

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 12 College Street, Gladesville.
Property Owner/s: Mr. Reece & Mr. Ryan Yule.
Report reference: **RYDE CITY COUNCIL**
Development Application No: not available
Date of assessment: 1st July 2017



Shows the front north- eastern elevation of the adjoining properties:
No.10 and No.12 College Street, Gladesville.

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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.

4th July 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 – No. 12 College Street, Gladesville.

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. 10 College Street, Gladesville.**

We confirm that we assessed the property at 10:00 am on the 1st July 2017, in the presence of the owners Mr. Mr. Reece & Mr. Ryan Yule.

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 upper floor addition to the rear of the adjoining attached property (your client), No. 10 College Street, Gladesville.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 12 College Street, Gladesville.

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 and across the site from south to north with an easterly 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 a clay masonry brick footings.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville. We further noted that the wall extends from below floor level to the underside of the ceiling rafters. We noted that the *common party / separation 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.

We noted that at the time of inspection the owners were undergoing electrical modifications.

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. **[Photograph 1]**

We noted that the front verandah was finished with corrugated profile sheet metal roofing. We further noted that the underside of the galvanised sheeting was rusted. **[Photograph 2]**

UNDER FLOOR

We noted that the original floor system is hardwood timber bearers and joists and strip timber flooring and that there is a brick common party wall with the adjoining property, No. 10 College Street, Gladesville that extends to floor level. We did not observe cracking in the clay brickwork below floor level in the sub floor area.

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

EXTERNAL

General

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

Front north-eastern elevation

We noted radial and horizontal cracking to the front clay masonry brick fence / wall. **[Photograph 3]**. We further noted radial and horizontal cracking to the rear elevation of the front clay masonry brick fence / wall. **[Photograph 4]**

We noted that the front *common* boundary fence with the adjoining property, No. 10 College Street, Gladesville, is of timber post and rail construction. **[Photograph 5]**

We noted hairline shrinkage cracking to concrete slab driveway and Carport floor. **[Photographs 6 & 7]**

We noted radial cracking [< 1 mm] to the cement rendered wall extending from the front verandah window opening. **[Photograph 8]**

We noted that the front verandah was finished with pebblecrete floor. **[Photograph 9]**

We noted areas of bubbling / lifting paint to the internal common privacy wall with the adjoining property, No. 10 College Street, Gladesville. This, in our experience, is consistent with rising damp. **[Photograph 10]**

Side north-western elevation

We noted that the side elevation has a concrete pathway down its entirety. **[Photograph 11]**

We noted step cracking [1 – 3 mm] extending upward from the under-floor access door. **[Photograph 12]**

We noted radial cracking [< 1mm] extending upwards from the front door head. **[Photograph 13]**

We noted deterioration and flaking paint around the front door. **[Photograph 14]**

We noted horizontal cracking [< 1mm] extending from the front porch window. **[Photograph 15]**

We noted that the front porch was finished with ceramic tiles. We noted that the grout to the tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. **[Photograph 16]**

We noted deterioration and flaking paint around the windows and frames. **[Photograph 17]**

We noted radial cracking [< 1mm] extending upwards from the window head outside the Lounge Room. **[Photograph 18]**

We noted radial cracking [< 1mm] extending upwards from the window head and around the wall vent outside the Sunroom. **[Photograph 19]**

We noted hairline radial and horizontal cracking [< 1mm] extending between the windows outside the Sunroom. **[Photograph 20]**

We noted hairline radial and horizontal cracking [< 1mm] extending from the Sunroom window. **[Photograph 21]**

Rear south-western elevation

We noted that the timber pergola structure with corrugated profile acrylic roofing. **[Photographs 2 & 22]**

We noted that the rear *common* boundary fence with the adjoining property, No. 10 College Street, Gladesville, is of timber post and rail construction. **[Photograph 23]**

