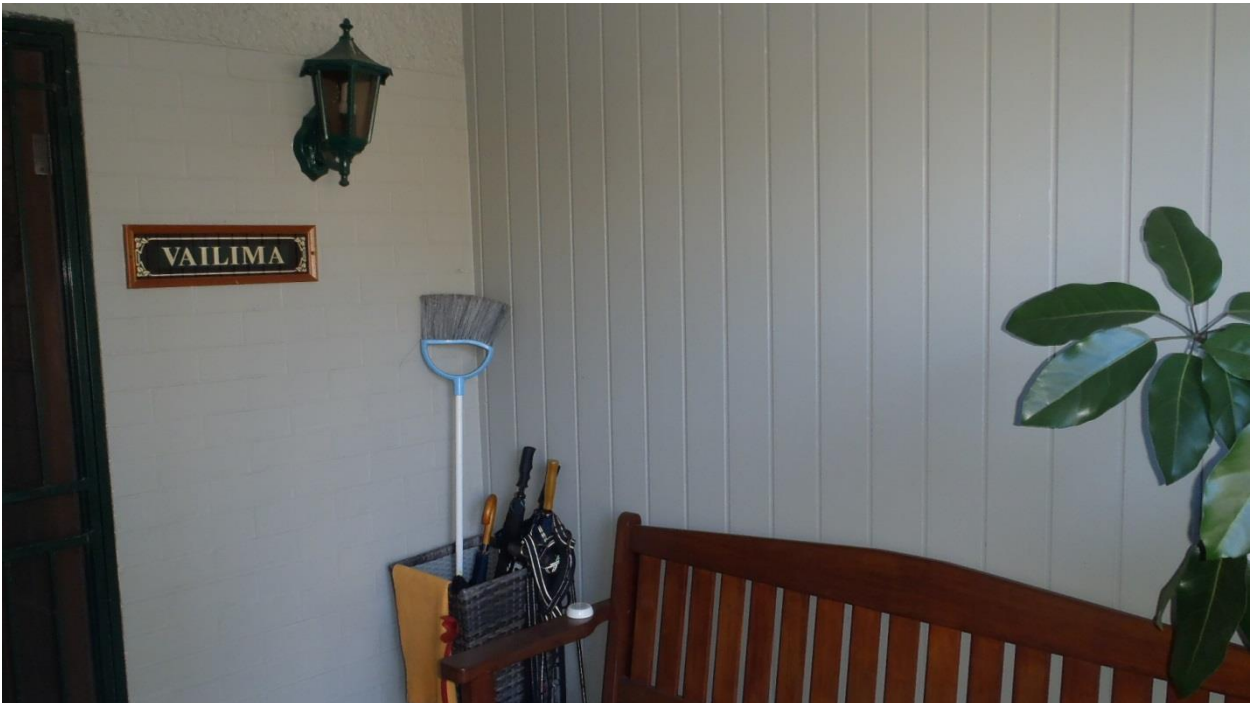
Attached: Photographic Survey – **Photographs 1 - 51 inclusive**



## PHOTOGRAPHIC SURVEY



**Photograph 1** shows the common boundary fence to the adjoining property 1 Paradise Avenue, ROSEVILLE and the general condition of the front paving.



**Photograph 2** shows the general condition of the front porch *common privacy wall*.

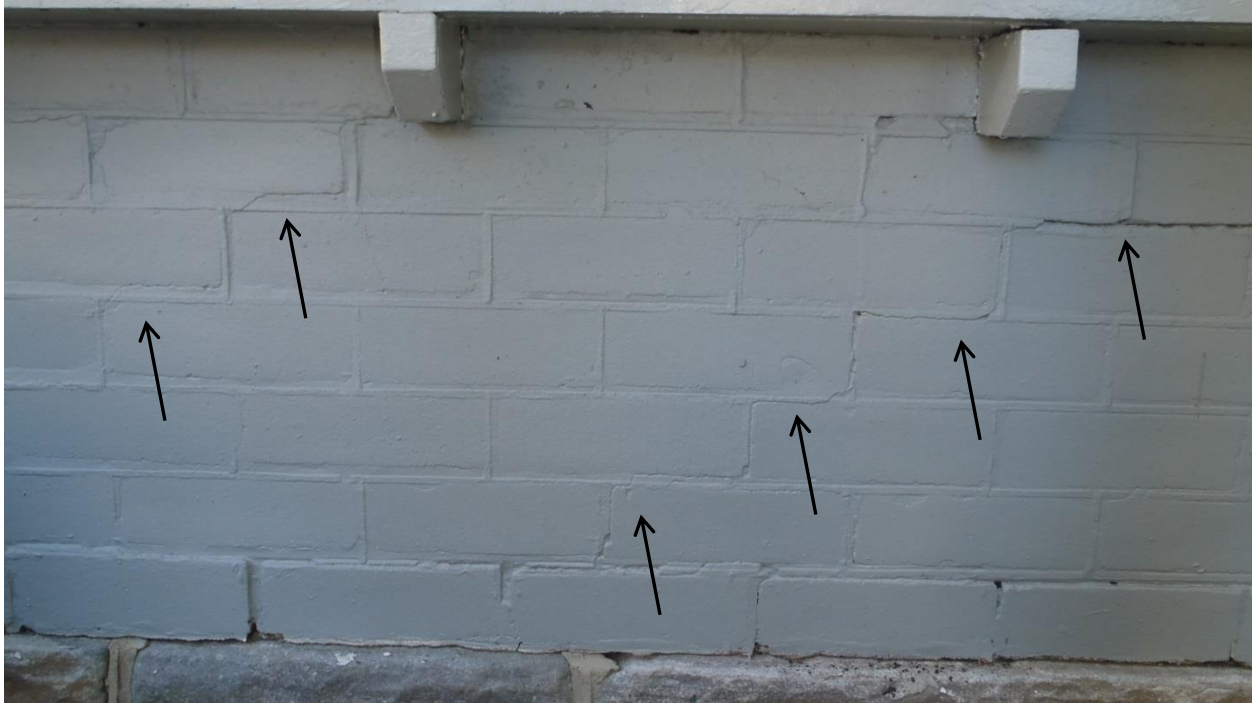




**Photograph 3** shows cracking to the sandstone footings at the entry adjacent to the steps.



**Photograph 4** shows cracking and re-pointing to the block footings at the front steps adjacent to the boundary fence.

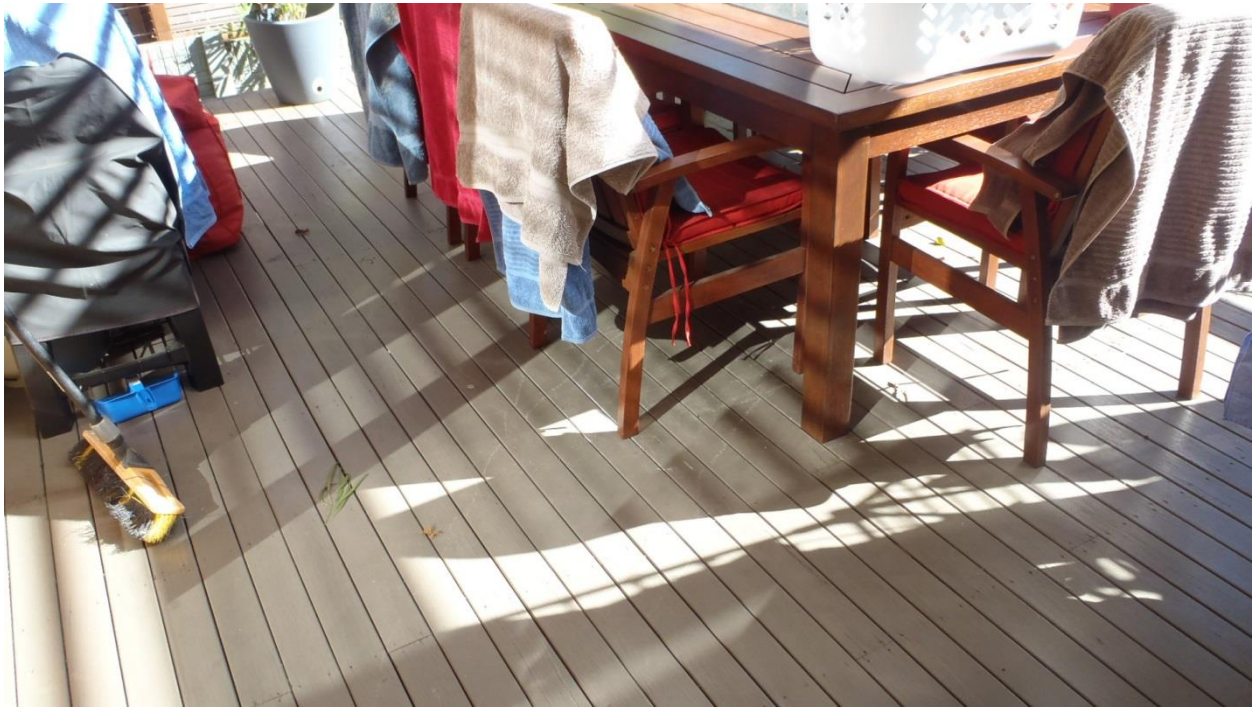


**Photograph 5** shows hairline step cracking extending from below the Bedroom 1 window sill on the front southern elevation.

