

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 51 Young Street, Cremorne.
Property Owner/s: Mrs Mary Mann.
Report reference: **NORTH SYDNEY COUNCIL**
Development Application No: not available
Date of assessment: 11th October 2016



Shows the front north westerly elevation of the property:
No. 51 Young Street, Cremorne.

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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.

15 October 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

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. 49 Young Street, Cremorne.

We confirm that we assessed the property on the 11th October 2016, with the attendance of the property owner Mrs. Mary Mann.

SITE ASSESSMENT

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 adjoining attached property (your client), No. 49 Young Street, Cremorne.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 51 Young Street, Cremorne.

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 westerly facing frontal aspect.

We noted that the attached single storey residence is approximately circa 1925 – 1935 and is supported on a combination of sandstone block and brick footings. We noted that the residence is of full brick / brick cavity construction, with the rear elevation lower wall clad with compressed fibro sheeting.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 49 Young Street, Cremorne.

We noted that the *common* gable ended, hipped and valley roof is a traditional cut and pitched timber structure with terracotta roofing tiles. We noted that the rear section has a skillion 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 observed that the terracotta roof tiles to the *common* roof surfaces are generally interlinked and securely bedded, in our opinion forming a weather resistant cover to the residence. **[Photographs 1 and 2]**

We observed that the rear skillion roof is pre-finished corrugated profile sheet metal roofing. **[Photograph 2]**

We are unable to determine the condition of, or the weather tightness of, the flashing between the rear skillion section sheet metal roof surfaces of the residence and the adjoining property.

UNDER FLOOR

We were unable to gain access to the under floor space but were able to gain access to the adjoining property, No. 49 Young Street, Cremorne.

We noted that the flooring system is hardwood timber bearers and joists and is supported on a combination of sandstone block footings and brick piers.

We also noted that there is a brick *common party* wall with the adjoining property; No. 49 Young Street, Cremorne that extends to the floor level.

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 Western Elevation

We noted flaking and deterioration of the surface coating to the timber barge board **[Photograph 3]**

We also noted that the large tree in the front yard had overgrown the terracotta tiled roof surface and was touching the timber barge board. **[Photograph 3]**

Side Northern Elevation

We noted flaking and deterioration of the surface coating on the timber fascia board outside Bedroom 1. **[Photograph 4]**

We noted flaking and deterioration of the surface coating to the gutter extension pipe to the rear section over the Kitchen. **[Photograph 5]**

We noted a horizontal crack extending from the rear of the residence toward the Laundry window. **[Photograph 6]**

Rear Eastern Elevation

We noted that there is a timber landing and stair structure leading to the rear doorway. **[Photograph 2]**

We noted radial cracking [1mm – 3mm] to the cement rendered clay masonry brickwork to the Kitchen wall above the rear stair landing. **[Photograph 7]**

We noted that there is an external Laundry at the rear of the property. **[Photograph 8]**

We noted flaking and deterioration to the surface coating of the eave structure above the Laundry door **[Photograph 9]**

We noted horizontal cracking [1mm – 3mm] to the cement rendered clay masonry brickwork adjacent to the Laundry door head. **[Photograph 10]**

We noted separation cracking [1mm – 3mm] between the cement rendered clay masonry brickwork and the concrete pathway below the Laundry door step. **[Photograph 11]**

We noted a timber framed carport with pre-finished corrugated profile sheet metal roofing attached to a surface coated brick shed structure under a common roofline. **[Photograph 12 & 13]**

We further noted that the concrete slab floor of the carport showed significant cracking. **[Photograph 14]**

We noted that the *common* rear boundary fence between the adjoining property No. 49 Young Street, Cremorne is a timber post and rail structure. **[Photograph 15]**

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 noted that the common roof space to the adjoining properties is of traditional cut and pitched timber structure.

We observed that the *common party / separation wall* extends in the roof cavity 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.

