

## Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited  
Job address: 70 Middle Street, Kingsford.  
Property Owner/s: Mrs. Jessica Mander-Jones.  
Report reference: **RANDWICK COUNCIL**  
Development Application No: not available  
Date of assessment: 15<sup>th</sup> September 2017.



Shows the front southern elevation of the adjoining properties:  
No. 70 and No. 72 Middle Street, Kingsford.

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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.

20<sup>th</sup> September 2017

The Construction Administration Officer,  
Cape Cod Australia Pty. Limited,  
PO Box 2002,  
NORTH PARRAMATTA. NSW 1750

Dear Michelle,

**Re: Dilapidation Report – No. 70 Middle Street, Kingsford.**

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. 72 Middle Street, Kingsford.**

We confirm that we assessed the property at 11:00 am on the 15<sup>th</sup> September 2017, in the presence of the owner Mrs. Jessica Mander-Jones.

### **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. 72 Middle Street, Kingsford.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 70 Middle Street, Kingsford, including the addition to the rear 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 rear to front and across the site from west to east with a southerly facing frontal aspect.

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1920 – 1930 and is supported on clay masonry brick footings.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 70 Middle Street, Kingsford. 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 brick footings.

We noted that the *common* hipped and valley roof is a traditional cut and pitched timber structure with terracotta roofing tiles. We noted that the rear addition has a skillion / flat roof with pan profiled 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 original roof surfaces are generally interlinked and securely bedded, in our opinion forming a weather resistant cover to the residence. **[Photograph 1]**

We noted sagging to the roof surface to the front south-western corner [Bedroom 1] of the residence. **[Photograph 1]**

We noted that the pan profile sheet metal roofing to the rear addition roof surfaces is in good condition and is securely fixed, in our opinion forming a weather resistant cover to the rear addition. **[Photograph 2]**

We noted deterioration and rusting of the gutter system to the front eastern side of the gable end. **[Photograph 3]**

## **UNDER FLOOR**

We noted that there are areas of dampness [ground water seepage] in the under-floor area including along the common party wall with the adjoining property, No. 72 Middle Street. We noted that the dampness is rising up through the base brickwork and piers. **[Photographs 4 & 5]**

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. 72 Middle Street that extends to floor level. We did not observe cracking in the clay brickwork below floor level in the sub floor area.

We noted that there is no evidence of termite protection to the structural timbers built into or supported upon the base brickwork. **[Photograph 5]**

We further noted that there some deterioration to the flooring members and that some of the original flooring appears to have been replaced. **[Photograph 5]**

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 Southern Elevation**

We noted that the front *common* boundary wall with the adjoining property No. 72 Middle Street is of clay masonry brick construction with a timber post and rail privacy fence above. We further noted that the wall is surface coated. **[Photograph 6]**

We noted some deterioration the timber privacy fence above the *common* boundary wall with the adjoining property No. 72 Middle Street. **[Photograph 7]**

We noted that the front courtyard and carport was a paved surface. We further noted some displacement of the paved surface and vegetation growth through the pavers. **[Photographs 8 & 9]**

We noted deterioration and flaking paint to the window outside Bedroom 1. **[Photograph 10]**

We noted separation cracking [1 mm – 3 mm] above the Bedroom 1 window. **[Photograph 11]**

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

### **Western Elevation**

We noted gaps to the timber lined eave soffits above the kitchen. **[Photograph 12]**

We noted step cracking [ $< 1$  mm] to the surface coated clay masonry brickwork outside the kitchen. **[Photograph 12]**

We noted deterioration and flaking paint to the window outside the Bathroom. **[Photograph 13]**

### **Rear Northern Elevation**

We noted that the rear *common* boundary fence with the adjoining property No. 72 Middle Street is a timber post and rail construction. We further noted that the fence is surface coated. **[Photograph 14]**

We noted that there is an attached timber deck structure built out from the rear exit door. **[Photographs 2 & 14]**

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

### **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 noted that the timber ceiling joists are built into the *common party / separation* wall. We further noted that the *common* ridge to the roof is located over the common party wall. **[Photograph 15]**

**Note:** Photograph taken from No. 72 Middle Street.

We also noted that the clay brick common party wall extends 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 / Hallway**

We noted that there is an attic ladder installed in the ceiling.