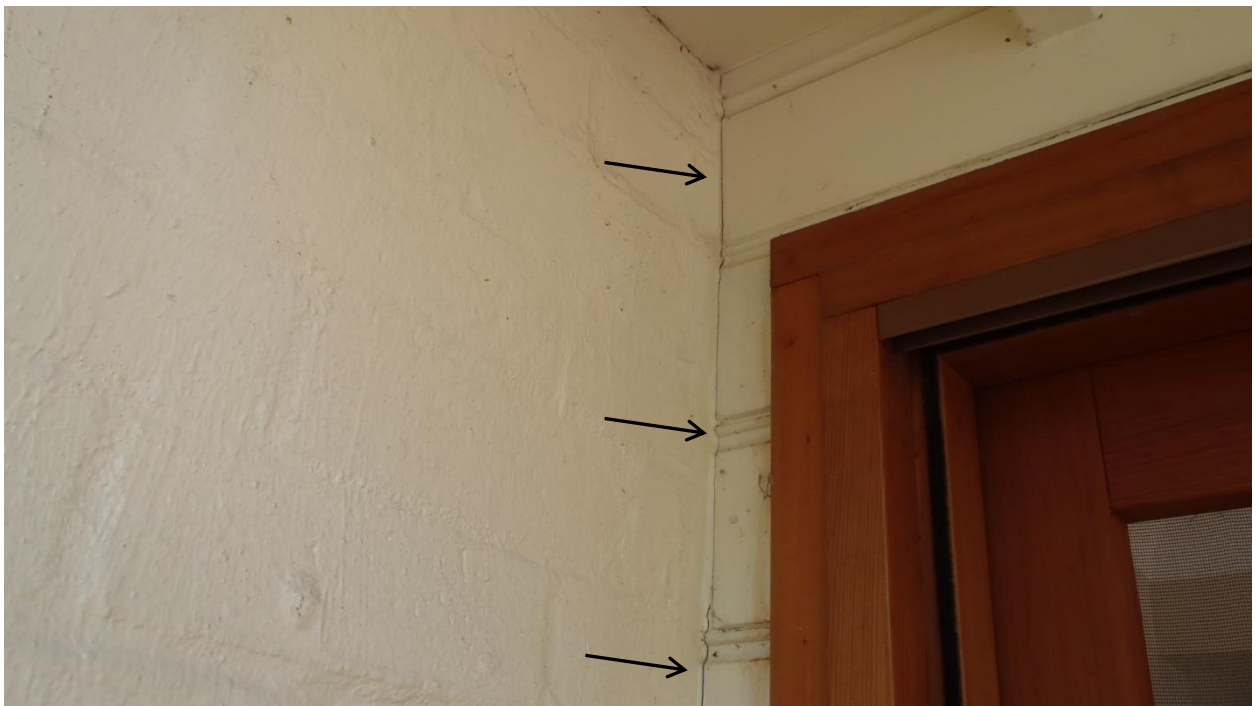


**Photograph 6** shows step cracking and displacement of brickwork extending from the left hand side of the window sill.





**Photograph 7** shows the general condition of the rear verandah



**Photograph 8** shows separation cracking between the *common privacy wall* and the back weatherboard wall cladding.

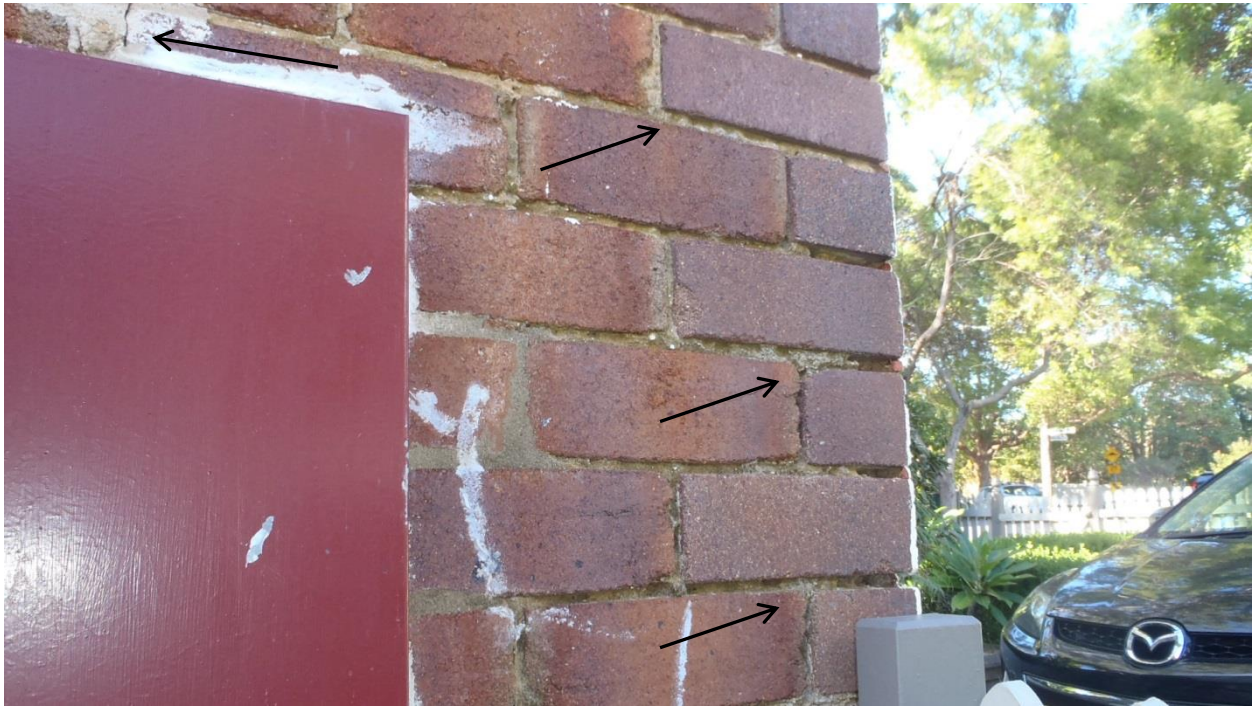


**Photograph 9** shows the general condition of the verandah and the rear extension section of the premises.

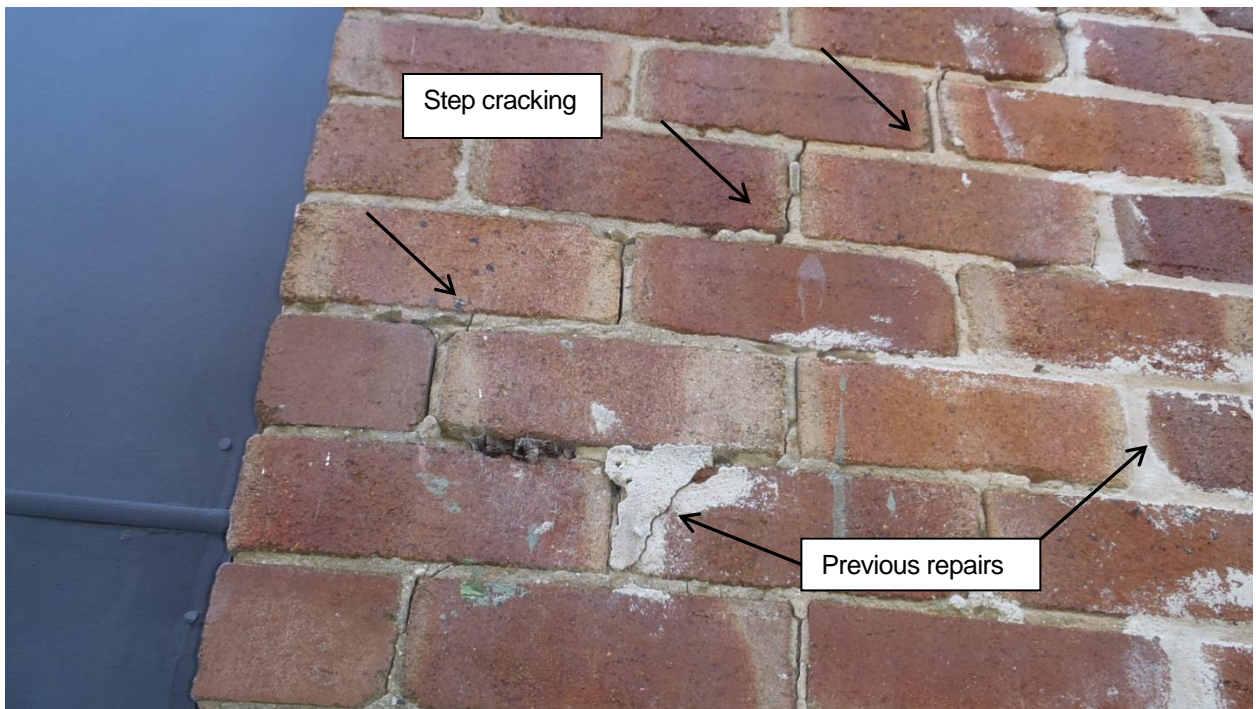


**Photograph 10** shows gaps in the timber lining boards to the eave soffit at the rear to the north western corner.



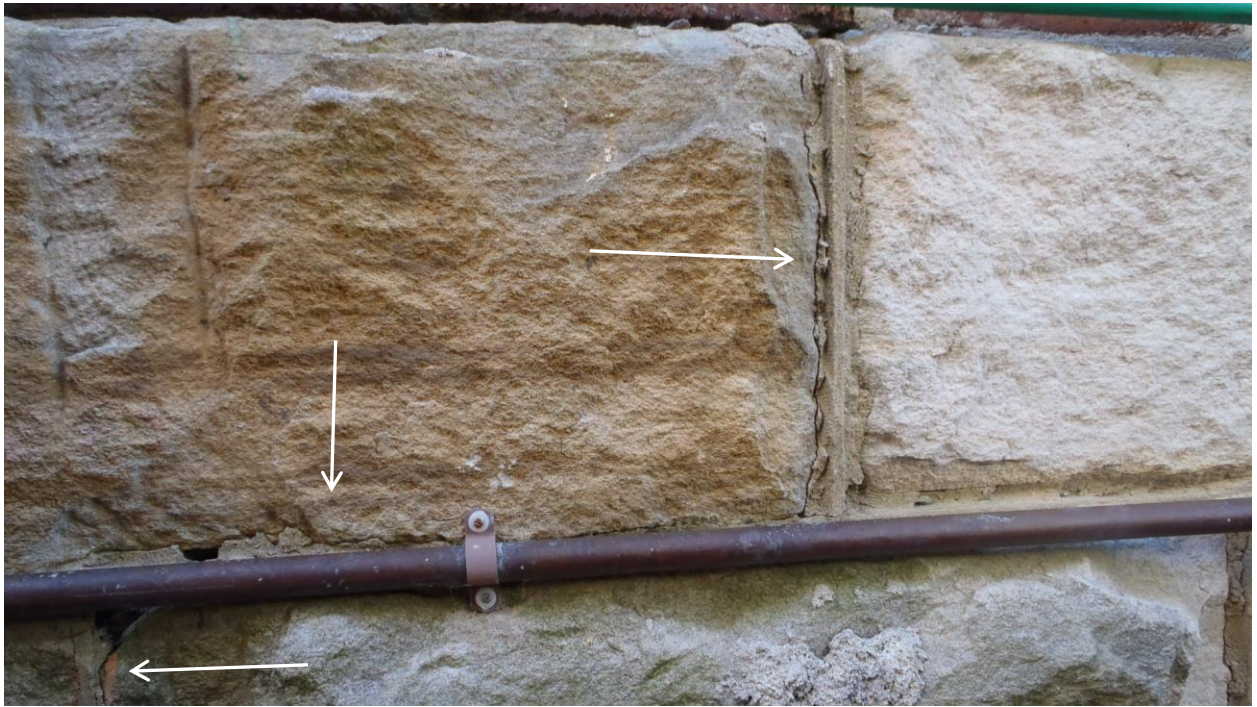


