

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 2 Raleigh Street, Coogee.
Property Owner/s: Mr James Thompson.
Report reference: **RANDWICK CITY COUNCIL**
Development Application No: not available
Date of assessment: 15th February 2017



Shows the front eastern elevation of the adjoining properties:
No. 2 and No.4 Raleigh Street, Coogee

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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.

16th February 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. 2 Raleigh Street, Coogee.

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. 4 Raleigh Street, Coogee.**

We confirm that we assessed the property at 2:00 pm on the 15th February 2017, in the presence of the owner Mr James Thompson.

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 double storey attached residence prior to the construction of an upper floor addition to the front of the adjoining attached property (your client), No. 4 Raleigh Street, Coogee.

It is our understanding that the upper floor addition to this residence, No. 2 Raleigh Street, Coogee are approximately circa 1989.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 2 Raleigh Street, Coogee, including the addition to the upper floor 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 and across the site from south to north with an easterly facing frontal aspect.

We noted that the original full brick / brick cavity, attached double storey residence is approximately circa 1910 – 1920 and is supported on a combination of sandstone block and clay masonry brick footings. The double storey addition is brick veneer construction with deep timber floor joists.

We observed that there is *common party / separation* wall with the adjoining property, No. 4 Raleigh Street, Coogee. We further noted that the wall extends from below floor level to the underside of the ceiling 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 concrete roofing tiles. We noted that the upper floor addition has a pitched roof with concrete 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 concrete roof tiles to the roof surfaces are generally interlinked and securely bedded, in our opinion forming a weather resistant cover to the residence.

We noted that the side flashing between the brick wall of upper floor addition and the sheet metal roof of the adjoining property, No. 4 Raleigh Street is generally intact and forming a weather resistant seal between the wall and the roof surface. **[Photograph 1]**

We noted that the side flashing between the brick wall of the rear addition of the adjoining property, No. 4 Raleigh Street and the sheet metal roofing to the rear of this residence is generally intact and forming a weather resistant seal between the wall and the roof surface. **[Photograph 2]**

We noted that the corrugated profile sheet metal roofing to the rear roof surface, above Laundry is in good condition and is securely fixed, in our opinion forming a weather resistant cover to the rear addition. **[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. 4 Raleigh Street that extends to floor level.

We are unable to provide comment on the type or the structural adequacy of the 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 Eastern Elevation

We noted hairline shrinkage cracking to the exposed aggregate concrete path at the front of the residence. **[Photograph 3]**

We further noted evidence of a previous repair to the side pathway around the gas meter and downpipe.

We noted that the front boundary wall is constructed of sandstone blocks with a post and rail picket style fence built on top. We further noted that the wall and fence was in good condition with no evident cracking. **[Photograph 4]**

We noted cracking [1mm – 3mm] to the patterned vitrified clay tiles on the front verandah. We further noted displaced grout and loose tiles. **[Photograph 5]**

We did not observe any recent cracking to the surface coated clay masonry brickwork.

We observed that the front porch soffit was lined with surface coated timber boards. **[Photograph 6]**

We noted hairline cracking to the front threshold step. **[Photograph 7]**

We noted there was a surface coated clay masonry brick *common* privacy wall between the adjoining properties. **[Photograph 8]**. We further noted evidence of a previous repair to the surface coated clay masonry *common* privacy wall adjacent to the electrical meter box. **[Photograph 9]**

We noted cracking [1mm – 3mm] to the timber support post in the south-eastern corner of the front verandah. **[Photograph 10]**

We noted separation cracking between the timber lined soffit and the wall above the window in the southern end of the verandah. **[Photograph 11]**

Side Southern Elevation

We did not observe any recent cracking to the surface coated clay masonry brickwork.