Entry

We noted radial cracking [$<1\text{mm}$] extending above and beside the entry door. **[Photograph 16]**

We noted hairline radial cracks [$<1\text{mm}$] extending underneath the plaster cornice on the eastern wall. **[Photograph 17]**

We did not observe any recent cracking to the plaster ceiling.

Ensuite

We noted mould / mildew growth around the wall to floor junction in the shower. **[Photograph 18]**

We did not observe any recent cracking to the ceramic wall tiles or to the wall lining above the wall tiles.

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 19]**

We noted hairline cracking [$<1\text{mm}$] extending along the square set pitched ceiling joint. **[Photograph 20]**

Bedroom1

We noted separation cracking [$<1\text{mm}$] to the wall / cornice junction in the south western corner. **[Photograph 21]**

We noted radial, vertical and separation cracking [$<1\text{mm}$] in the south eastern corner adjacent to the door opening. **[Photograph 22]**

We noted hairline radial cracking [$<1\text{mm}$] extending from the door architrave to the southern wall. **[Photograph 23]**

We noted separation cracking [$<1\text{mm}$] to the wall / cornice junction and the wall above the wall vent in the north eastern corner. **[Photograph 24]**

Sunroom

We noted mould growth and staining to the ceiling lining. **[Photograph 25]**

We noted evidence of previous repairs and staining to the surface coated cement rendered walls underneath the window. **[Photograph 26]**

We noted separation cracking [$<1\text{mm}$] to the wall / floor junction underneath the window. **[Photograph 27]**

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 noted that the southern wall is the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne.

Bedroom 2

We noted hairline radial cracking [$<1\text{mm}$] extending underneath the cove profiled cornice along the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south western corner. **[Photograph 28]**

We noted hairline cracking [$<1\text{mm}$] to the mitre joint in the cove profiled cornice, vertical cracking [$<1\text{mm}$] to the wall / wall junction and separation cracking [$<1\text{mm}$] to the ceiling / cornice junction adjacent to the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south eastern corner. **[Photograph 29]**

We noted radial cracking [$<1\text{mm}$] around the wall vent in the north western corner. **[Photograph 30]**

We noted radial cracking [$<1\text{mm}$] extending above the door head toward the ceiling on the northern wall. **[Photograph 31]**

We noted radial cracking [$<1\text{mm}$] extending above the door head toward the ceiling on the northern wall and to the mitre joint in the cove profiled cornice in the north eastern corner. **[Photograph 32]**

Hallway

We noted hairline radial cracking [$<1\text{mm}$] and separation cracking [$<1\text{mm}$] to the wall / cornice junction in the south western corner. **[Photograph 33]**

We noted hairline radial cracking [$<1\text{mm}$] and separation cracking [$<1\text{mm}$] to the wall / cornice junction on the southern wall. **[Photograph 34]**

Bathroom

We noted flaking paint and separation cracking [$<1\text{mm}$] to the wall / cornice junction in the north eastern corner. **[Photograph 35]**

We did not observe any cracking to the plaster ceiling.

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 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 36]**

Dining

We noted radial cracking [$<1\text{mm}$] and separation cracking [$<1\text{mm}$] to the wall / cornice junction on the south western corner. **[Photograph 37]**

We noted separation cracking [$<1\text{mm}$] to the ceiling lining. **[Photograph 38]**

We noted separation cracking [$<1\text{mm}$] to the mitre joint of the cove profiled plaster cornice in the north eastern corner **[Photograph 39]**

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

Kitchen

We noted separation cracking [$<1\text{mm}$] between the benchtop and the ceramic splashback tiles. **[Photograph 40]**

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 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. **[Photograph 41]**

Lounge Room

We noted radial cracking [$<1\text{mm}$] and separation cracking [$<1\text{mm}$] to the wall / cornice junction on the northern wall. **[Photograph 42]**

We noted vertical, radial and separation cracking [$<1\text{mm}$] to the cement rendered wall lining in the north western corner. **[Photograph 43]**

We noted radial and separation cracking [$<1\text{mm}$] to the cement rendered wall above the fireplace in the south western corner. **[Photograph 44]**