**Photograph 11** shows displaced (fretting) mortar to the brickwork at the front south western corner and previous repairs above the electrical meter board

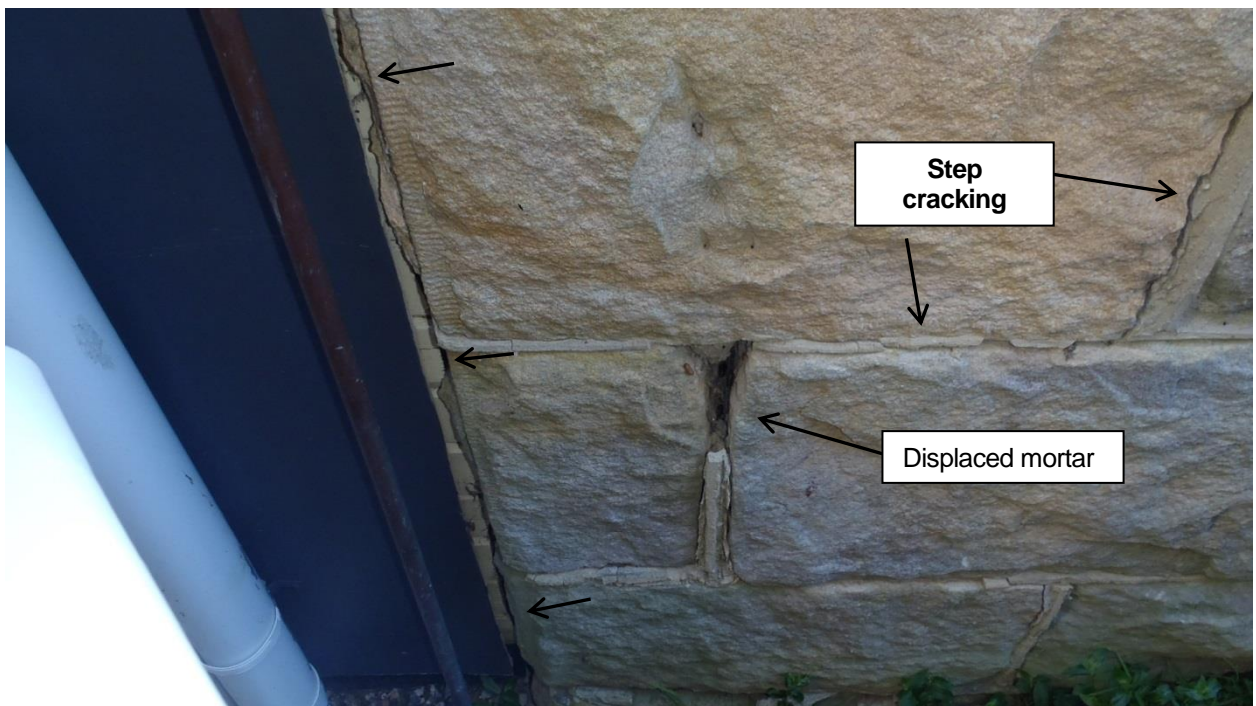


**Photograph 12** shows step cracking, previous repairs and re-pointing of the brickwork to the north western corner of the original residence.





**Photograph 13** shows step cracking to the sandstone block footings at the north western corner of the original residence.



**Photograph 14** shows displaced (fretting) mortar and step cracking to the brickwork at the rear north western corner and separation cracking to the joint between the weatherboard and block wall.