We noted evidence of previous repairs to the surface coated clay masonry brickwork to the rear south-western corner. **[Photograph 12]**

We noted rotted timber to the balcony deck in the south-eastern corner. **[Photograph 13]**

We noted a displaced louvre window cover from the door outside Bedroom 2. **[Photograph 14]**

We did not observe any recent cracking to the upper floor surface coated clay masonry brickwork. **[Photograph 14]**

Rear Western Elevation

We did not observe any recent cracking to the surface coated clay masonry brickwork.

We noted the *common* boundary wall with the adjoining property, No. 4 Raleigh Street had lichen/moss and vegetation growth. **[Photograph 15]**

We noted a tiled timber pergola section to the rear elevation. We did not observe any recent cracking to the tiled floor surface under the pergola. **[Photograph 16]**

We noted separation cracking to the garage/boundary wall in the south-western corner. **[Photograph 16]**

We noted that the timber pergola structure is supported by the brickwork.

We noted that there is flaking paint to the gable barge boards and a broken vent to the external wall above the balcony. **[Photograph 17]**

We noted that the rear section of the balcony was finished with tiles. We did not observe any recent cracking to the floor tiles. We noted that the grout to the floor tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. **[Photograph 18]**

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 observed that the roof and ceiling timbers that are accessible are generally in good condition.

We also noted that the clay brick common party wall extends to the underside of the rafters.

INTERNAL GROUND FLOOR

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 observed that the hallway is a timber lined floor and the northern wall is the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. **[Photograph 19]**

We observed hairline radial cracking [<1.0 mm] to the wide profiled plaster cornice in the north-eastern corner above the entry doorway, adjacent to the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. **[Photograph 20]**

We observed hairline horizontal cracking [<1.0 mm] to the wide profiled plaster cornice along the northern wall, *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. **[Photograph 21]**

We observed hairline radial cracking [<1.0 mm] to the fibrous plaster ceiling on the eastern side of the decorative ceiling rose. **[Photograph 22]**

We observed hairline radial cracking [<1.0 mm] to the fibrous plaster ceiling on the western side of the decorative ceiling rose. **[Photograph 23]**

We observed hairline radial cracking [<1.0 mm] to the fibrous plaster ceiling and the wide profiled plaster cornice along the northern wall, *common party / separation* wall with the adjoining property, No. 4 Raleigh Street in the western end. **[Photograph 24]**

We observed hairline radial cracking [<1.0 mm] to the plaster ceiling lining extending from the corners of the roof access opening adjacent to the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street in the western end. **[Photograph 25]**

We noted hairline radial cracking [<1.0 mm] to the northern wall, *common party / separation* wall with the adjoining property, No. 4 Raleigh Street outside the Bathroom. **[Photograph 26]**

Front Bedroom 1

We did not observe any cracking to the cement rendered wall surfaces or to the plaster ceiling, decorative ceiling rose or to the square set wall / ceiling junctions.

Office / Study

We noted hairline separation cracking [<1.0 mm] to the plaster ceiling in the south-eastern corner where the original fireplace was removed. **[Photograph 27]**

We did not observe any cracking to the cement rendered wall surfaces or to the decorative ceiling rose or to the square set wall / ceiling junctions.

Lounge

We noted an unfinished doorway opening to the stairwell access on the southern wall. **[Photograph 28]**

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

We observed hairline radial cracking [<1.0 mm] to the wide profiled plaster cornice which extends down the wall surface in the north-western corner adjacent to the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. **[Photograph 29]**

Bathroom

We observed that the ceiling is finished with timber lining boards.

We noted that the walls were tiled to 2.1m with timber lining boards above.

We did not observe any recent cracking to the ceramic wall tiles or to the timber lining boards 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 30]**

Kitchen

We observed that the ceiling is finished with timber lining boards.

We noted that the room is open plan design with a timber lined ceiling.

We observed that the floor is 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 31]**

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

Dining Room

We observed that the ceiling is finished with timber lining boards.

We observed that the floor is 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.

We did not observe any cracking to the cement rendered wall surfaces and in particular to the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street.