We noted vertical cracking [< 1mm] extending upwards from the door head of the Laundry. **[Photograph 24]**

We noted radial and horizontal cracking [< 1mm] extending from the common privacy wall with the adjoining property, No. 10 College Street, Gladesville. **[Photograph 25]**

We noted radial cracking [< 1mm] extending upwards from the window head toward the wall vent outside the Kitchen. **[Photograph 26]**

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 noted that the timber ceiling braces are built into the *common party / separation* wall. We also noted that the clay brick common party wall extends to the just under the rafters. **[Photograph 27]**

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

We noted deterioration and flaking paint to the plaster ceiling. **[Photograph 28]**

We did not observe any cracking to the plaster ceiling or to the mitre joints in the wide decorative plaster cornice.

Front Bedroom 1

We noted deterioration and flaking paint to the surface coated cement rendered wall in the northern corner. **[Photograph 29]**

We noted cracking [1 – 3 mm] and flaking paint to the wide profiled plaster cornice in the western corner. **[Photograph 30]**

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

Hallway

We noted deterioration and flaking paint to the plaster ceiling and cornice adjacent to the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville in the eastern corner. **[Photograph 31]**

We noted separation cracking of the cornice from the wall surface along the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville. **[Photograph 32]**

We noted deterioration and flaking paint to the plaster ceiling and cornice along the hallway. **[Photograph 33]**

We noted flaking paint along the *common party / separation wall* with the adjoining property, No. 10 College Street, Gladesville outside Bedroom 2. **[Photograph 34]**

Bathroom

We did not observe any recent cracking to the ceramic wall tiles or to the painted cement rendered walls above the wall tiles.

We noted deterioration / flaking paint to the cement rendered wall in the northern corner above the sink. **[Photograph 35]**

We noted deterioration / flaking paint to the cement rendered wall in the southern corner above the shower. We further noted previous repairs to the cove profiled plaster cornice. **[Photograph 36]**

We noted that the grout to the wall and floor tiles is largely 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 37]**

Bedroom 2

We noted areas of flaking / lifting paint to the internal north-eastern wall common with the Bathroom. This, in our experience, is consistent with rising damp. **[Photograph 38]**

We noted mould growth to the decorative profiled plaster cornice above the windows. **[Photograph 39]**

We noted separation cracking of the skirting from the wall surface along the north-western wall under the windows. **[Photograph 40]**

We noted hairline horizontal cracking [< 1 mm] between the window sills. **[Photograph 41]**

Lounge Room

We noted evidence of previous repairs to the plaster ceiling lining across the centre of the room. **[Photograph 42]**

We did not observe any cracking to the cement rendered *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville.

We did not observe any cracking to the mitred joints in the decorative profiled plaster cornice.

Kitchen

We noted that the room is open plan design. **[Photograph 43]**

We noted separation cracking of the cornice from the plaster ceiling lining in the eastern corner adjacent to the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville. **[Photograph 44]**

We noted separation cracking of the timber skirting from the cement rendered wall along the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville. **[Photograph 45]**

We noted horizontal cracking [< 1.0 mm] between the window heads. We further noted separation cracking of the plaster cornice from the plaster ceiling lining above the windows. **[Photograph 46]**

We noted deterioration / flaking paint to the decorative profiled plaster cornice and plaster ceiling lining in the western corner. **[Photograph 47]**

Sunroom

We noted hairline cracking to the plaster ceiling lining and the wide profiled plaster cornice. **[Photograph 48]**

We noted radial cracking [< 1 mm] and evidence of previous repairs to the northern corner extending from the window reveals. **[Photograph 49]**

We noted horizontal cracking [< 1 mm] and deterioration / flaking paint to the western corner. **[Photograph 50]**

Laundry

We did not observe any recent cracking to the cement rendered walls. **[Photograph 51]**

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 flourish at the end.

Mark Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 51 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows the rear elevation of the residence.