We noted separation cracking [$<1\text{mm}$] between the fireplace hearth tiles and the timber skirting. **[Photograph 45]**

We noted radial and separation cracking [$<1\text{mm}$] to the cement rendered wall just under the cove profiled cornice along the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south eastern corner. **[Photograph 46]**

We noted evidence of a previous repair on the common party / separation wall with the adjoining property No. 49 Young Street, Cremorne in the south eastern corner. **[Photograph 47]**

We noted radial and separation cracking [$<1\text{mm}$] to the cement rendered wall in the south eastern corner. **[Photograph 48]**

We noted radial and separation cracking [$<1\text{mm}$] to the cement rendered wall in the north eastern corner. **[Photograph 49]**

Back Sunroom

We noted cracking to the surface coated concrete threshold step to the Dining room. **[Photograph 50]**

We noted cracking to the ceramic floor tiles through the centre of the room and adjacent to the back door. **[Photographs 51 & 52]**

We noted flaking paint and hairline separation cracking [$<1\text{mm}$] around the quad moulded cornice in the south eastern corner. **[Photograph 53]**

We noted radial cracking [$<1\text{mm}$] to the cement rendered wall above the doorway common with the Lounge Room. **[Photographs 54 & 55]**

We noted separation cracking [$<1\text{mm}$] to the ceiling lining adjacent to the cover battens. **[Photograph 56]**

Laundry

We noted cracking to the concrete slab floor. **[Photograph 57]**

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 flourish at the end.

Mark Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 57 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows the condition of the tiled roof surface from the front and side elevation.



Photograph 2 shows the rear elevation of the residence, the condition of the tiled roof surface from the rear elevation and the skillion roof sheet metal roofing surface.



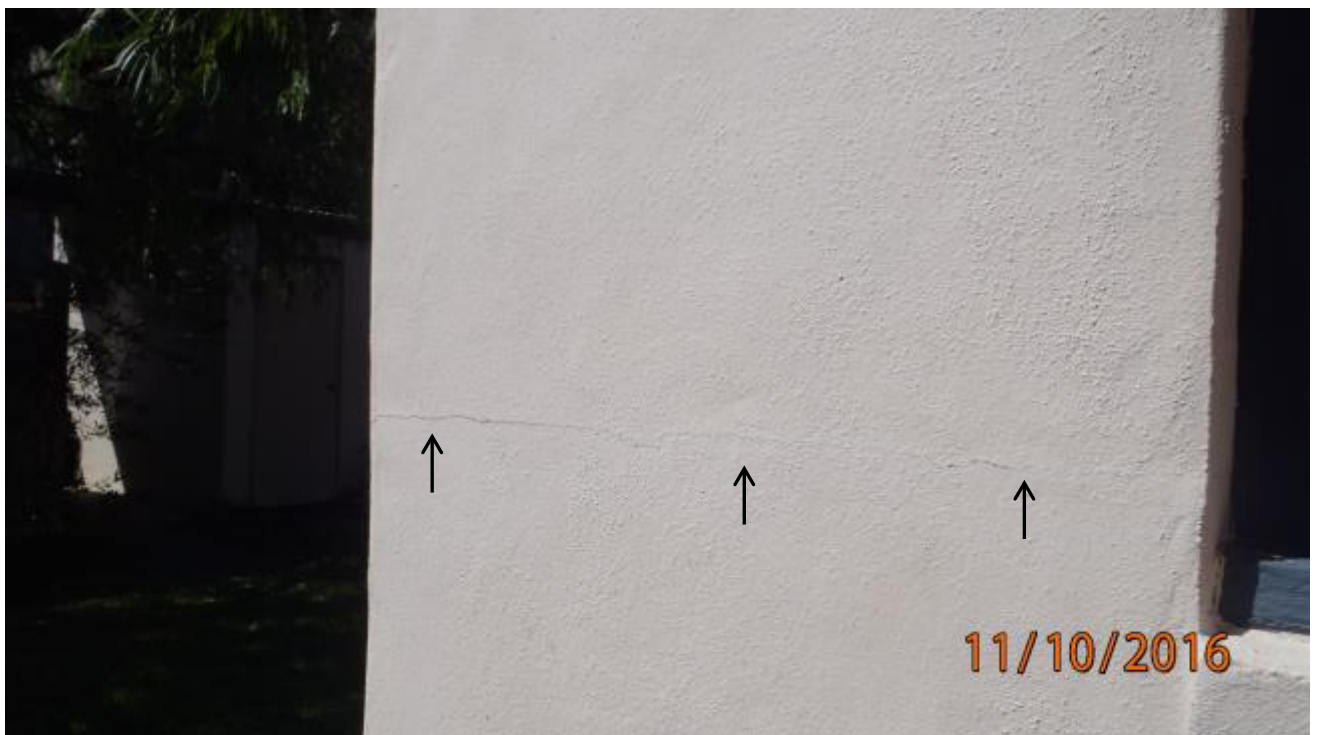
Photograph 3 shows deterioration of the surface coating to the front barge board and the tree adjacent to the front of the property.