We observed separation cracking between the tiled floor and the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. **[Photograph 32]**

We observed separation cracking between the tiled floor and the external rendered wall under the window. **[Photograph 33]**

Laundry

We observed that the ceiling is finished with timber lining boards.

We noted flaking render to the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. **[Photograph 34]**

We noted separation cracking of the wall junction in the north-eastern corner. **[Photograph 35]**

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

Stairwell

We noted hairline radial cracking [<1.0 mm] to the plaster ceiling extending from around the light fitting and to the wide profiled plaster cornice. **[Photograph 36]**

We did not observe any cracking to the cement rendered or the plasterboard wall surfaces.

INTERNAL FIRST FLOOR

Bedroom 2

We observed that the ceiling is finished with timber lining boards.

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

Dressing Room

We observed that the ceiling is finished with timber lining boards.

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

Bedroom 3

We observed that the ceiling is finished with timber lining boards.

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

Bathroom

We observed that the ceiling is finished with timber lining boards.

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

We noted vertical separation cracking [<1.0 mm] to the wall to wall junction above the door. **[Photograph 37]**

We noted displaced grout in the shower on the external wall. **[Photograph 38]**

We noted vertical separation cracking [<1.0 mm] to the wall to wall junction in the south-western corner above the shower. **[Photograph 39]**

Kitchenette

We noted that a kitchenette was built along the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street. We did not observe any cracking to the glass splashback above the kitchen bench. **[Photograph 40]**

Family

We noted that the exposed ceiling was finished with timber lining boards.

We did not observe any cracking to the plasterboard wall lining. **[Photograph 41]**