We noted that the eastern wall is the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford. **[Photograph 16]**

We noted separation cracking [ $< 1$  mm] between the door jamb and the wall surface and the architrave around the front entry door. We further noted some hairline cracks to the glass panelling in the stained-glass window on the entry door. **[Photograph 17]**

We noted evidence of a previous repair to the base of the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford opposite the doorway to Bedroom 1.

**[Photograph 18]**

We noted separation cracking [ $< 1$  mm] between the timber trim and the wall surface above the bulkhead adjacent to the attic ladder access. **[Photograph 19]**

We noted separation cracking [ $< 1$  mm] between the timber trim and the wall surface along the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford.

**[Photograph 20]**

We noted separation cracking [ $< 1$  mm] between the timber trim and the wall surface adjacent to the smoke alarm. We further noted hairline cracking to the fibrous plaster ceiling lining extending from the smoke alarm towards the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford. **[Photograph 21]**

### **Front Bedroom 1**

We noted separation cracking [ $< 1$  mm] between the wall to wall junction in the north-western corner. We further noted separation cracking [ $< 1$  mm] between the wall surface and the cove profiled plaster cornice. **[Photograph 22]**

We noted separation cracking [ $< 1$  mm] between the wall to wall junction in the north-eastern corner above the door. We further noted separation cracking [ $< 1$  mm] to the mitre joint of the cove profiled plaster cornice. **[Photograph 23]**

We did not observe any cracking to the cement rendered wall surfaces or to the plaster ceiling lining.

### Bedroom 2

We noted radial cracking [ $< 1$  mm] extending from the window sill towards the floor. **[Photograph 24]**

We noted evidence of a previous repair adjacent to the window head. **[Photograph 25]**

We noted hairline separation cracking [ $< 1$  mm] to the mitre joints of the cove profiled plaster cornice.

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

### Bedroom 3

We noted evidence of a previous repair to the northern wall. **[Photograph 26]**

We noted separation cracking [ $< 1$  mm] between the timber trim and the wall surface in the south-western corner. **[Photograph 27]**

We noted evidence of a previous repair to the eastern wall adjacent to the door. **[Photograph 28]**

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

### Ensuite

We noted separation cracking the tile grout at the wall to wall junction in the south-eastern corner adjacent to the door. **[Photograph 29]**

We noted mould growth and separation cracking [ $< 1$  mm] between the cove profiled plaster cornice and the wall surface in the north-western corner. **[Photograph 30]**

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. **[Photograph 31]**

### Lounge Room

We noted radial cracking [ $< 1$  mm] to the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford in the south-eastern corner. We further noted separation cracking [ $< 1$  mm] between the wall surface and the cove profiled plaster cornice. **[Photograph 32]**

We noted horizontal cracking [ $< 1$  mm] extending towards the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford from the doorway head in the north-eastern corner. **[Photograph 33]**

We noted separation cracking [ $< 1$  mm] between the wall surface and the skirting in the north-eastern corner. We further noted separation cracking [ $< 1$  mm] to the mitre joint in the skirting. **[Photograph 34]**

We noted vertical cracking [ $< 1$  mm] to the cove profiled cornice on the northern wall above the doorway. **[Photograph 35]**

We noted radial cracking [ $< 1$  mm] adjacent to the doorway opening to the Kitchen. **[Photograph 36]**

We noted separation cracking [ $< 1$  mm] between to the wall surface and the cove profiled plaster cornice in the north-western corner adjacent to the fireplace. We further noted separation cracking [ $< 1$  mm] to the mitre joint in the cornice. **[Photograph 37]**

We noted flaking paint to the wall surface above the fireplace. **[Photograph 38]**

We noted vertical cracking [ $< 1$  mm] to the wall surface above the window. **[Photograph 39]**

We noted radial cracking [ $< 1$  mm] to the wall surface around the wall vent in the south-western corner. **[Photograph 40]**

We noted flaking paint and separation cracking to the surface coated cement rendered wall on the southern wall. **[Photograph 41]**

We noted hairline cracking [ $< 1$  mm] to the plaster ceiling lining through the centre of the room adjacent to the light fitting. **[Photograph 42]**

### Kitchen

We noted that the room is open plan design.