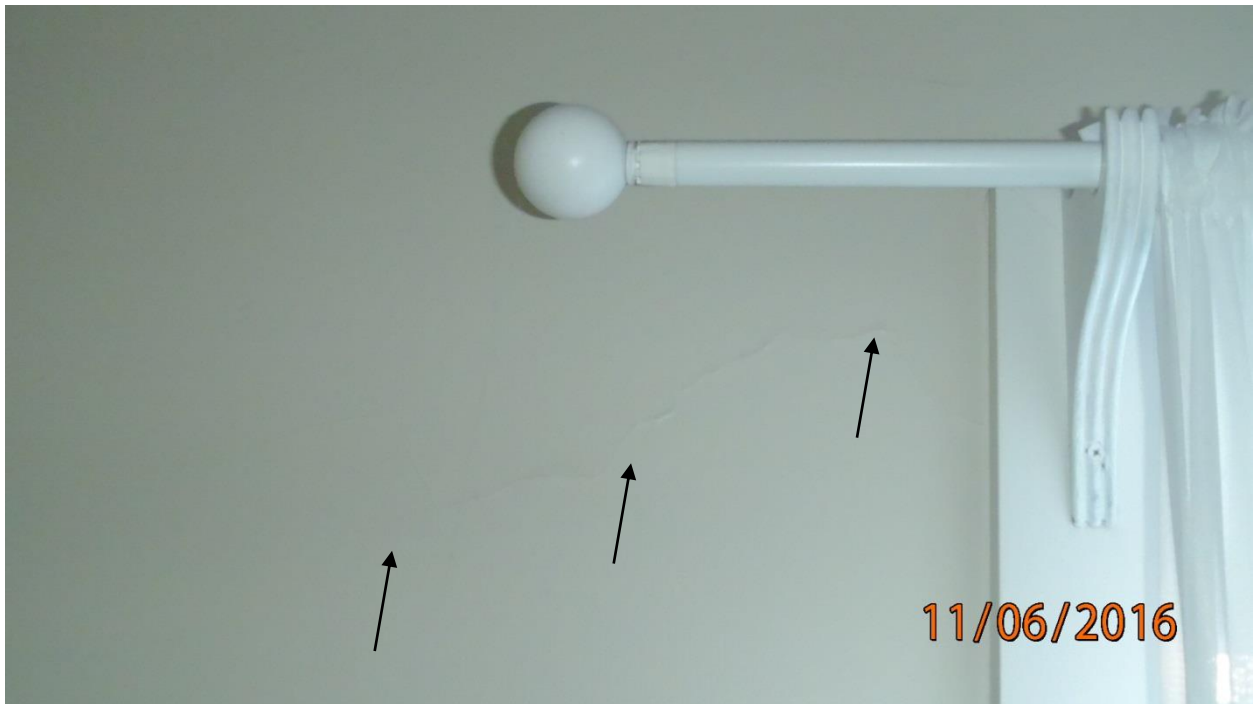


**Photograph 15** shows displaced pavers adjacent to the rear common boundary fence .



**Photograph 16** shows a hairline radial crack extending from the bottom of the under stair lining towards the door opening and cracking to the mitre joint of the cornice in Bedroom 1





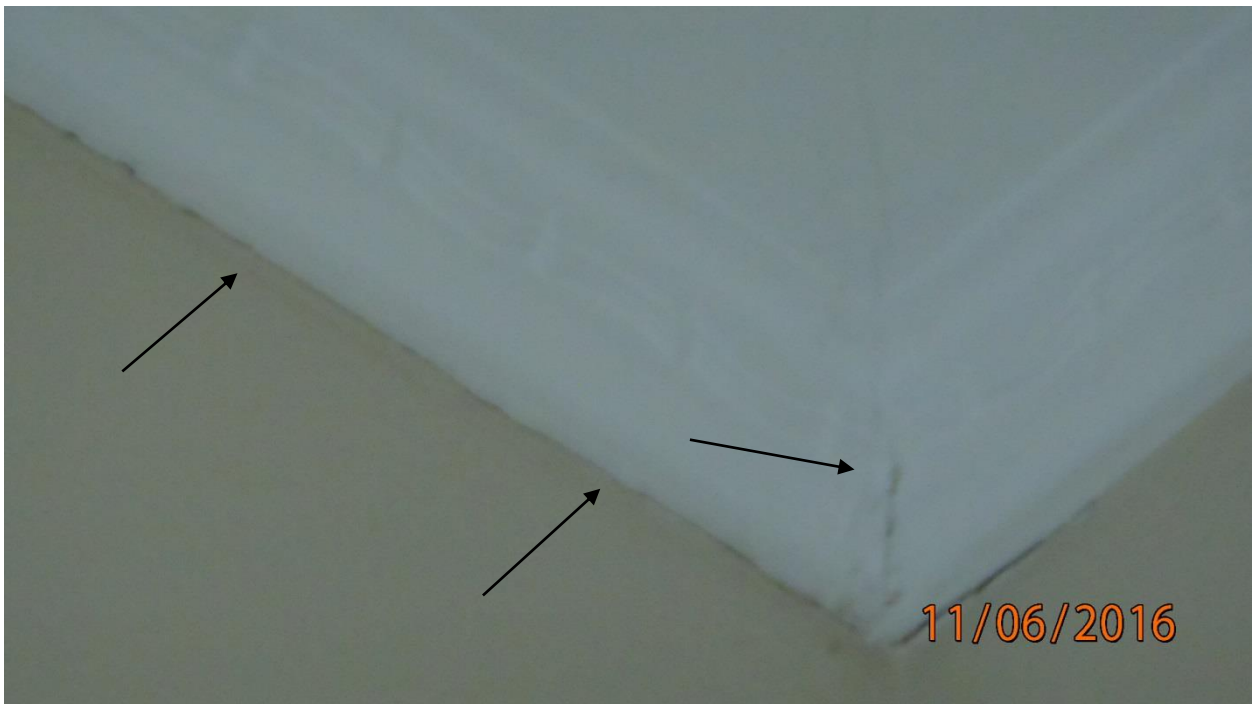
**Photograph 17** shows a hairline radial crack extending downward from the window head in Bedroom 1



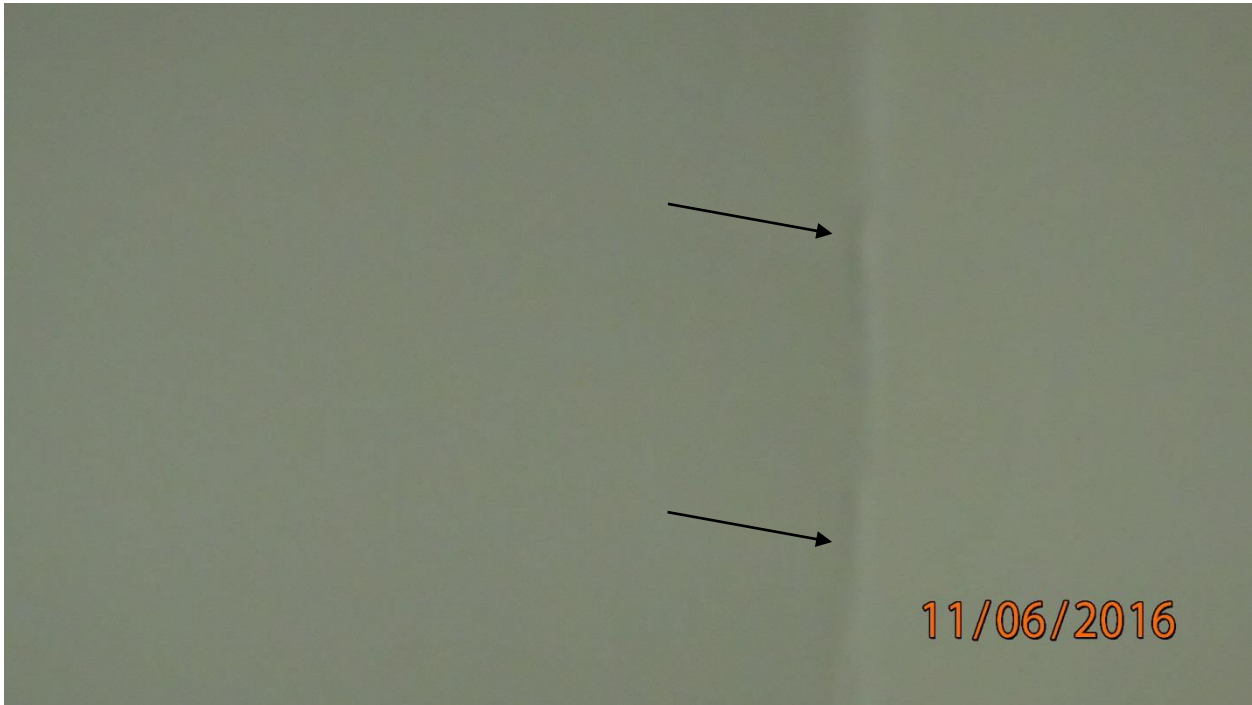
**Photograph 18** shows a hairline radial crack extending outward from the left hand side window reveal in Bedroom 1