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 - 41 inclusive

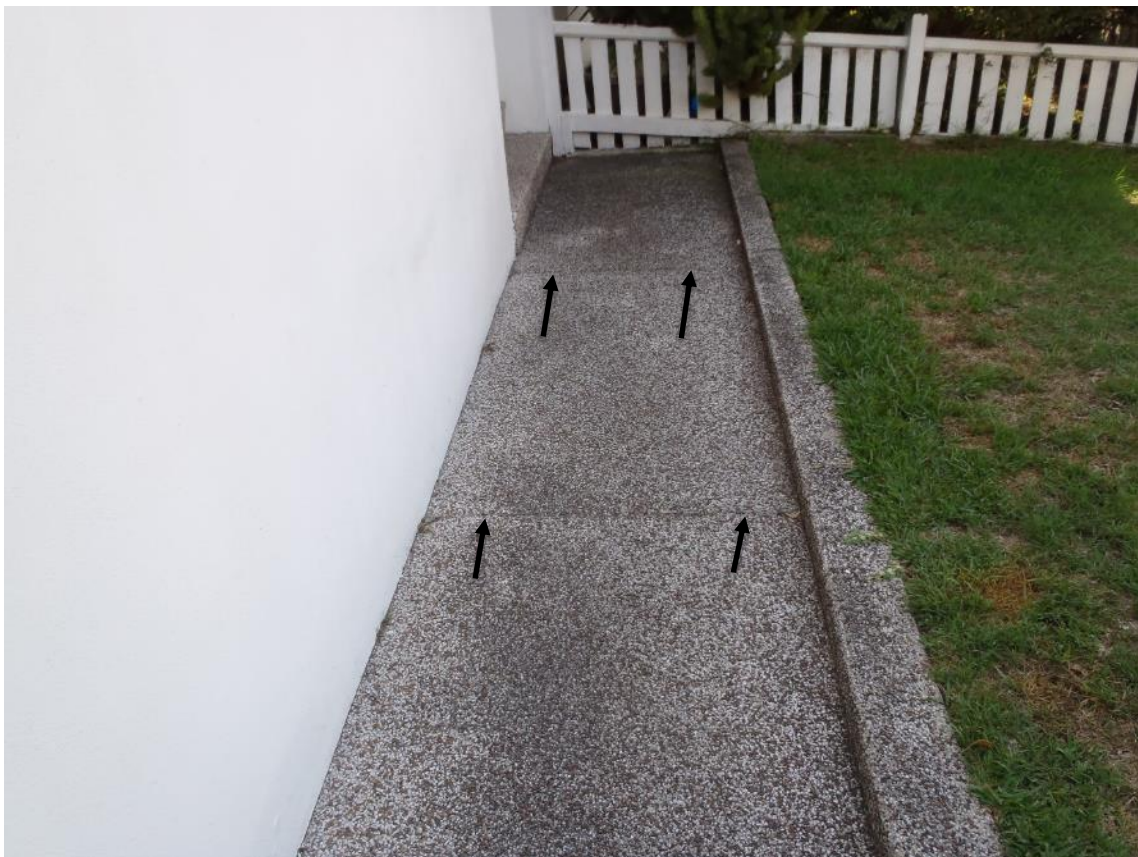
PHOTOGRAPHIC SURVEY



Photograph 1 shows the general condition of the side flashing between the first-floor extension of the adjoining properties.



Photograph 2 shows the general condition of the side flashing between the rear extension of the adjoining properties and the rear skillion roof surface.



Photograph 3 shows hairline shrinkage cracking to the front concrete path.



Photograph 4 shows the general condition of the front boundary fence.



Photograph 5 shows cracking to the patterned vitrified clay tiles on the front verandah.



