

## Dilapidation Assessment Report

Prepared for: **Cape Cod Australia Pty. Limited**

Job address: Unit 6 / 59 Gould Street, Bondi Beach NSW 2026

Property Owner: Mr. G. Hunt

Report reference: **WAVERLEY COUNCIL**  
Development Application No: not available

Date of assessment: 11<sup>th</sup> March 2015



Shows the front south eastern elevation of the property:  
No. 59 Gould Street, Bondi Beach

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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.

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24 March 2015

The Production Manager,  
Cape Cod Australia Pty. Limited,  
PO Box 2002,  
NORTH PARRAMATTA. NSW 1750

Attention: Mr. Grahame Condon

Dear Sir,

**Re: Dilapidation Report – Unit 6 / 59 Gould Street, Bondi Beach**

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 Unit (your client), **Unit 5 / 59 Gould Street, Bondi Beach.**

We confirm that we assessed the property at 7.00am on the 11<sup>th</sup> March 2015, with the permission of and in the presence of the property Owner, Mr. Gary Hunt.

### **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 three [3] storey residential unit block prior to the construction of a fourth floor in roof cavity addition to the adjoining Unit (your client), **Unit 5 / 59 Gould Street, Bondi Beach.**

We confirm that our assessment was carried out without benefit of construction documents for this property; **59 Gould Street, Bondi Beach**

Prior to our assessment we were informed by Mr. Hunt that the internals of this Unit 6 were completely refurbish / renovated in 1998.

### **OBSERVATIONS**

The weather at the time of our assessment was fine.

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

It is situated on a corner site with a south easterly facing frontal aspect to Gould Street.

We noted that the property is located approximately 500m from the sea and from our experience would be considered an aggressive environment for building components and materials.

We noted that the three storey residential unit building is full brick / brick cavity construction, is approximately circa 1930 -1940. We noted that the six [6] units are serviced by a *common* property staircase.

We noted that there are vehicle garages located on the ground floor level.

## **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 concrete cotta roof tiles to the *common* hipped roof are generally interlinked and securely bedded.

## **FOUNDATIONS**

We are unable to provide comment on the type or structural adequacy of the footings. However we did note that the brickwork appears to be supported upon sandstone blockwork.

## **EXTERNAL**

### **General**

We observed that the external walls of the building are constructed of clay masonry brickwork. We noted that generally the bricks and mortar are in reasonable condition given the age of the property.

We noted that there is stepped cracking above and below the window openings to the front south eastern elevation of the building. [**Photographs 1, 2 and 3**]

We were informed by the Owner of Unit 6, Mr. Hunt that the brickwork to the rear north western wall was replaced / rebuilt in 2002 including the replacement of the brick ties.

We noted that the window frames are aluminium and that there is a difference in profile of the sill bricks. We further noted that a head flashing to two windows to the first floor Unit 2 had been replaced as well as the head flashing over the front entry foyer opening. [**Photograph 4**]

From our experience this is indicative of possible replacement being undertaken during the renovations / refurbishment works undertaken in 1999.

In considering the locale of the building in relation to the sea and due to concealment, we are unable to comment of the condition of the wall ties and lintels supporting the window openings

### **Sewerage / Drainage**

We did not assess the condition of or the adequacy of the sewerage / waste water drainage system to the building or in particular to this Unit 6.

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 to the building.

## **COMMON PROPERTY STAIRWELL**

We noted cracking to the terrazzo entry foyer floor including at entry door way. [**Photographs 5 and 6**]

We also noted to the terrazzo second floor level landing cracking. **[Photographs 7 and 8]**

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

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices. **[Photograph 9]**

### **COMMON ROOF STRUCTURE / SPACE**

We accessed the roof space from within Unit 6 and we observed that the *common* roof structure is of traditional cut and pitched timber construction. **[Photograph 10]**

We noted that there is no *common party / separation* wall within the roof space to delineate the boundary between this Unit 6 and the abutting Unit 5. **[Photographs 11 and 12]**

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

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

We noted that there is sarking to the underside of the concrete roofing tiles and synthetic mineral fibre batt insulation over the ceiling area of this Unit 6 only. **[Photograph 10]**

### **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.

#### **Living Room**

We noted that the south western wall of the room is the *common party / separation* wall with the adjoining Unit 5.

We noted that the floor is finished with polished timber parquet flooring and that the flooring when randomly “tap” tested appeared to be sound. Notwithstanding this, we did note some movement [squeaking] in the floor system.

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

We noted a radial crack [ $<0.5\text{mm}$ ] above picture rail to the right hand side of the Kitchen doorhead. **[Photograph 13]**

We noted a hairline vertical crack [ $<1.0\text{mm}$ ] to the eastern corner extending from above the picture rail and including through the mitre joint in the cornice. **[Photograph 14]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

We noted a minor area [nominal 20mm x 20mm] of flaking paint to the ceiling above the squared arch way to the Dining room. **[Photograph 15]**

### Dining Room

We noted that the floor is finished with polished timber parquet flooring and that the flooring when randomly “tap” tested appeared to be sound. Notwithstanding this, we did note some movement [squeaking] in the floor system.