Photograph 4 shows deterioration of the surface coating to the side fascia board.



Photograph 5 shows deterioration of the surface coating to the rear gutter extension.



Photograph 6 shows a horizontal crack extending from the rear of the residence toward the Laundry window.



Photograph 7 shows radial cracking to the cement rendered clay masonry brickwork to the Kitchen wall above the rear stair landing.



Photograph 8 shows the external Laundry to the rear of the residence.



Photograph 9 shows flaking and deterioration to the surface coating of the eave structure above the Laundry door.



Photograph 10 shows horizontal and step cracking to the cement rendered clay masonry brickwork adjacent to the Laundry door head.



Photograph 11 shows separation cracking between the cement rendered clay masonry brickwork and the concrete pathway below the Laundry door step.



Photograph 12 shows the carport and shed structure to the rear of the residence.



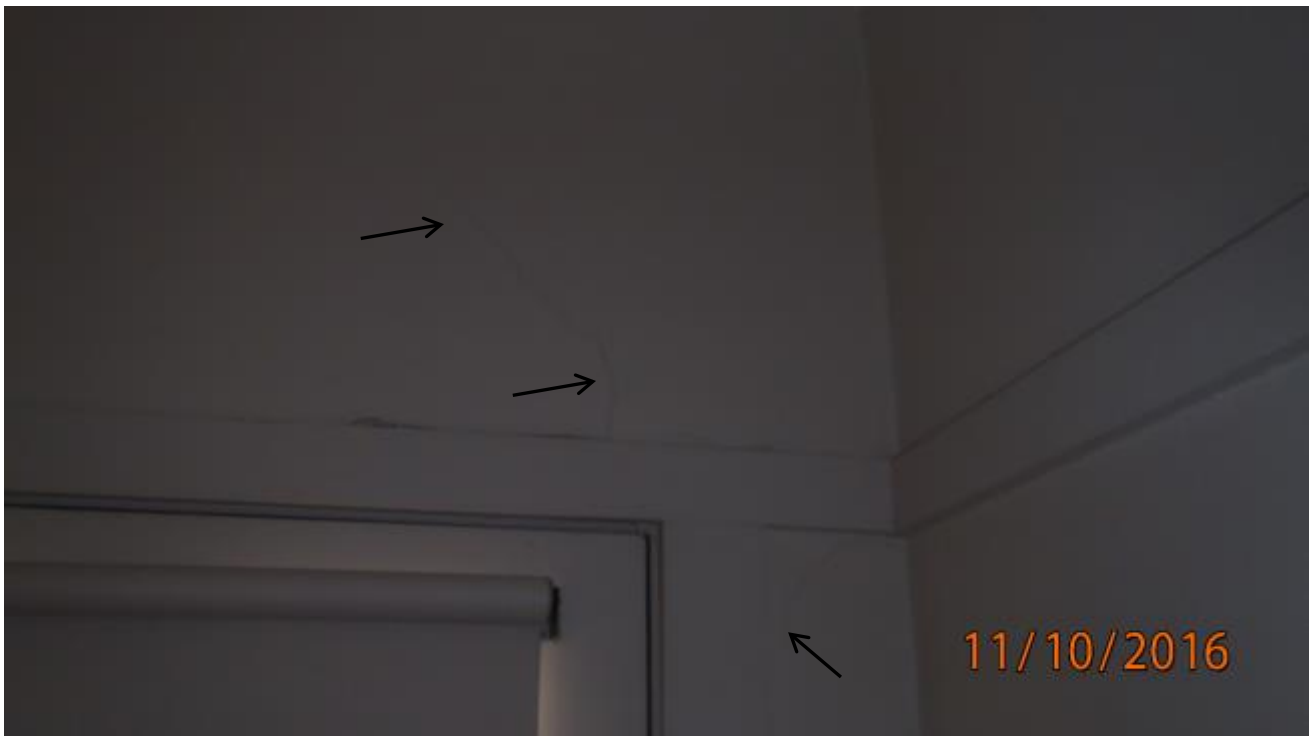
Photograph 13 shows the internal view of the carport structure