Photograph 6 shows the general condition of the verandah soffit lining.



Photograph 7 shows cracking to the front threshold step.



Photograph 8 shows the general condition of the clay masonry brick *common* privacy wall between the adjoining properties.



Photograph 9 shows evidence of a previous repair to the surface coated clay masonry *common* privacy wall adjacent to the electrical meter box.



Photograph 10 shows cracking to the timber support post in the south-eastern corner of the front verandah.



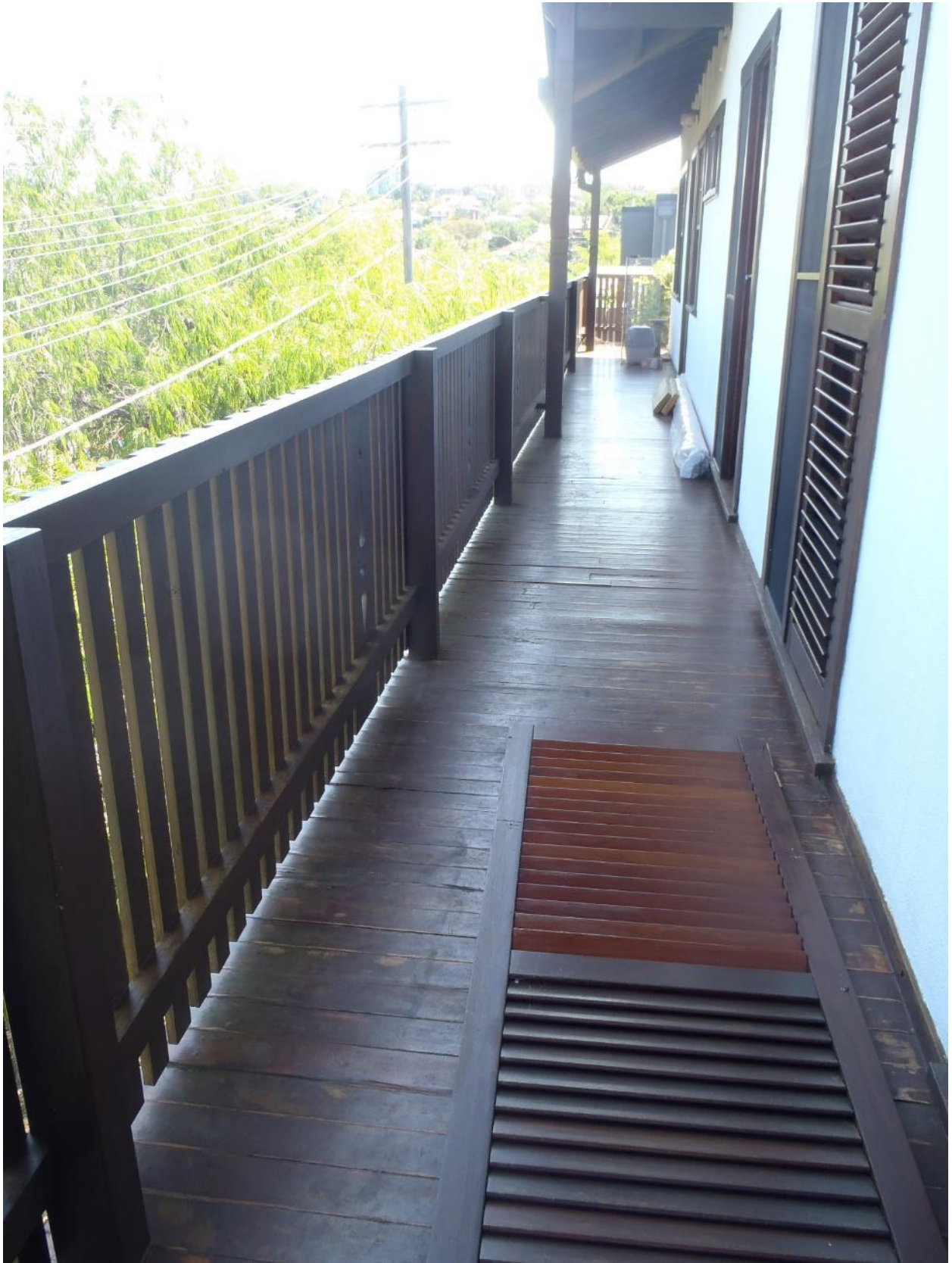
Photograph 11 shows separation cracking between the timber lined soffit and the wall above the window in the southern end of the verandah