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

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

Notwithstanding this, we noted a hairline separation crack [ $<1.0\text{mm}$ ] between the cornice and ceiling lining including a hairline crack to the mitre joint to the cornice to the northern corner of the room.

**[Photograph 16]**

### Hallway

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

Notwithstanding this, we noted a hairline vertical crack [ $<1.0\text{mm}$ ] to the eastern corner extending from above the door head towards the cornice. **[Photograph 17]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

### Front Bedroom 1

We noted that the floor is finished with polished strip timber flooring. We noted some movement [squeaking] in the floor system.

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

We noted two hairline vertical cracks [ $<0.5\text{mm}$ ] extending from right hand side of the door head towards the cornice. **[Photograph 18]**

We noted a hairline crack [ $<0.5\text{mm}$ ] extending from the external wall vent towards the cornice to the northern corner of the room. **[Photograph 19]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

### Bathroom

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 decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

Notwithstanding this, we noted cracking to the ceiling adjacent to the fan / heater/ light fitting in the ceiling. **[Photograph 20]**

We also noted a hairline crack to the mitre joint to the cornice to the western corner of the room. **[Photograph 21]**

## Family / Study

We noted that the south western wall of the room abutting the *common property* stairwell.

We noted that the floor is finished with polished strip timber flooring. We noted some movement [squeaking] in the floor system.

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

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

## Bedroom 2

We noted that the floor is finished with polished timber parquet flooring and that the flooring when randomly “tap” tested appeared to be sound. Notwithstanding this, we noted some movement [squeaking] in the floor system.

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

We noted a vertical crack [ $<1.0\text{mm}$ ] above the door opening extending towards the cornice.  
**[Photograph 22]**

We noted a nominal 100mm long radial crack [ $<1.0\text{mm}$ ] to the left hand side of the door head.  
**[Photograph 23]**

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

## Kitchen

We noted that the south western wall of the room is the *common party / separation* wall with the adjoining Unit 5. We noted that the kitchen cupboard units / Laundry cupboard partly conceal the *common party / separation* wall.

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

We noted that there is a glass block wall infilling a door opening that previously serviced an external rear entry stair. We did not observe any cracking or displacement of the grout between the glass blocks.

We noted that there is an attic ladder installed in the ceiling. We did not observe any cracking to the decorative fibrous plaster ceiling lining or to the decorative profiled plaster cornice particularly along the *common party / separation* wall.

We noted that the floor is finished with polished strip timber flooring. We noted some movement [squeaking] in the floor system.

## Laundry

We noted that the south western wall of the internal Laundry is the *common party / separation* wall with the adjoining Unit 5.

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 cracking to the plasterboard ceiling lining or to the plaster cornice.

### Bedroom 3

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

Notwithstanding this, we noted a stepped and radial crack [ $<1.0\text{mm}$ ] to the northern corner of the room **[Photographs 24, 25 and 26]**

We also noted a vertical hairline crack [ $<1.0\text{mm}$ ] to the right hand side of the doorhead. **[Photograph 27]**

We noted that the floor is finished with polished strip timber flooring. We noted some movement [squeaking] in the floor system.

We did not observe any cracking to the decorative panel fibrous plaster ceiling lining or to the decorative profiled plaster cornices.