We noted horizontal cracking [ $< 1$  mm] and separation cracking to the shadow set junction adjacent to the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford in the south-eastern corner. **[Photograph 43]**

We noted horizontal cracking [ $< 1$  mm] to the wall surface extending from the doorway arch. **[Photograph 44]**

We noted separation cracking [ $< 1$  mm] to the wall to wall junction and separation cracking to the shadow set junction in the south-western corner. **[Photograph 45]**

We noted separation cracking the tile grout at the wall to bench junction along the southern wall. **[Photograph 46]**

We did not observe any cracking to the plasterboard ceiling. **[Photograph 47]**

## Family Room

We noted separation cracking [ $< 1$  mm] between the wall surfaces and the cove profiled plaster cornice adjacent to the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford in the south-eastern corner. **[Photograph 48]**

We noted separation cracking [ $< 1$  mm] between the plaster ceiling lining and the cove profiled plaster cornice adjacent to the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford in the south-eastern corner. We further noted cracking to the plaster ceiling lining extending from the *common party / separation* wall. **[Photograph 49]**

We noted separation cracking [ $< 1$  mm] between the bulkhead and the wall surface extending from the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford. **[Photographs 50 & 51]**

We noted separation cracking [ $< 1$  mm] between the bulkhead and the wall surface above the Kitchen Servery. **[Photograph 52]**

We noted separation cracking [ $< 1$  mm] to the plaster ceiling lining adjacent to the skylight. **[Photograph 53]**

We noted separation cracking [ $< 1$  mm] between the bulkhead and the cove profiled plaster cornice from the western wall. **[Photograph 54]**

We noted separation cracking [ $< 1$  mm] between the window sill and the window trim. **[Photograph 55]**

We noted separation cracking [ $< 1$  mm] between the door jamb trim and the wall surface. We further noted separation cracking [ $< 1$  mm] between the wall surface and the skirting. **[Photograph 56]**

We noted separation cracking [ $< 1$  mm] to the cove profiled plaster cornice above the Laundry door. **[Photograph 57]**

We noted separation cracking [ $< 1$  mm] to the sliding door trim above the Laundry door. **[Photograph 58]**

We noted cracking to the glass infill to the Laundry door. **[Photograph 59]**

## Laundry

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

We did not observe any recent cracking to the ceramic wall tiles or to the painted cement rendered walls above the wall tiles. **[Photograph 60]**

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.



## Bathroom

We noted evidence of a previous repair to the western wall above the window. **[Photograph 61]**

We noted displaced grout to the floor and wall tiles in the shower. **[Photograph 62]**

We noted separation cracking the tile grout at the wall to wall junction in the south-eastern corner. **[Photograph 63]**

We noted radial cracking [ $< 1$  mm] to the wall surface in the south-eastern corner. **[Photograph 64]**

We noted cracking [ $< 1$  mm] to the plaster ceiling lining from east to west. **[Photograph 65]**

## 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 [ $> 5.0$ 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,



for and behalf of

**JONSPIN Building Services Pty. Ltd.**

Attached: Photographic Survey – Photographs 1 - 64 inclusive

## PHOTOGRAPHIC SURVEY



**Photograph 1** shows the general condition of the front western roof surfaces. Note. Sagging to the south-western corner.



**Photograph 2** shows the general condition of the rear roof surfaces.



**Photograph 3** shows deterioration and rusting of the gutter system to the front eastern side.



**Photograph 4** shows the general condition of the *common party/ separation* wall in the under-floor space and the flooring members.





**Photograph 5** shows the general condition of the *common party/ separation* wall in the under-floor space and the flooring members.



**Photograph 6** shows the front *common* boundary wall with the adjoining property No. 72 Middle Street, Kingsford.



**Photograph 7** shows deterioration to the timber privacy fence above the front *common* boundary wall.



**Photograph 8** shows the general condition of the front carport structure and paved surface.





**Photograph 9** shows the general condition of the front courtyard and paved surface.



**Photograph 10** shows deterioration and flaking paint to the window outside Bedroom 1



**Photograph 11** shows separation cracking above the Bedroom 1 window



**Photograph 12** shows step cracking to the surface coated clay masonry brickwork and gaps to the lining boards on the eave soffit outside the Kitchen.





**Photograph 13** shows deterioration and flaking paint to the window outside the Bathroom.



**Photograph 14** shows the general condition of the rear *common* boundary fence with the adjoining property No. 72 Middle Street.