Photograph 12 shows evidence of previous repairs to the surface coated clay masonry brickwork to the rear south-western corner.



Photograph 13 shows rotted timber to the balcony deck in the south-eastern corner.



Photograph 14 shows the general condition of the side balcony and the displaced louvre window cover from the door outside Bedroom 2.



Photograph 15 shows the *common* boundary wall with the adjoining property, No. 4 Raleigh Street had lichen/moss and vegetation growth.



Photograph 16 shows separation cracking to the garage/boundary wall in the south-western corner.



Photograph 17 shows flaking paint to the gable barge boards and a broken vent to the external wall above the balcony.



Photograph 18 shows the general condition of the rear balcony.



Photograph 19 shows the general condition of the hallway.



Photograph 20 shows hairline radial cracking to the cornice in the north-eastern corner above the entry doorway.



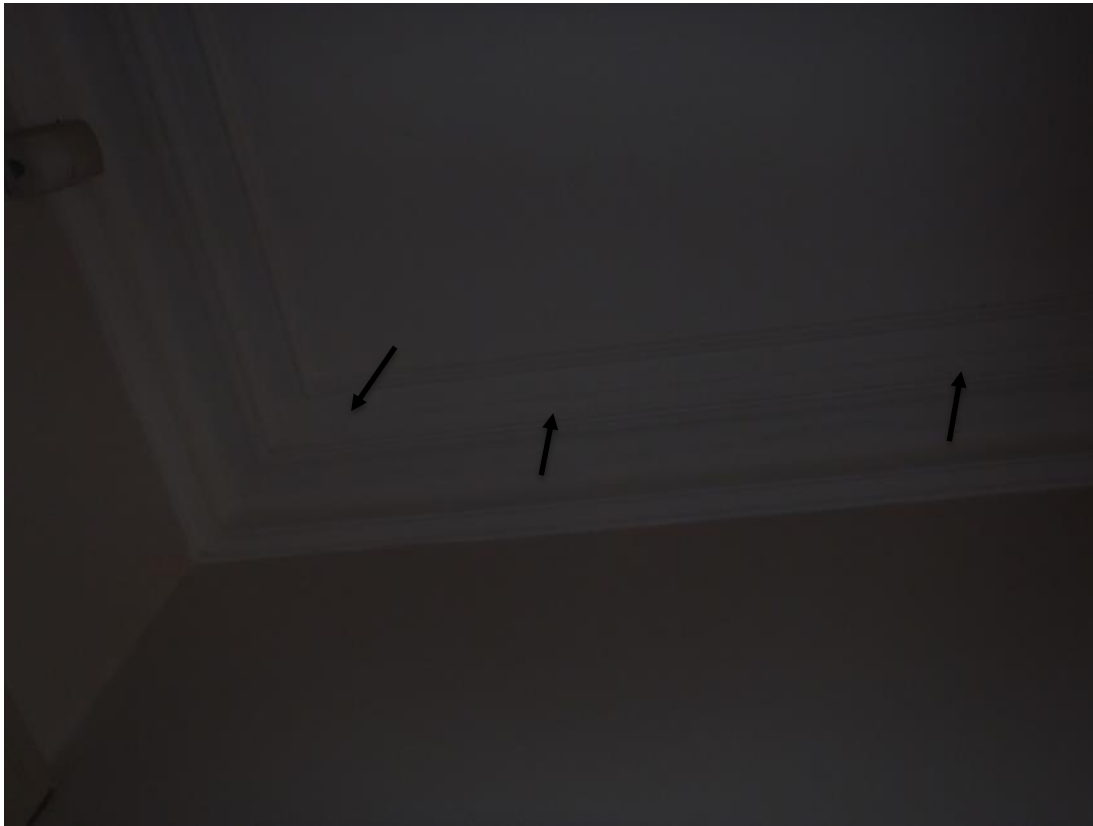
Photograph 21 shows hairline horizontal cracking to the cornice along the northern wall in the Hallway.



Photograph 22 shows hairline radial cracking to the fibrous plaster ceiling on the eastern side of the decorative ceiling rose in the Hallway.



