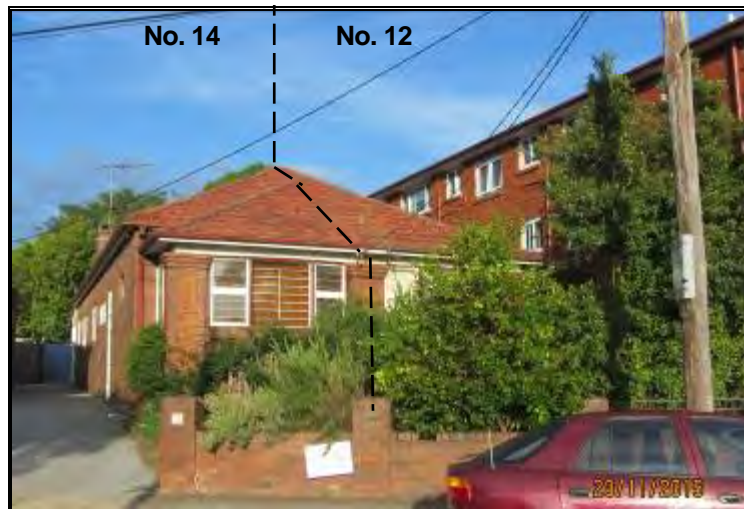


Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 12 Union Street, Dulwich Hill NSW 2203
Property Owner/s: Mr. S. & Mrs. S. Watson
Report reference: **Marrickville Council
Development Application No.: to be advised**
Date of assessment: 23rd November 2015

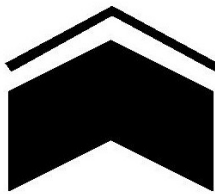


Shows the front northern elevation of the adjoining properties:
No.12 and No.14 Union Street, Dulwich Hill

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.



JONSPIN

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27 November 2015

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 - Development Application No.: not available
Property Address: No. 12 Union Street, Dulwich Hill

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. 14 Union Street, Dulwich Hill.**

We confirm that we assessed the property on the 23rd November 2015 at 7.00am, in the presence of and with the permission of the property Owner/s, Mr. Shane & Mrs. Suzanne Watson.

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 first floor addition to the rear of the adjoining attached property (your client), **No. 14 Union Street, Dulwich Hill.**

We confirm that our assessment was carried out without benefit of construction documents for this residence, **No. 12 Union Street, Dulwich Hill.**

Observations and Notes Taken

The weather at the time of our assessment was fine.

General Description of the Property

It is situated on a sloping site that falls from rear to front with an easterly facing frontal aspect.

We noted that the full brick / brick cavity, attached single storey residence is approximately circa 1930 -1935 and is supported on clay brick footings.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 14 Union Street. We further noted that the wall extends from below floor level and terminates just below the roofing tiles.

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 noted that the tiles are generally interlinked and securely bedded. During our internal inspection, we found no evidence to suggest that the roof was not weather tight.

EXTERNAL

General

We noted that the external walls are constructed of clay masonry brickwork. We also noted that there are areas of displaced mortar to the brickwork.

We did not observe any recent noticeable cracking the front entry concrete pathway. **[Photograph 1]**

Front Eastern Elevation

We noted stepping cracking [1.0mm - <5.0mm] to the northern corner of the front Sunroom wall. **[Photograph 2]**

We noted that there is a previously repaired vertical crack at the junction of the Sunroom wall and the front wall of Bedroom 1. **[Photograph 3]**

Northern Elevation

We noted that there is hairline cracking [<0.1mm] to the terrazzo front entry steps. **[Photograph 4]**

We noted areas of unevenness and dampness and lichen growth to the surface of the concrete pavement between the residence and the northern *common boundary* with the adjoining property. **[Photographs 5 and 6]**

We also noted that there is cracking of the concrete pavement. **[Photograph 6]**

We noted a hairline vertical crack [1.0mm] extending from the right hand side Lounge room window head towards the wall vent. **[Photograph 7]**

We noted there is displaced mortar from the base brickwork adjacent to the vent pipe. **[Photograph 8]**

Rear Western Elevation

We noted that the opaque acrylic roofing sheets to the patio roof is securely fixed. **[Photograph 9]**

We noted that the framed wall is clad with fibre-cement weatherboards. **[Photograph 9]**

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.

UNDER FLOOR

We also noted that there are areas of dampness [ground water seepage] in the under floor area including along the *common separating / party* wall with the adjoining property, No. 14 Union Street.