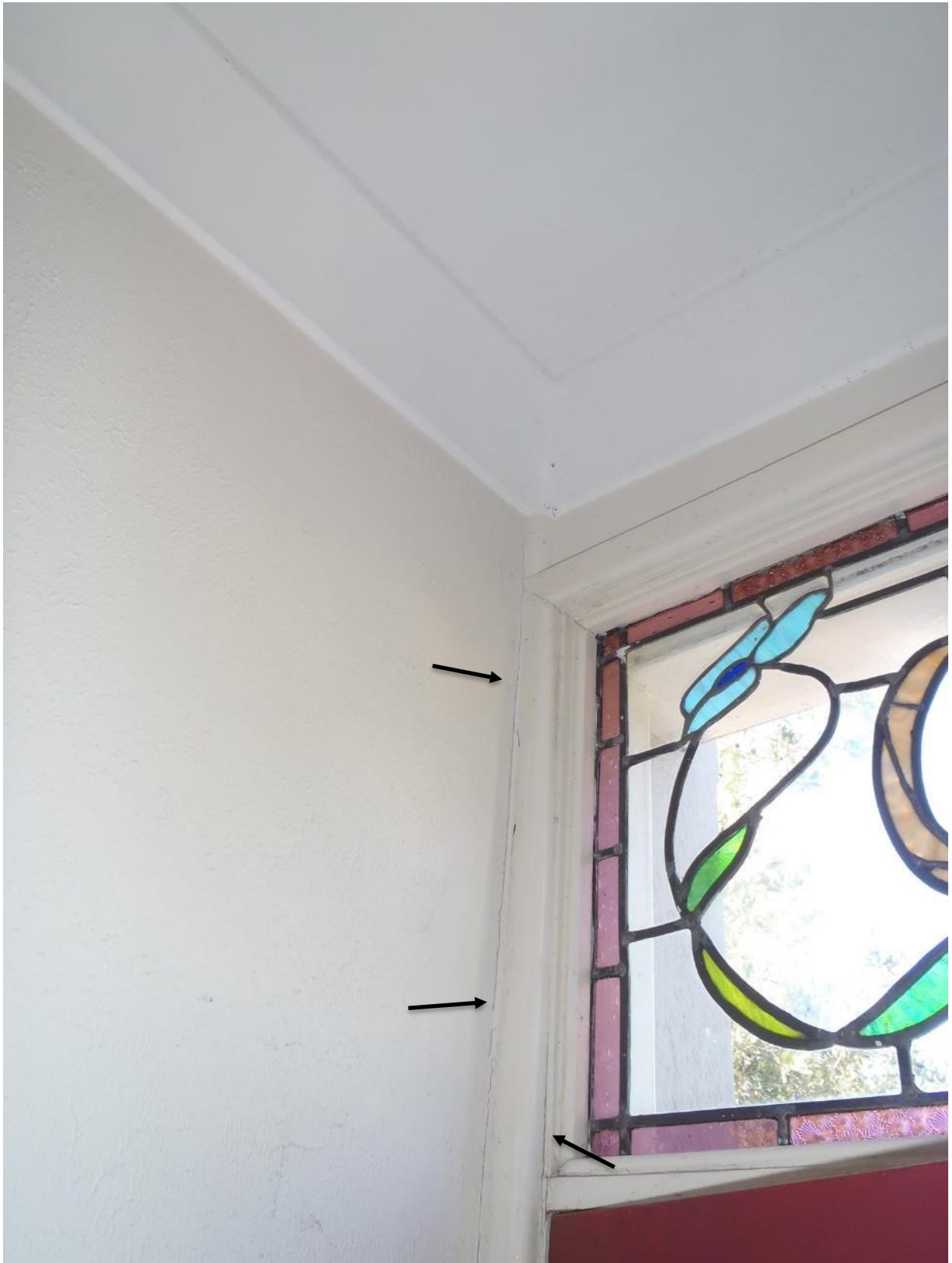




**Photograph 15** shows the general condition of the *common party / separation* wall in the roof space.  
**Note:** Photograph taken from No. 72 Middle Street, Kingsford.



**Photograph 16** shows the general condition of the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford.



**Photograph 17** shows separation cracking between the door jamb and the wall surface and the architrave around the front entry door.



**Photograph 18** shows evidence of a previous repair to the base of the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford opposite the doorway to Bedroom 1.



**Photograph 19** shows separation cracking between the timber trim and the wall surface above the bulkhead adjacent to the attic ladder access.



**Photograph 20** shows separation cracking between the timber trim and the wall surface along the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford.



**Photograph 21** shows separation cracking between the timber trim and the wall surface adjacent to the smoke alarm in the Hallway.