Photograph 14 shows cracking to the concrete slab floor in the carport.



Photograph 15 shows the *common* rear boundary fence between the adjoining property No. 49 Young Street, Cremorne.



Photograph 16 shows radial cracking extending above and beside the entry door.



Photograph 17 shows radial cracks extending underneath the plaster cornice on the eastern wall of the Entry.



Photograph 18 shows mould / mildew growth around the wall to floor junction in the shower of the Ensuite.



Photograph 19 shows the general layout of the Ensuite.



Photograph 20 shows hairline cracking extending along the square set pitched ceiling joint in the Ensuite.



Photograph 21 shows separation cracking to the wall / cornice junction in the south western corner of Bedroom 1.



Photograph 22 shows radial, vertical and separation cracking in the south eastern corner adjacent to the door opening in Bedroom 1.



Photograph 23 shows radial cracking extending from the door architrave to the southern wall in Bedroom 1.



Photograph 24 shows separation cracking to the wall / cornice junction and the wall above the wall vent in the north eastern corner in Bedroom 1.



Photograph 25 shows mould growth and staining to the ceiling lining in the Sunroom.



Photograph 26 shows evidence of previous repairs and staining to the surface coated cement rendered walls underneath the window in the Sunroom.



Photograph 27 shows separation cracking to the wall / floor junction underneath the window in the Sunroom.