We noted that the floor system is hardwood timber bearers and joists and strip timber flooring and that there is a brick *common separating / party* wall with the adjoining property, No. 14 Union Street that extends to above floor level. We did not observe cracking in the clay brickwork below floor level in the sub floor area. **[Photograph 10]**

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

We noted that there is no evidence of termite protection to the structural timbers built into or supported upon the base brickwork. **[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.

Entry / Hallway

We noted that the southern wall of the Hallway is the *common party / separation* wall with the adjoining property; No. 14 Union Street.

We did not observe any cracking to the painted cement rendered *common separating / party* wall with the adjoining property; No.14 Union Street.

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

We noted “squeaking” of the strip timber flooring at the northeast corner of the floor and abutting the *common separating / party* wall.

Sunroom

We noted that the southern wall of the room is the *common party / separation* wall with the adjoining property: No. 14 Union Street.

We noted that the ceiling is lined with plasterboard and with decorative profiled cornice. We did not observe any cracking to the ceiling to the painted brickwork wall surfaces, particularly abutting the *common party / separation* wall.

Front Bedroom 1

We noted that the southern wall of the room is the *common party / separation* wall with the adjoining property; No. 14 Union Street. We also noted that a wardrobe partially conceals the wall.

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

Bathroom

We noted that the wall tiles extend from floor to ceiling level. We did not observe any recent cracking to the ceramic wall tiles. **[Photograph 11]**

We noted that the grout to the wall and floor tiles is in generally 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.

We did not observe any cracking to the plasterboard ceiling lining or to the mitred joints in the profiled plaster cornice.

Bedroom 2

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

Lounge room

We noted that the southern wall of the room is the *common party / separation* wall with the adjoining property; No. 14 Union Street.

We did not observe any cracking to the cement rendered wall surfaces or to the plaster ceiling lining or to the mitred joints in the wide profiled plaster cornice, particularly abutting the *common party / separation* wall.

Dining room

We noted that the southern wall of the room is the *common party / separation* wall with the adjoining property: No. 14 Union Street.

We did not observe any cracking to the cement rendered wall surfaces or to the fibrous plaster ceiling lining or to the mitred joints in the wide profiled plaster cornice, particularly abutting the *common party / separation* wall.

We noted that there is a skylight shaft installed into the ceiling.

We noted that there is interlinked spider cracking to the ceiling adjacent to the downlight fitting between the skylight shaft and the common internal wall with the Lounge room. **[Photograph 12]**

Kitchen / Laundry Cupboard

We noted that the southern wall of the room is the *common party / separation* wall with the adjoining property; No. 14 Union Street. We also noted that the Kitchen cupboards partially conceals the wall.

We noted that the ceiling is raked following the underside of the rafters.

We did not observe any cracking to the fibrous 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.

ROOF STRUCTURE / SPACE

We accessed the roof space through the ceiling of the Hallway. We observed that the *common* roof to the properties is of traditional cut and pitched timber construction.

We noted that there is foil backed sarking to the underside of the rafters restricting access to the underside of the roofing tiles and sheet particleboard flooring concealing the ceiling joists. **[Photograph 13 and 14]**

During our internal assessment of the rooms and our assessment of the roof surfaces we observed 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 the timber ceiling joists are built into the *common separating / party* wall. We further noted that the *common* ridge to the roof is located over the *common separating / party* wall.

We also noted that the clay brick *common separating / party* wall extends to the underside of the rafters. [**Photographs 13 and 14**]

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 'John Spindler', is written over a light blue rectangular background.

John Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 14 inclusive



Photograph 1 shows the condition of the front entry pathway



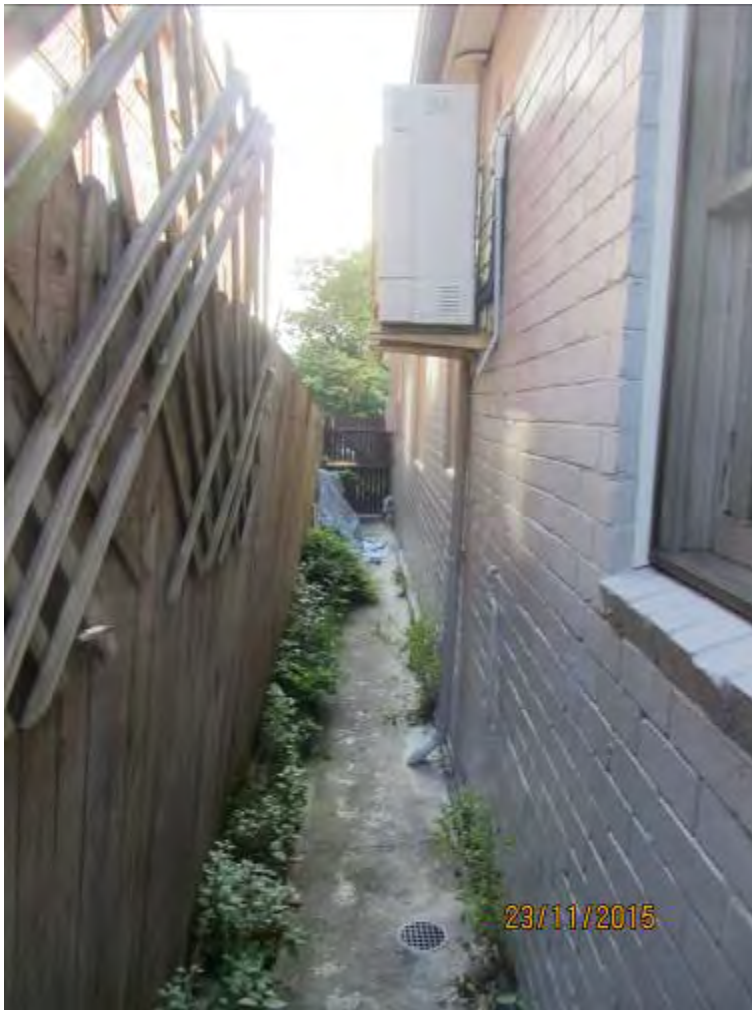
Photograph 2 shows the stepped cracking to the northern corner of the front Sunroom wall



Photograph 3 shows previous repairs to the internal corner between the Sunroom and Bedroom 1



Photograph 4 shows hairline cracking to the terrazzo front entry steps



Photograph 5 shows the northern elevation of the residence and the condition of the concrete pavement viewed from the rear to the front



Photograph 6 shows the condition of the concrete pavement and typical cracking to the pavement



Photograph 7 shows a vertical crack above the right hand side of the window head to the Lounge room



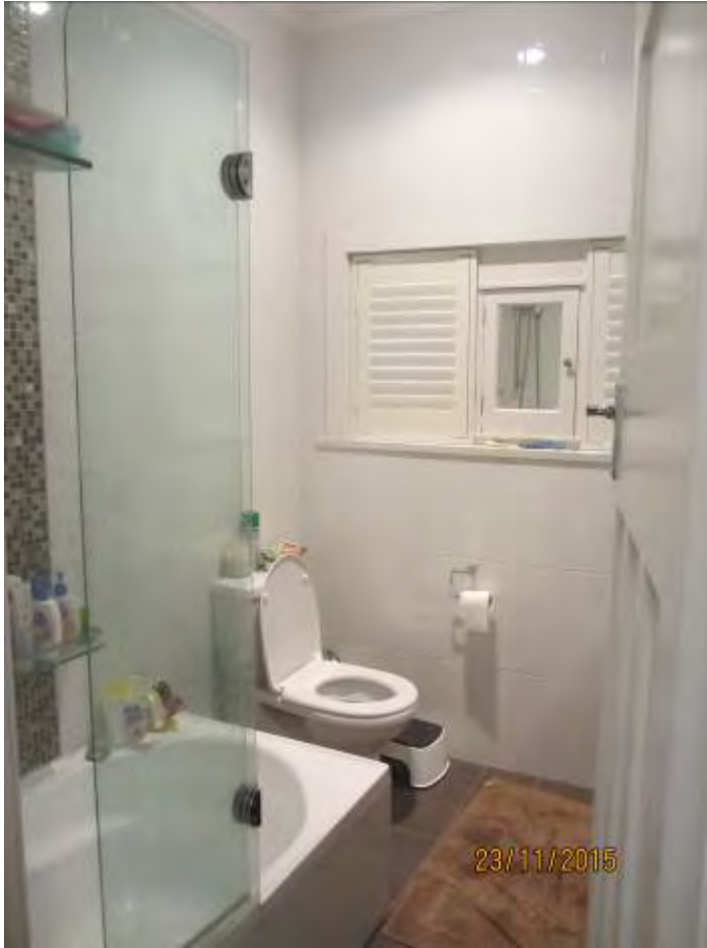
Photograph 8 shows displaced mortar adjacent to the vent pipe on the northern wall of the residence



Photograph 9 shows the rear western elevation of the property



Photograph 10 shows the *common party / separation* wall in the underfloor area



Photograph 11 shows the layout of the Bathroom



Photograph 12 shows hairline spider cracking adjacent to the down light in the Dining room ceiling



Photograph 13 shows the *common party / separation* wall in the attic room space



Photograph 14 shows the *common party / separation* wall in the attic room space