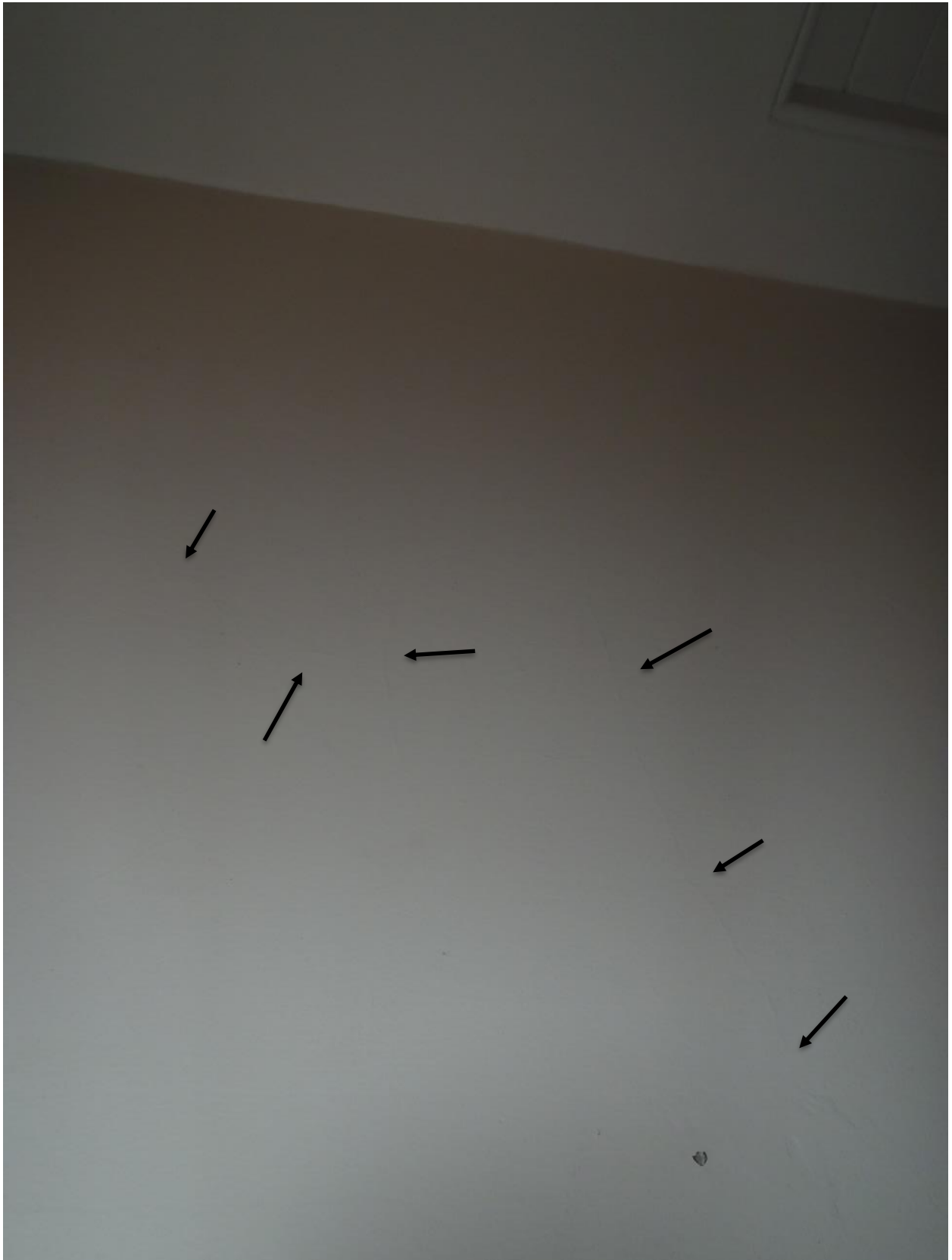
Photograph 23 shows hairline radial cracking to the fibrous plaster ceiling on the western side of the decorative ceiling rose in the Hallway.



Photograph 24 shows hairline radial cracking to the fibrous plaster ceiling and the cornice along the northern wall in the western end in the Hallway.



Photograph 25 shows hairline radial cracking to the plaster ceiling lining extending from the corners of the roof access opening.



Photograph 26 shows hairline radial cracking to the northern wall, *common party / separation wall* with the adjoining property, No. 4 Raleigh Street outside the Bathroom.



Photograph 27 shows hairline separation cracking to the plaster ceiling in the south-eastern corner.



Photograph 28 shows the unfinished doorway opening to the stairwell access on the southern wall in the Lounge Room.



Photograph 29 shows hairline radial cracking to the plaster cornice which extends down the wall surface in the north-western corner of the Lounge Room.



Photograph 30 shows the general condition of the ground floor Bathroom.



Photograph 31 shows the general condition of the Kitchen.



Photograph 32 shows separation cracking between the tiled floor and the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street in the Dining Room.



Photograph 33 shows separation cracking between the tiled floor and the external rendered wall under the window in the Dining Room.



Photograph 34 shows flaking render to the *common party / separation* wall with the adjoining property, No. 4 Raleigh Street in the Laundry.



Photograph 35 shows separation cracking of the wall junction in the north-eastern corner of the Laundry.