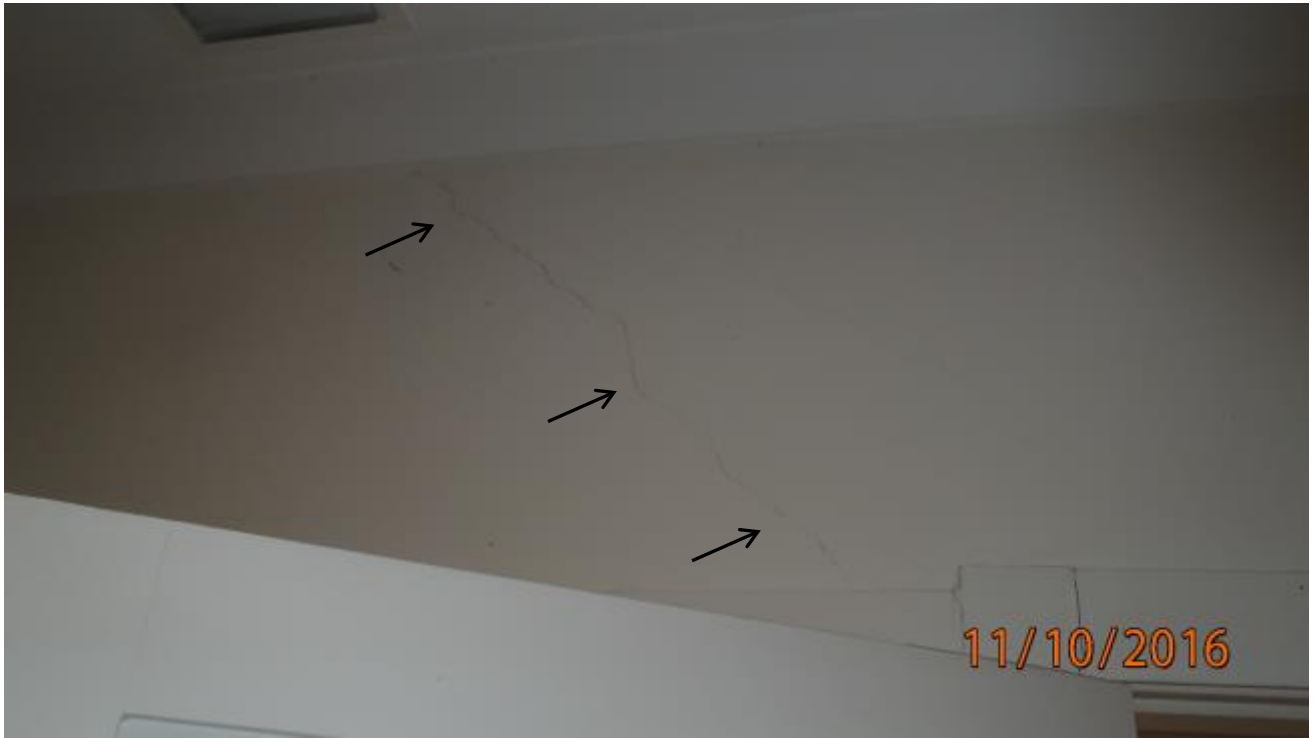
Photograph 28 shows radial cracking extending underneath the cove profiled cornice along the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south western corner of Bedroom 2.



Photograph 29 shows hairline cracking to the mitre joint in the cove profiled cornice, vertical cracking to the wall / wall junction and separation cracking to the ceiling / cornice junction adjacent to the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south eastern corner of Bedroom 2.



Photograph 30 shows radial cracking around the wall vent in the north western corner of Bedroom 2.



Photograph 31 shows radial cracking extending above the door head toward the ceiling on the northern wall in Bedroom 2.



Photograph 32 shows radial cracking extending above the door head toward the ceiling on the northern wall and to the mitre joint in the cove profiled cornice in the north eastern corner in Bedroom 2.



Photograph 33 shows radial cracking and separation cracking to the wall / cornice junction in the south western corner of the Hallway.



Photograph 34 shows radial cracking and separation cracking to the wall / cornice junction on the southern wall of the Hallway.



Photograph 35 shows flaking paint and separation cracking [$<1\text{mm}$] to the wall / cornice junction in the north eastern corner of the Bathroom.



Photograph 36 shows the general layout of the Bathroom.



Photograph 37 shows radial cracking and separation cracking to the wall / cornice junction on the south western corner of the Dining room.



Photograph 38 shows separation cracking to the ceiling lining in the Dining Room / Kitchen area.



Photograph 39 shows separation cracking to the mitre joint of the cove profiled plaster cornice in the north eastern corner of the Dining Room.



Photograph 40 shows separation cracking between the benchtop and the ceramic splashback tiles in the Kitchen.



Photograph 41 shows the general layout of the Kitchen.



Photograph 42 shows radial cracking and separation cracking to the wall / cornice junction on the northern wall of the Lounge Room.



Photograph 43 shows vertical, radial and separation cracking to the cement rendered wall lining in the north western corner of the Lounge room.



Photograph 44 shows radial and separation cracking to the cement rendered wall above the fireplace in the south western corner of the Lounge Room.



Photograph 45 shows separation cracking between the fireplace hearth tiles and the timber skirting in the Lounge Room.