Photograph 2 shows rusting to the underside of the front verandah roof sheets.



Photograph 3 shows radial and horizontal cracking to the front clay masonry brick fence / wall.



Photograph 4 shows radial and horizontal cracking to the rear elevation of the front clay masonry brick fence / wall



Photograph 5 shows the front *common* boundary fence with the adjoining property, No. 10 College Street, Gladesville.



Photograph 6 shows hairline shrinkage cracking to concrete slab driveway.



Photograph 7 shows hairline shrinkage cracking to concrete slab driveway and Carport floor.



Photograph 8 shows radial cracking to the cement rendered wall from the front verandah window opening.



Photograph 9 shows the general condition of the verandah.



Photograph 10 shows bubbling / lifting paint to the internal common privacy wall with the adjoining property, No. 10 College Street, Gladesville.



Photograph 11 shows the general condition of the side north-western elevation.



Photograph 12 shows step cracking extending upward from the under-floor access door.



Photograph 13 shows radial cracking extending upwards from the front door head.



Photograph 14 shows deterioration and flaking paint around the front door.



Photograph 15 shows horizontal cracking extending from the front porch window.



Photograph 16 shows the general condition of the front porch.



Photograph 17 shows general deterioration and flaking paint around the windows and frames.



Photograph 18 shows radial cracking extending upwards from the window head outside the Lounge Room.



Photograph 19 shows radial cracking extending upwards from the window head and around the wall vent outside the Sunroom.



Photograph 20 shows hairline radial and horizontal cracking extending between the windows outside the Sunroom.



Photograph 21 shows hairline radial and horizontal cracking [$< 1\text{mm}$] extending from Sunroom window.



Photograph 22 shows the general condition of the rear pergola area.



Photograph 23 shows the rear *common* boundary fence with the adjoining property, No. 10 College Street, Gladesville.



Photograph 24 shows vertical cracking extending upwards from the door head of the Laundry.



Photograph 25 shows radial and horizontal cracking extending from the common privacy wall with the adjoining property, No. 10 College Street, Gladesville.



Photograph 26 shows radial cracking extending upwards from the window head toward the wall vent outside the Kitchen.



Photograph 27 shows the general condition of the *common party / separation* wall in the roof space.



Photograph 28 shows deterioration and flaking paint to the plaster ceiling in the Entry.



Photograph 29 shows deterioration and flaking paint to the surface coated cement rendered wall in the northern corner of the Front Bedroom.



Photograph 30 shows cracking and flaking paint to the wide profiled plaster cornice in the western corner of the Front Bedroom.