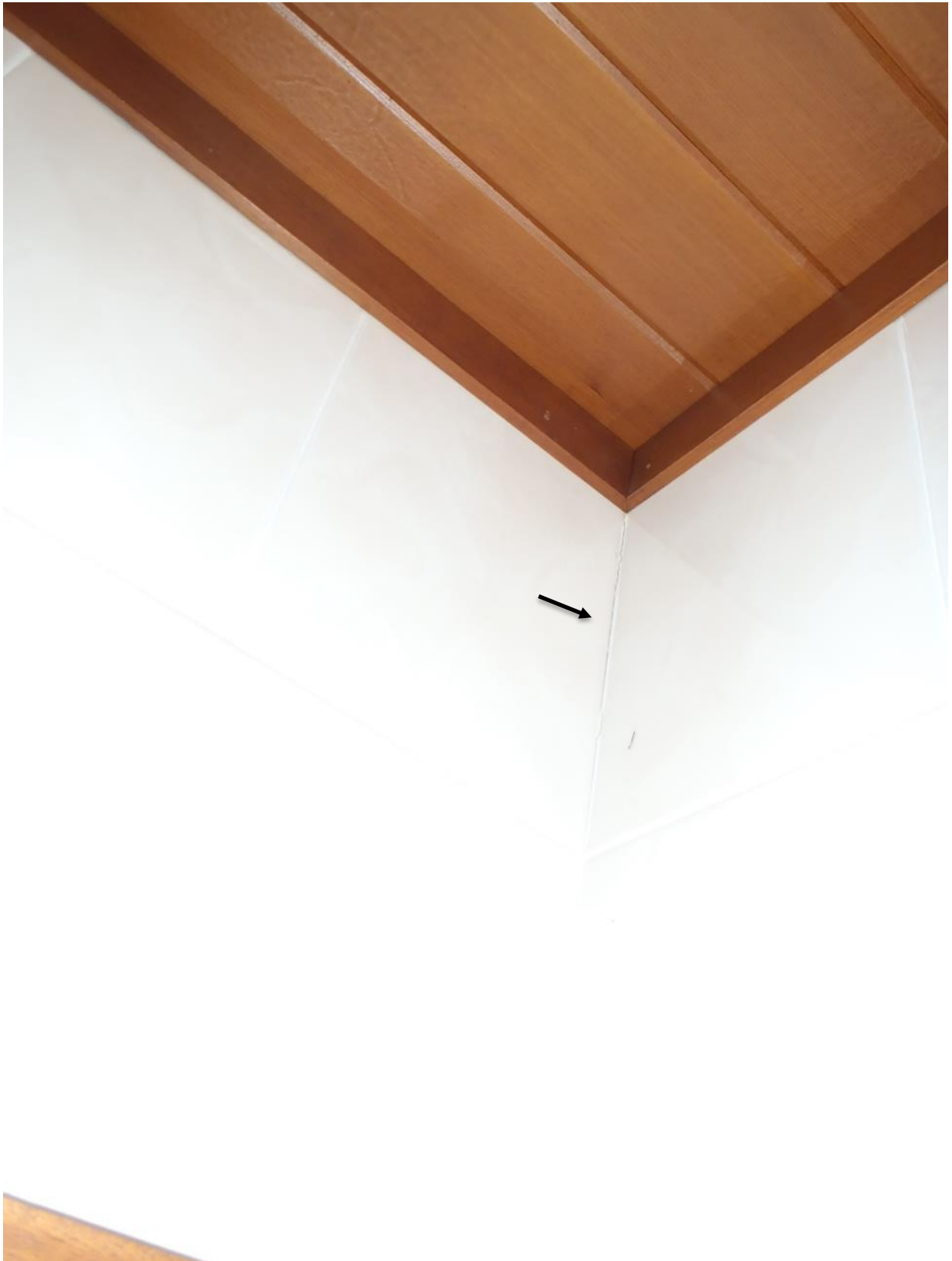
Photograph 36 shows hairline radial cracking to the plaster ceiling extending from around the light fitting and to the plaster cornice.



Photograph 37 shows vertical separation cracking to the wall to wall junction above the door in the first floor Bathroom.



Photograph 38 shows displaced grout in the shower on the external wall in the first floor Bathroom.



Photograph 39 shows vertical separation cracking to the wall to wall junction in the south-western corner above the shower in the first-floor Bathroom.



Photograph 40 shows the general condition of the Kitchenette.



Photograph 41 shows the general condition of the Family Room.