### **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,



**John Spindler,**

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

Attached: Photographic Survey - Photographs 1 - 27 inclusive

## PHOTOGRAPHIC SURVEY



**Photograph 1** shows a stepped cracking to the brickwork to the front south east elevation



**Photograph 2** shows cracking to the brickwork to the front, south east elevation





**Photograph 3** shows cracking to the brickwork to the south east elevation



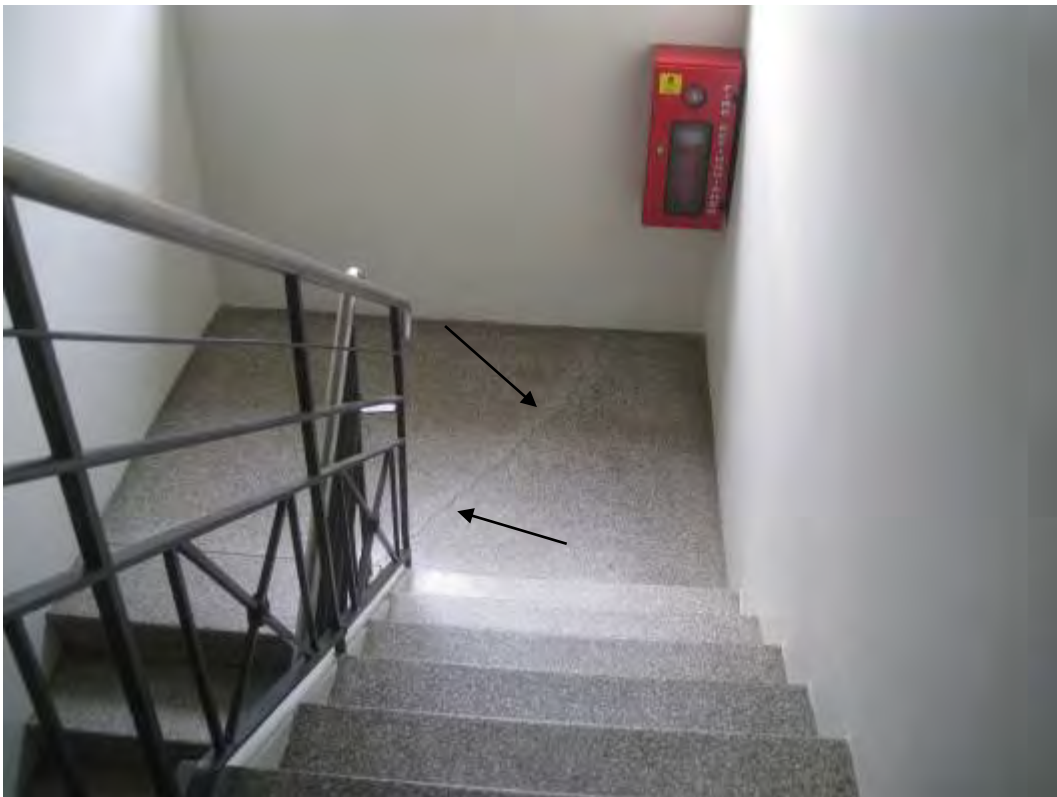
**Photograph 4** shows the front south east elevation of the building



**Photograph 5** shows cracking to the terrazzo of the common property entry Foyer



**Photograph 6** shows cracking to the terrazzo to the entry foyer to the *common* property stairwell



**Photograph 7** shows cracking to the terrazzo to the second floor landing to the *common* property stair





**Photograph 8** shows cracking to the second floor terrazzo landing to the *common* property stairwell



**Photograph 9** shows the condition of the ceiling to the *common* property stairwell



**Photograph 10** shows the roof space over Unit 6



**Photograph 11** shows the roof space and water tank located over the *common* property stairwell



**Photograph 12** shows that no *common party / separation* wall is within the roof space



**Photograph 13** shows a hairline radial crack above the picture rail to the right hand side of the doorhead into Bedroom 2 from the Living room



**Photograph 14** shows a vertical crack to the corner and cornice at the eastern corner of the Living room



**Photograph 15** shows flaking paint to the ceiling of the Living room above the squared arch to the Dining room



**Photograph 16** shows a separation crack between the cornice and the ceiling and a hairline crack to the cornice to the northern corner of the Dining room





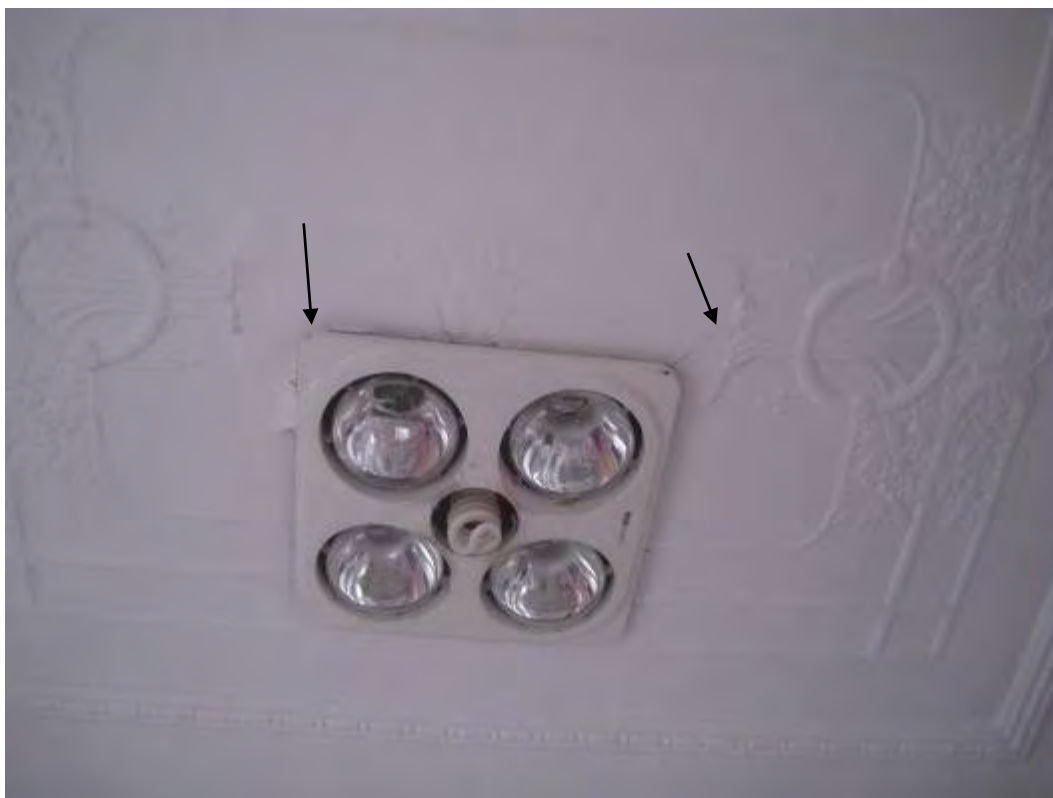
**Photograph 17** shows a vertical hairline crack to the eastern corner of the Hallway