**Photograph 22** shows separation cracking between the wall to wall junction in the north-western corner & separation cracking between the wall surface and the cove profiled plaster cornice in Bedroom 1.





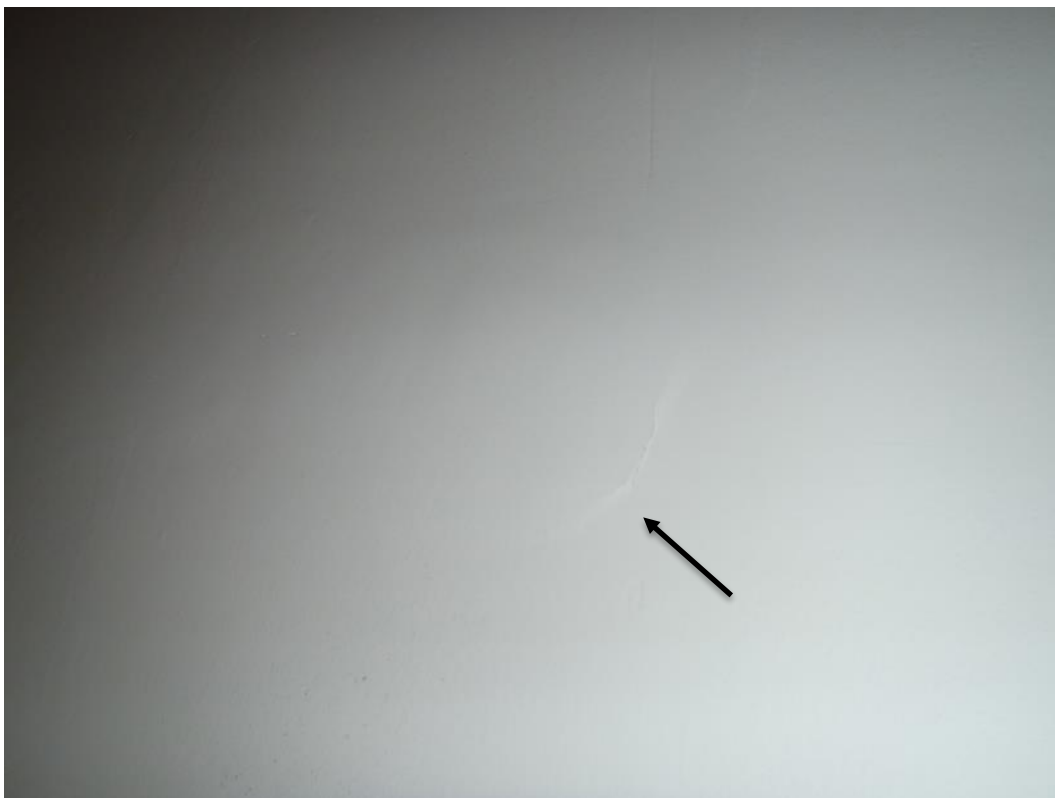
**Photograph 23** shows separation cracking between the wall to wall junction in the north-eastern corner above the door & separation cracking to the mitre joint of the cove profiled plaster cornice in Bedroom 1.