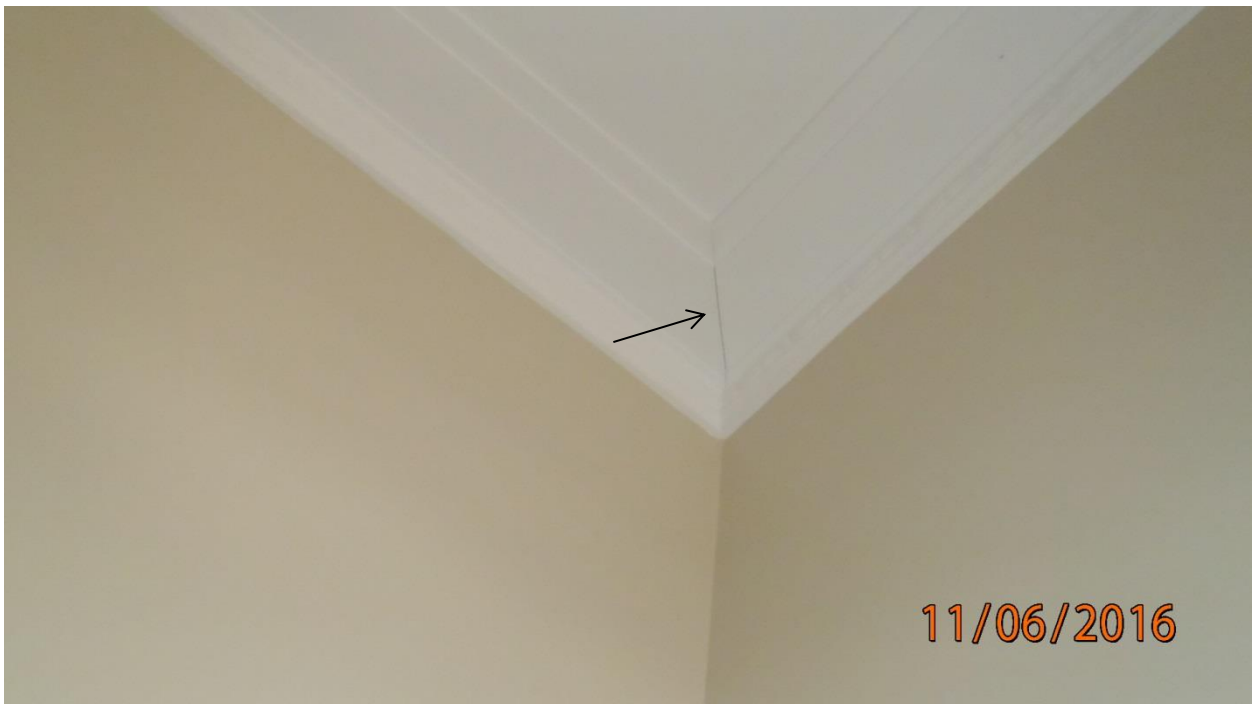
**Photograph 19** shows a crack to the mitre joint of the cornice in the south western corner of Bedroom 1



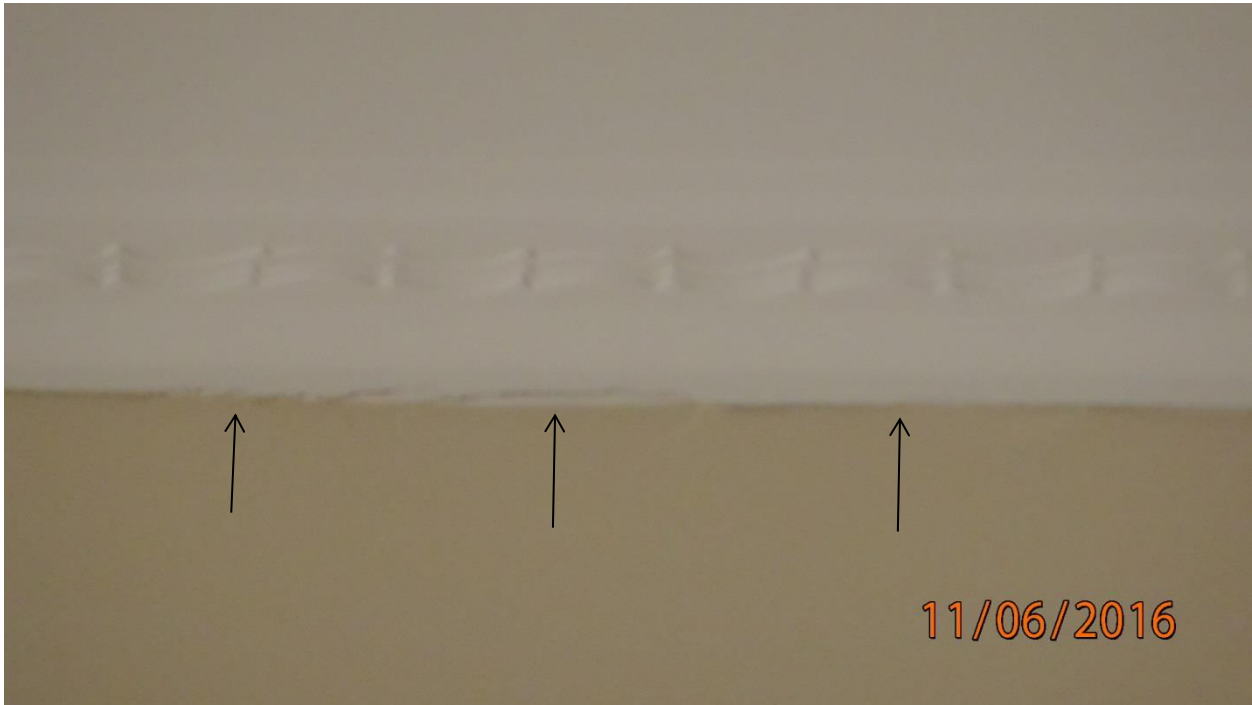
**Photograph 20** shows a crack to the mitre joint of the cornice in the north western corner and separation cracking at the wall / cornice junction of Bedroom 1



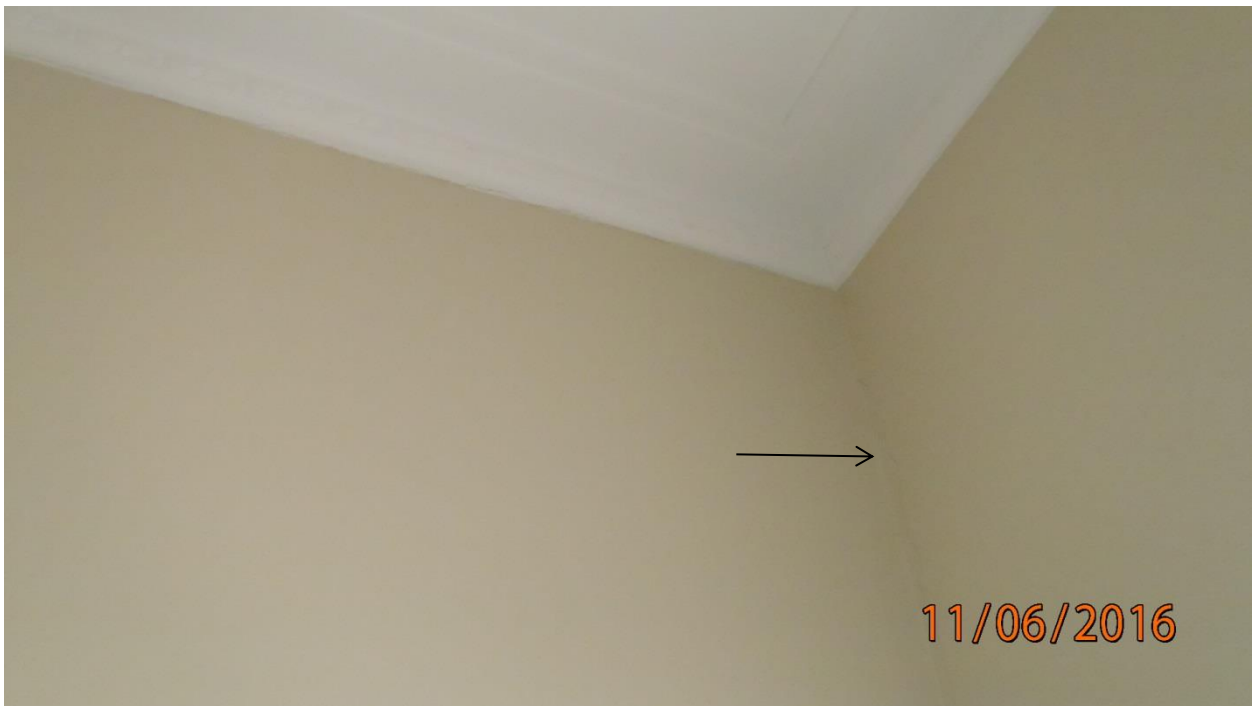
**Photograph 21** shows a hairline vertical crack to the wall intersection in the north western corner of Bedroom 1