**Photograph 18** shows a vertical crack above the picture rail to the right hand side of the doorhead to Bedroom 1



**Photograph 19** shows a radial hairline crack extending from the wall unit towards the cornice to the northern corner of the front Bedroom 1



**Photograph 20** shows cracks to the ceiling abutting the heater / light fitting to the Bathroom



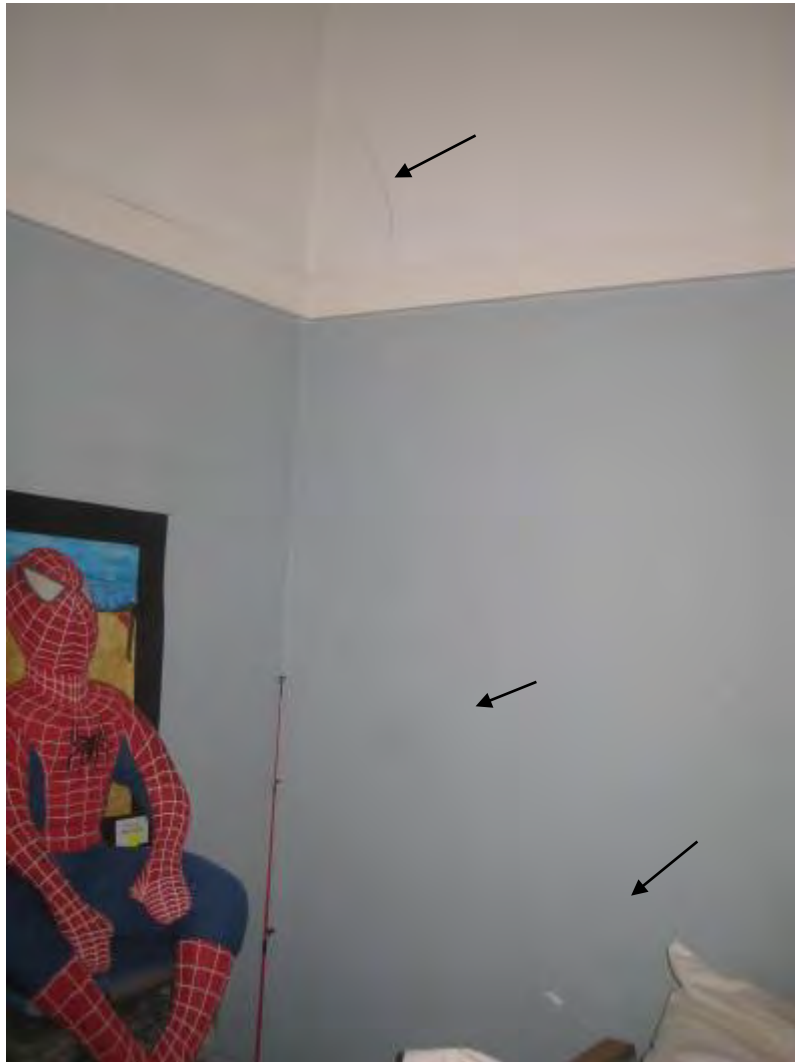
**Photograph 21** shows a hairline crack to the mitre joint in the cornice to the western corner of the Bathroom



**Photograph 22** shows a hairline vertical crack above the doorway in Bedroom 2



**Photograph 23** shows a vertical crack above the picture rail to the left hand side of the doorway head in Bedroom 2



**Photograph 24** shows a radial stepped crack to the northern corner of Bedroom 3



**Photograph 25** shows a stepped hairline crack to the rear northern corner of Bedroom 3



**Photograph 26** shows a radial crack above the picture rail to the rear northern corner of Bedroom 3



**Photograph 27** shows a vertical crack above the picture rail to the right hand side of the door in Bedroom 2