**Photograph 24** shows radial cracking extending from the window sill towards the floor in Bedroom 2.



**Photograph 25** shows evidence of a previous repair adjacent to the window head in Bedroom 2.



**Photograph 26** shows evidence of a previous repair to the northern wall in Bedroom 3.

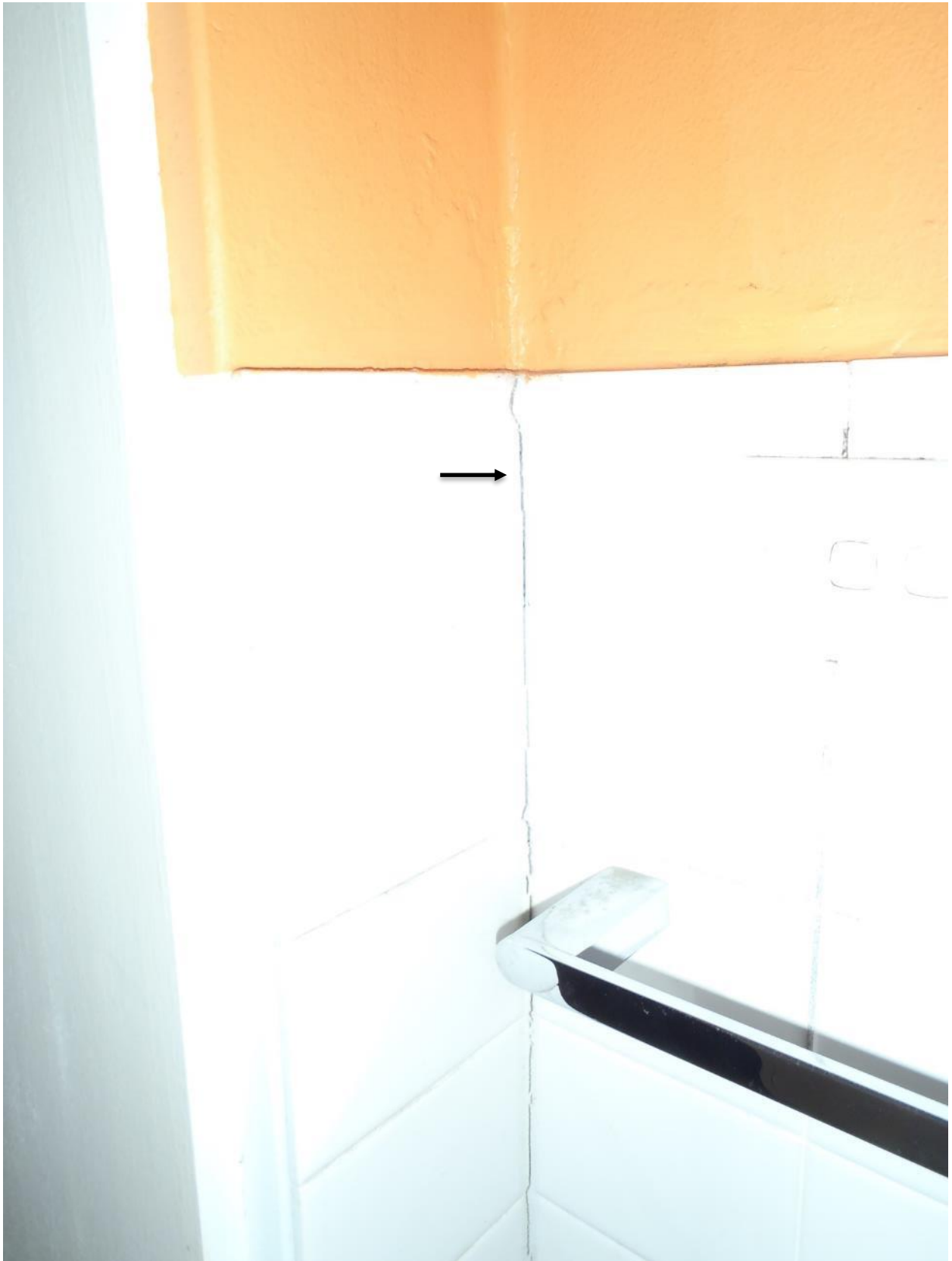


**Photograph 27** shows separation cracking between the timber trim and the wall surface in the south-western corner in Bedroom 3.



**Photograph 28** shows evidence of a previous repair to the eastern wall in Bedroom 3.





**Photograph 29** shows separation cracking the wall tile grout at the wall to wall junction in the south-eastern corner adjacent to the door in the Ensuite.



**Photograph 30** shows mould growth and separation cracking between the cove profiled plaster cornice and the wall surface in the north-western corner in the Ensuite.



**Photograph 31** shows the general condition of the Ensuite.



**Photograph 32** shows radial cracking to the wall surface and separation cracking between the wall surface and the cove profiled plaster cornice in the Lounge Room.