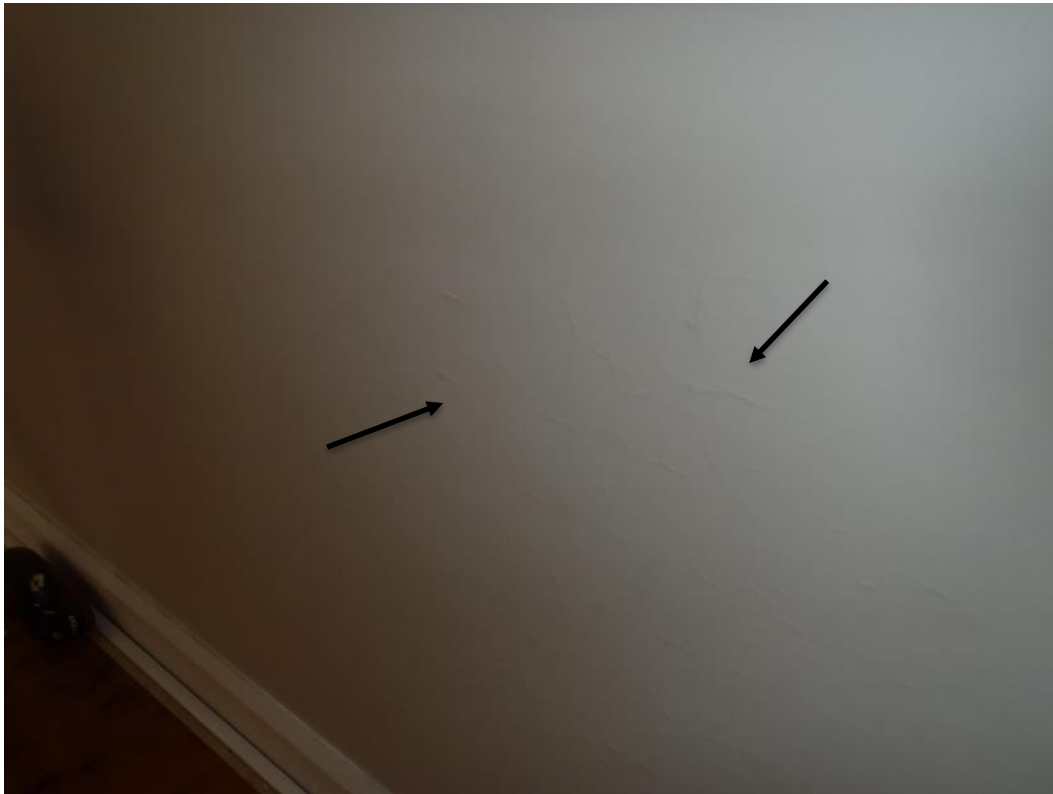
Photograph 31 shows deterioration and flaking paint to the plaster ceiling and cornice adjacent to the common party / separation wall with the adjoining property, No. 10 College Street, Gladesville in the Hallway.



Photograph 32 shows separation cracking of the cornice from the wall surface along the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville in the Hallway.



Photograph 33 shows deterioration and flaking paint to the plaster ceiling and cornice along the hallway



Photograph 34 shows flaking paint along the *common party / separation wall* with the adjoining property, No. 10 College Street, Gladesville outside Bedroom 2.



Photograph 35 shows deterioration / flaking paint to the cement rendered wall in the northern corner above the sink in the Bathroom.



Photograph 36 shows deterioration / flaking paint to the cement rendered wall in the southern corner above the shower and previous repairs to the cove profiled plaster cornice in the Bathroom.



Photograph 37 shows the general layout of the Bathroom.



Photograph 38 shows flaking / lifting paint to the internal north-eastern wall common with the Bathroom in Bedroom 2.



Photograph 39 shows mould growth to the decorative profiled plaster cornice above the windows in Bedroom 2.



Photograph 40 shows separation cracking of the skirting from the wall surface along the north-western wall under the windows in Bedroom 2.



Photograph 41 shows hairline horizontal cracking between the window sills in Bedroom 2.



Photograph 42 shows evidence of previous repairs to the plaster ceiling lining across the centre of the Lounge room.



Photograph 43 shows the general layout of the Kitchen.



Photograph 44 shows separation cracking of the cornice from the plaster ceiling lining in the eastern corner adjacent to the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville in the Kitchen.



Photograph 45 shows separation cracking of the timber skirting from the cement rendered wall along the *common party / separation* wall with the adjoining property, No. 10 College Street, Gladesville in the Kitchen.



Photograph 46 shows horizontal cracking between the window heads and separation cracking of the plaster cornice from the plaster ceiling lining above the windows in the Kitchen.



Photograph 47 shows deterioration / flaking paint to the decorative profiled plaster cornice and plaster ceiling lining in the western corner of the Kitchen.



Photograph 48 shows hairline cracking to the plaster ceiling lining and the wide profiled plaster cornice in the Sunroom.



Photograph 49 shows radial cracking and evidence of previous repairs to the northern corner extending from the window reveals in the Sunroom.



Photograph 50 shows horizontal cracking and deterioration / flaking paint to the western corner of the Sunroom.



Photograph 51 shows the general condition of the Laundry.