Photograph 46 shows radial and separation cracking to the cement rendered wall just under the cove profiled cornice along the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south eastern corner of the Lounge Room.



Photograph 47 shows evidence of a previous repair on the *common party / separation* wall with the adjoining property No. 49 Young Street, Cremorne in the south eastern corner of the Lounge Room.



Photograph 48 shows radial and separation cracking to the cement rendered wall in the south eastern corner of the Lounge Room.



Photograph 49 shows radial and separation cracking to the cement rendered wall in the north eastern corner of the Lounge Room.



Photograph 50 shows cracking to the surface coated concrete threshold step to the Rear Sunroom from the Dining Room.



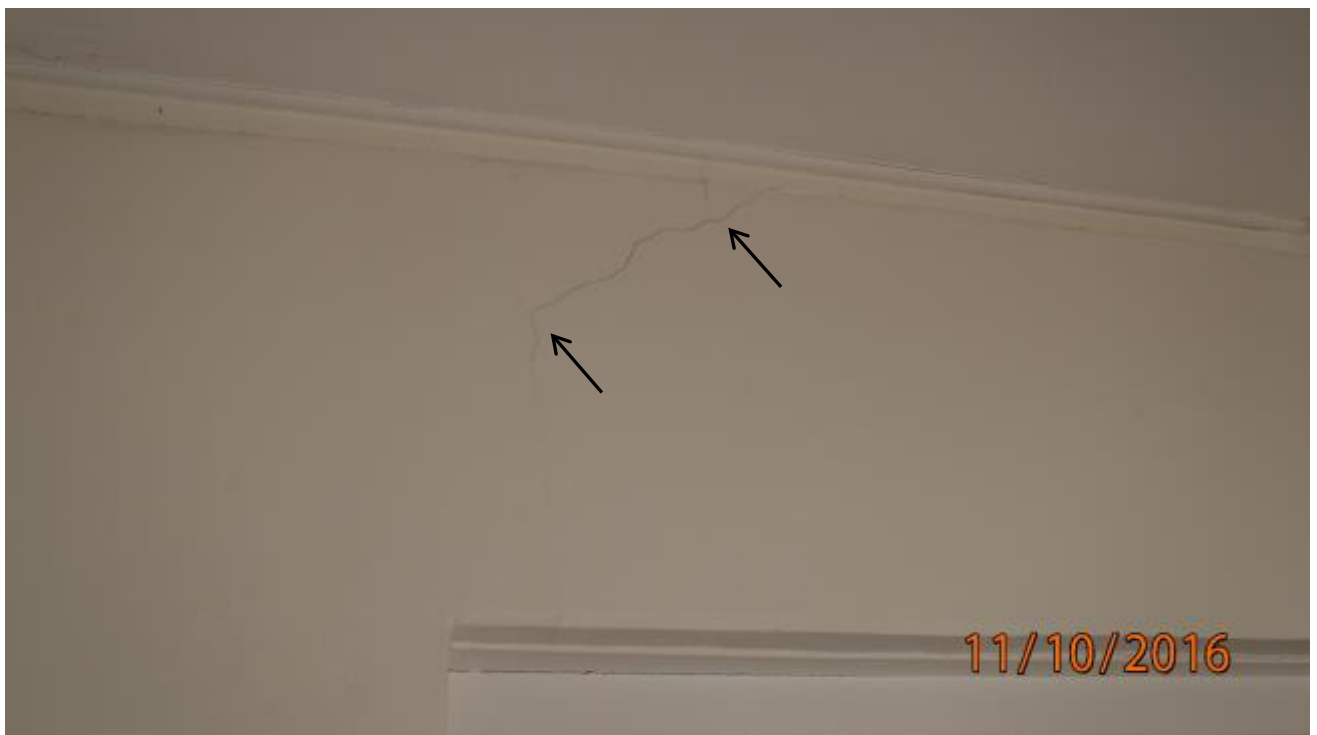
Photograph 51 shows cracking to the ceramic floor tiles through the centre of the Sunroom.