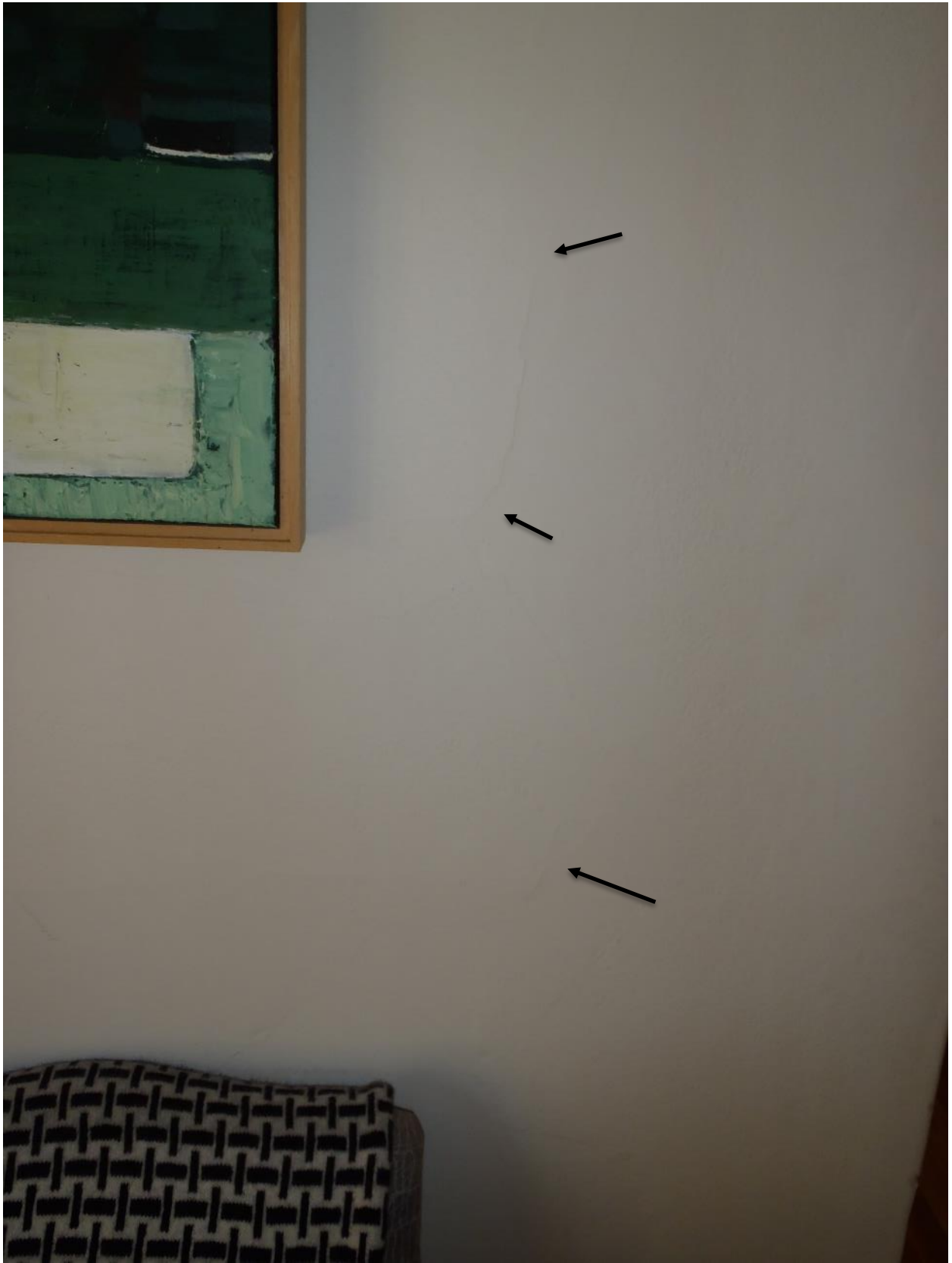
**Photograph 33** shows horizontal cracking from the doorway head in the north-eastern corner of the Lounge Room.



**Photograph 34** shows separation cracking between the wall surface and the skirting in the north-eastern corner & to the mitre joint in the skirting in the Lounge Room.