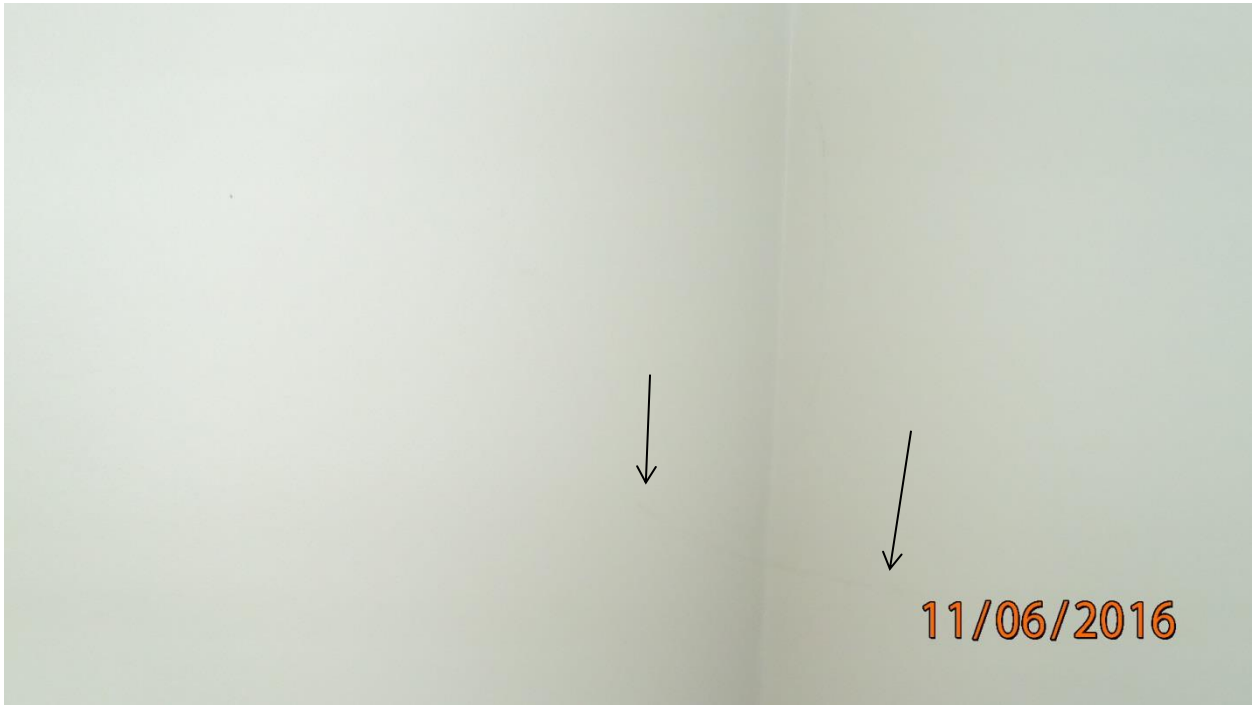
**Photograph 22** shows a crack to the mitre joint of the cornice in the south western corner of Bedroom 2.



**Photograph 23** shows separation cracking at the southern wall / cornice junction of Bedroom 2.



**Photograph 24** shows a hairline vertical crack to the wall intersection in the south western corner of Bedroom 2



**Photograph 25** shows a hairline horizontal cracking extending outwards (both sides) to the wall intersection in the north western corner of Bedroom 2.



**Photograph 26** shows staining to the ceiling lining adjacent to the fan/heater/light fitting in the Bathroom.



**Photograph 27** shows a crack to the mitre joint of the cornice in the north western corner of the Bathroom.



**Photograph 28** shows cracking to the wall tiles radiating from the top left hand side of the window in the Bathroom.





**Photograph 29** shows the general condition of the Bathroom.

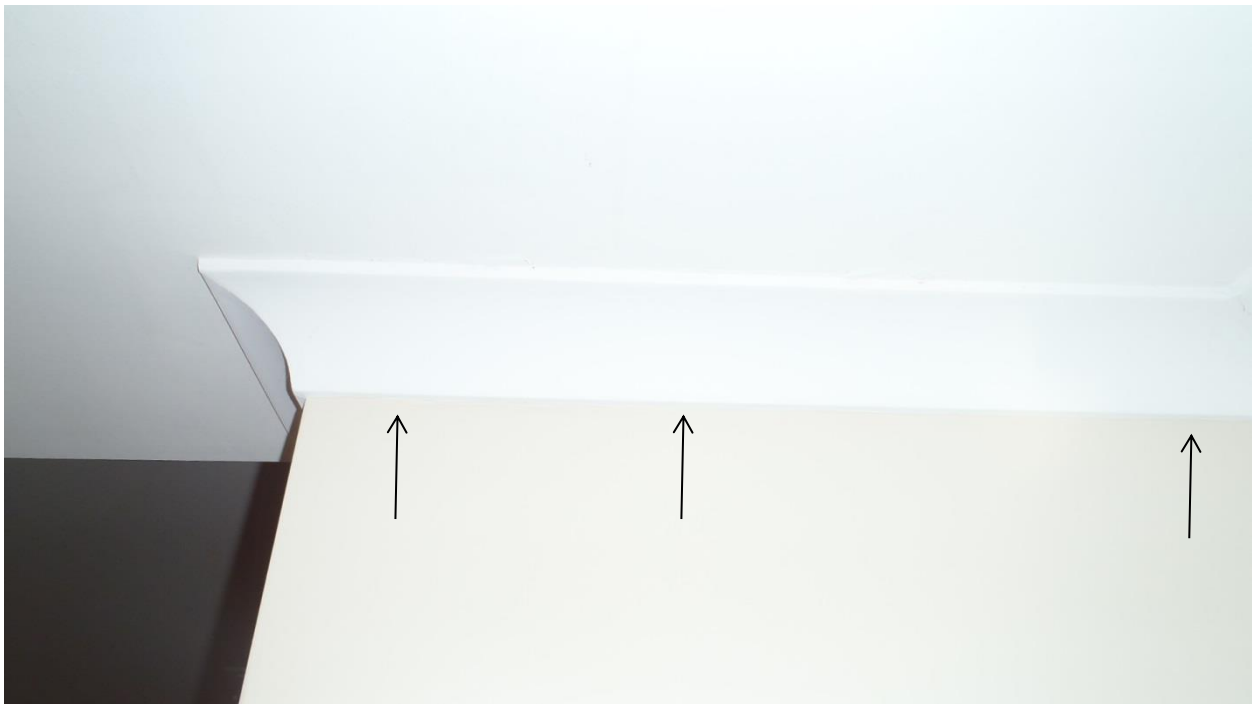


**Photograph 30** shows a crack to the mitre joint of the cornice in the south western corner of the Lounge room (common with the Bathroom).





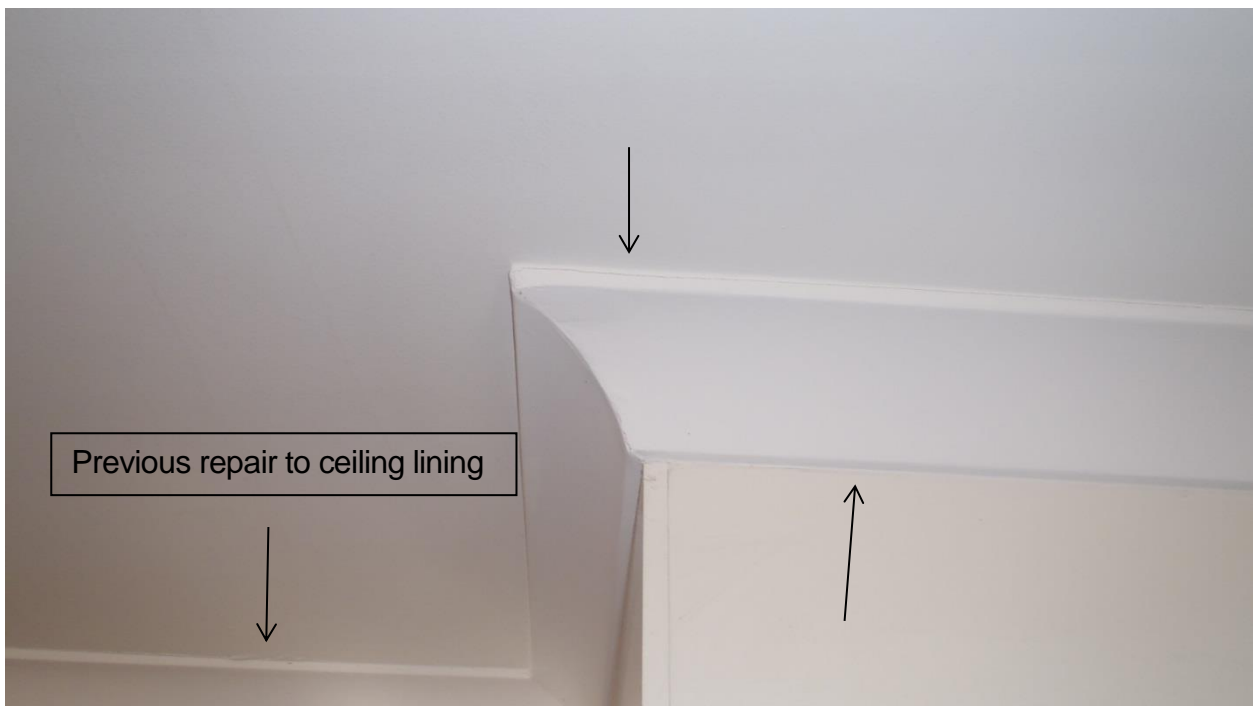
**Photograph 31** shows a crack to the wall lining from the cornice in the north western corner of the Lounge room (common with the Bathroom).