Photograph 52 shows cracking to the ceramic floor tiles adjacent to the back door.



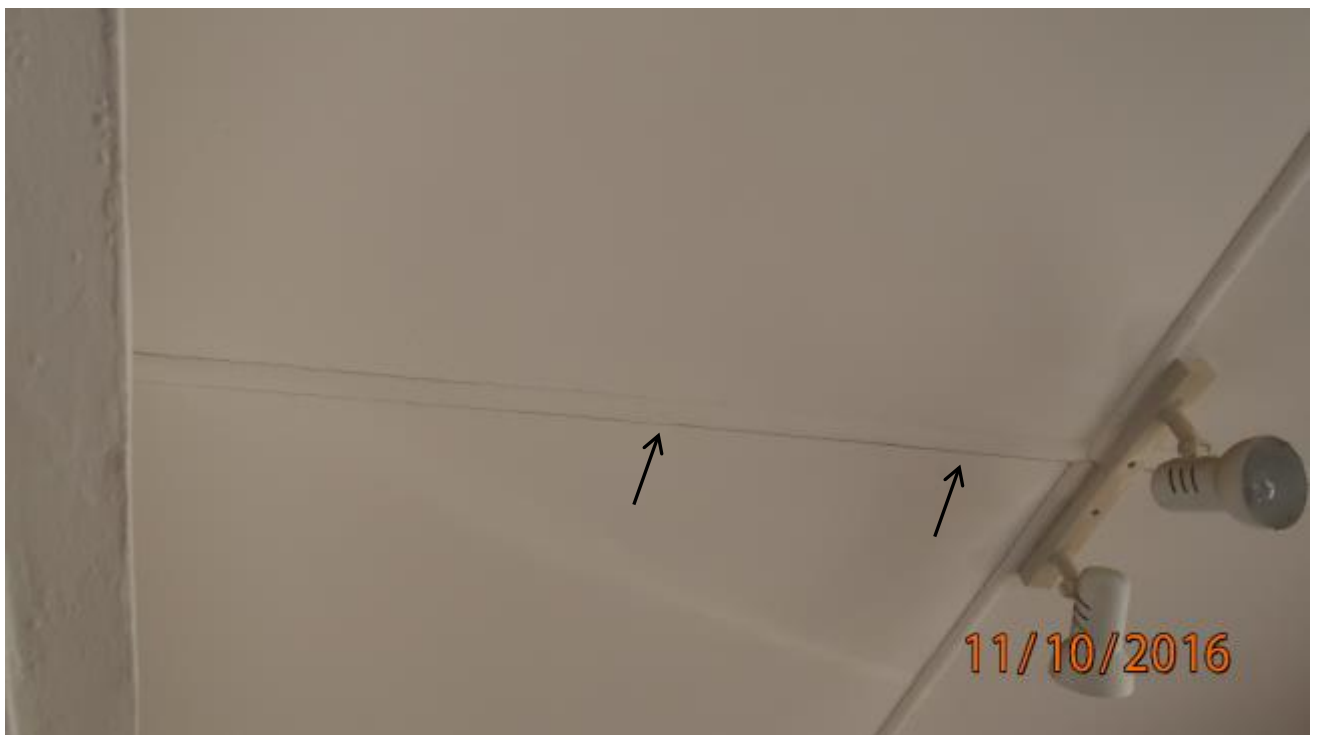
Photograph 53 shows flaking paint and hairline separation cracking [$<1\text{mm}$] around the quad moulded cornice in the south eastern corner of the Sunroom.



Photograph 54 shows radial cracking to the cement rendered wall above the doorway common with the Lounge Room in the Sunroom.



Photograph 55 shows radial cracking to the cement rendered wall above the doorway common with the Lounge Room in the Sunroom.



Photograph 56 shows separation cracking to the ceiling lining adjacent to the cover battens in the Sunroom.



Photograph 57 shows cracking to the concrete slab floor in the external Laundry.