**Photograph 32** shows separation cracking at the southern wall / cornice junction of the Kitchen.



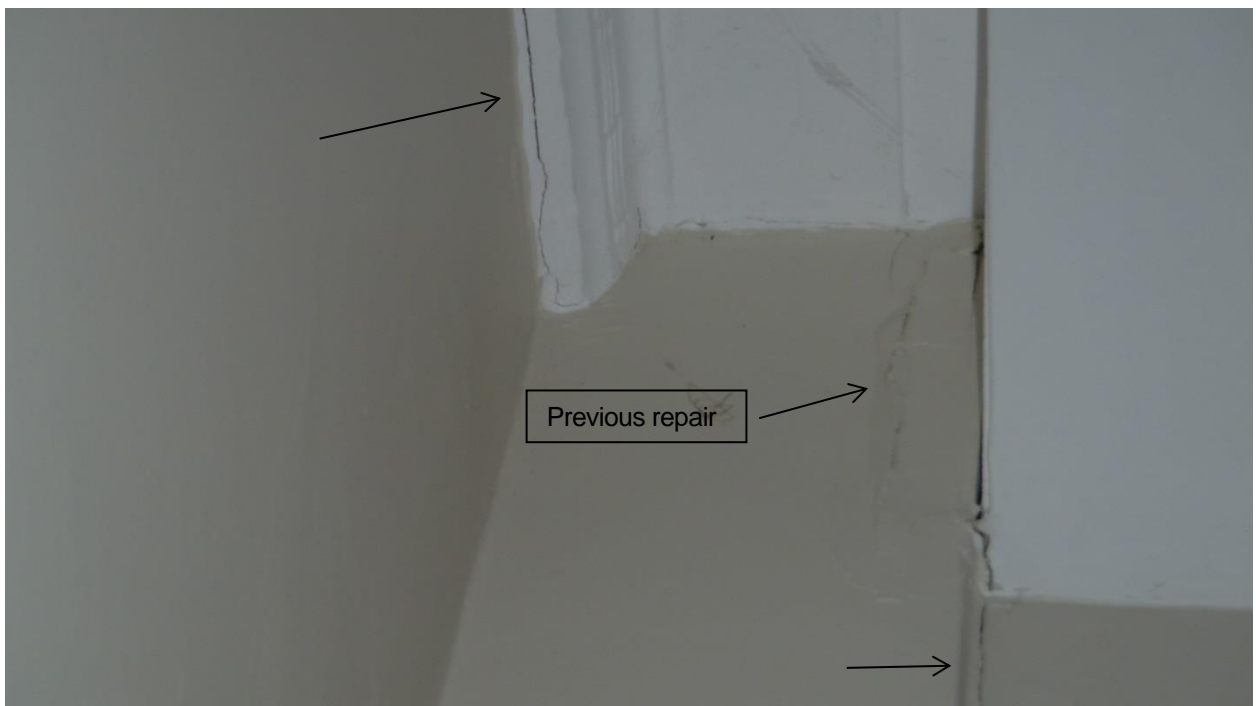
**Photograph 33** shows crack to the mitre joint of the cornice in the south western corner of the Kitchen and separation between the wall and moulding trim.



**Photograph 34** shows a separation crack to the ceiling / cornice joint in the south western corner of the Kitchen, separation cracking between the wall and the plaster cornice and a previous repair to the ceiling lining in the Kitchen.



**Photograph 35** shows a crack to the mitre joint of the cornice in the south western corner of the Kitchen.



**Photograph 36** shows separation cracking to the wall / cornice junction in the western wall of the Hallway and vertical cracking and a previous repair.



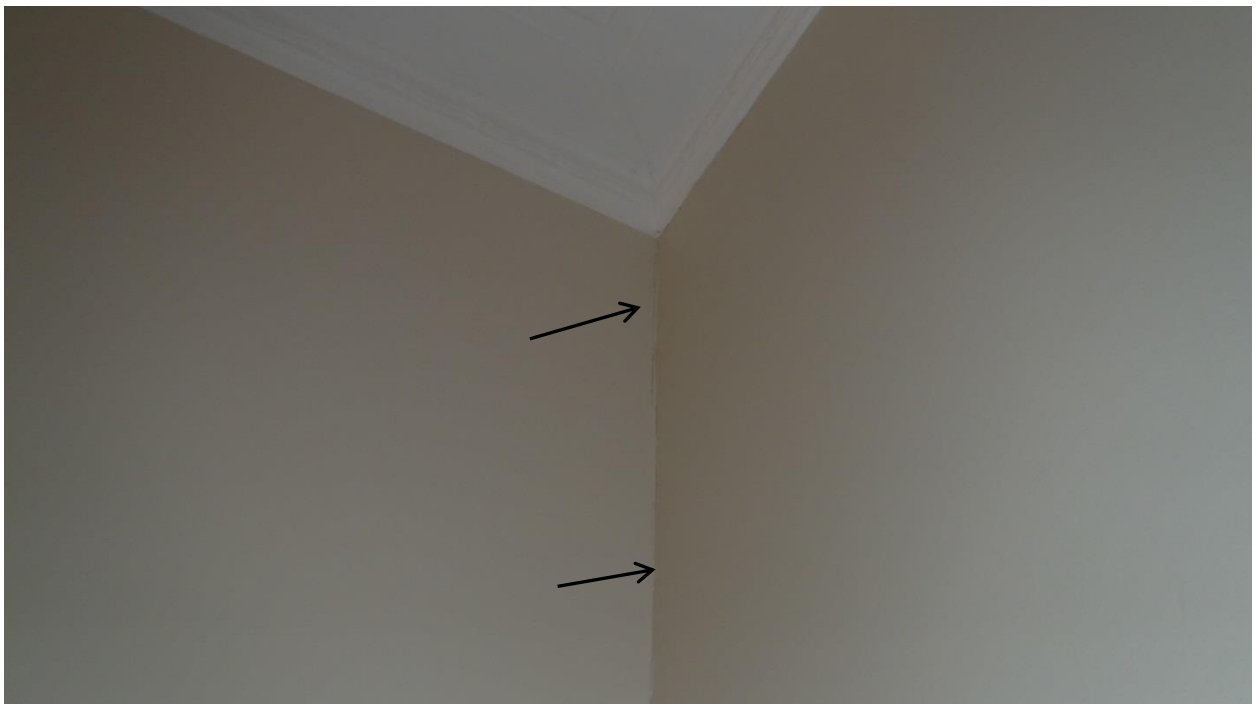
**Photograph 37** shows separation cracking to the wall / cornice junction of the *common party wall* (eastern wall of the Hallway).



**Photograph 38** shows separation cracking to the wall / cornice junction of the *common party wall* (eastern wall of the Hallway).



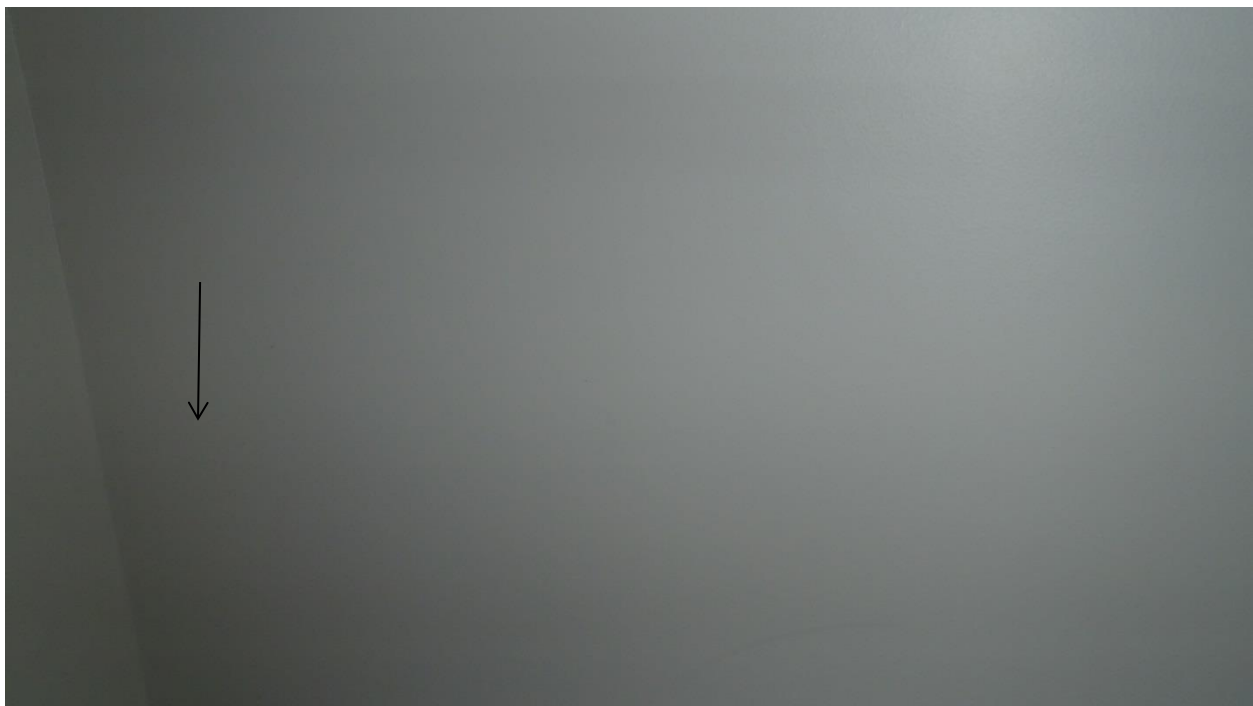
**Photograph 39** shows separation cracking to the wall / cornice junction of the *common party wall* (eastern wall of the Hallway).



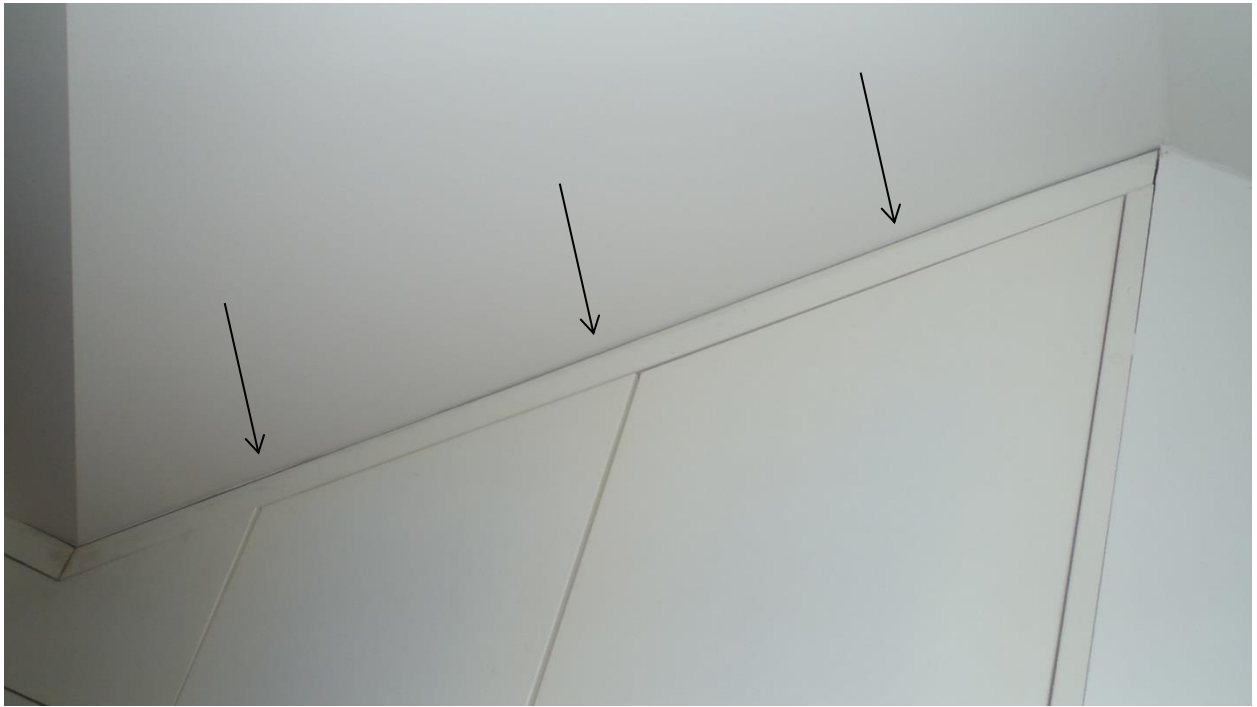
**Photograph 40** shows vertical cracking the wall junction of the *common party wall* (south eastern corner of the dining room).



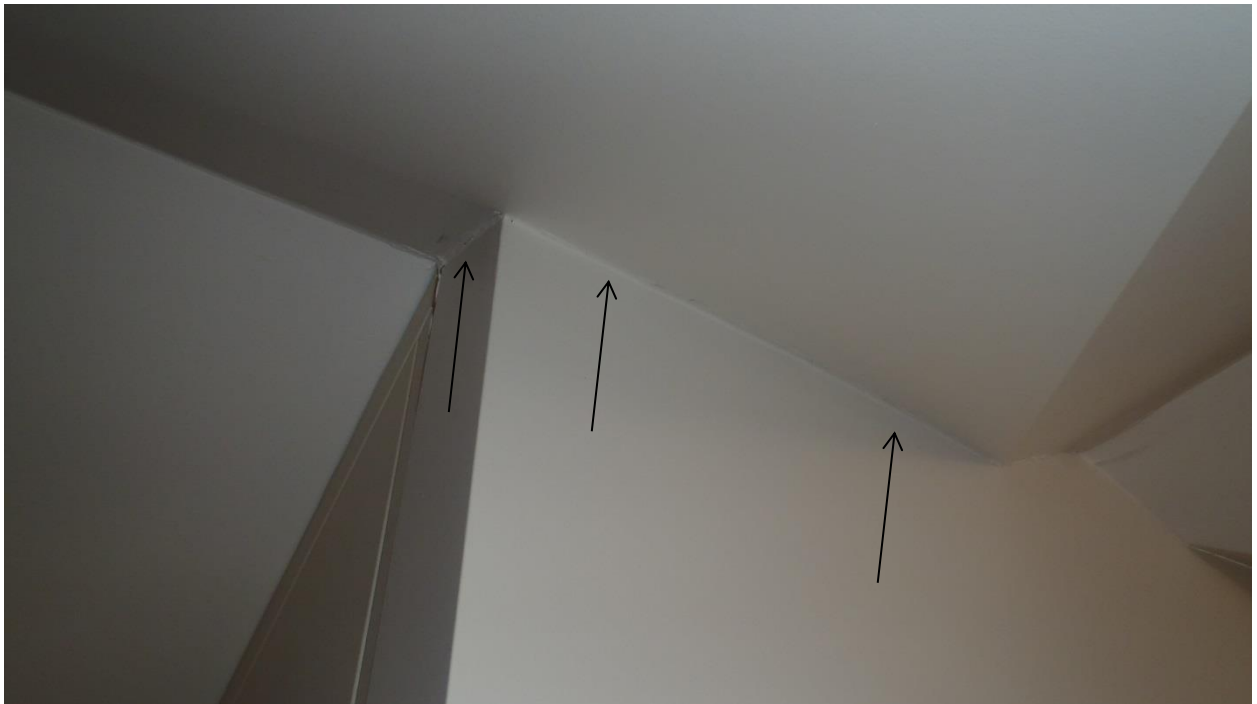
**Photograph 41** shows a previous repair to the bulkhead at the northern end of the dining room.



**Photograph 42** shows a hairline horizontal crack radiating from the wall junction in the north western wall of the stairwell.



**Photograph 43** shows the gap above cupboards in the entry to upstairs bedroom.



**Photograph 44** shows cracking to the square set ceiling wall / junction on the southern wall of the upstairs bedroom.





**Photograph 45** shows the general condition of the upstairs ensuite.



**Photograph 46** shows a vertical crack extending upwards from the window head to the ceiling on the northern wall of the upstairs bedroom.



**Photograph 47** shows a gap between the skirting and the strip timber flooring on the eastern wall of the upstairs bedroom.



**Photograph 48** shows a gap between the under-stairs lining and the bulkhead wall under the basement staircase.



**Photograph 49** shows a gap and the finish to the under-stairs lining under the basement staircase.



**Photograph 50** shows differential movement cracking between the floor tiles and the skirting and separation cracking between the skirting and the wall on the eastern wall of the basement (Laundry).



**Photograph 51** shows the general condition of the basement laundry tiles.