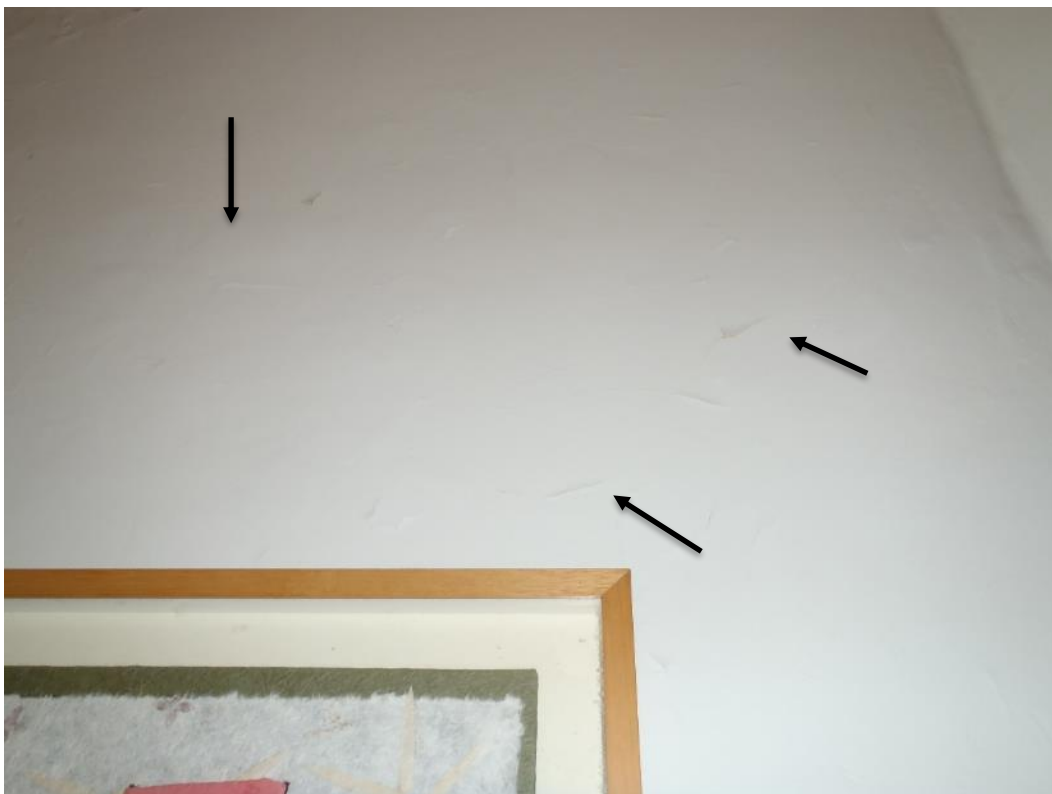
**Photograph 35** shows vertical cracking to the cove profiled cornice on the northern wall above the doorway in the Lounge Room.



**Photograph 36** shows radial cracking adjacent to the doorway opening to the Kitchen in the Lounge Room.



**Photograph 37** shows separation cracking between to the wall surface and the cornice adjacent to the fireplace & to the mitre joint in the cornice in the Lounge Room.



**Photograph 38** shows flaking paint to the wall surface above the fireplace in the Lounge Room.



**Photograph 39** shows vertical cracking to the wall surface above the window in the Lounge Room.



**Photograph 40** shows radial cracking to the wall surface around the wall vent in the south-western corner of the Lounge Room.



**Photograph 41** shows flaking paint and separation cracking to the wall on the southern wall in the Lounge Room.



**Photograph 42** shows hairline cracking to the ceiling lining adjacent to the light fitting in the Lounge Room.





**Photograph 43** shows horizontal cracking and separation cracking to the shadow set junction in the south-eastern corner of the Kitchen.



**Photograph 44** shows horizontal cracking to the wall surface extending from the doorway arch in the Kitchen.



**Photograph 45** shows separation cracking to the wall to wall junction and separation cracking to the shadow set junction in the south-western corner of the Kitchen.



**Photograph 46** shows separation cracking the tile grout at the wall to bench junction along the southern wall of the Kitchen.



**Photograph 47** shows the general condition of the Kitchen.



**Photograph 48** shows separation cracking between the wall surfaces and the cornice in the south-eastern corner of the Family Room.



**Photograph 49** shows separation cracking between the ceiling lining and the cornice in the south-eastern corner & cracking to the ceiling lining extending from the *common party / separation* wall in the Family Room.



**Photograph 50** shows separation cracking between the bulkhead and the wall surface extending from the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford.



**Photograph 51** shows separation cracking between the bulkhead and the wall surface extending from the *common party / separation* wall with the adjoining property, No. 72 Middle Street, Kingsford.



**Photograph 52** shows separation cracking between the bulkhead and the wall surface above the Kitchen Servery in the Family Room.



**Photograph 53** shows separation cracking to the plaster ceiling lining adjacent to the skylight in the Family Room.



**Photograph 54** shows separation cracking between the bulkhead and the cornice from the western wall in the Family Room.



**Photograph 55** shows separation cracking between the window sill and the window trim in the Family Room.





**Photograph 56** shows separation cracking between the door jamb trim and the wall surface & between the wall surface and the skirting in the Family Room.

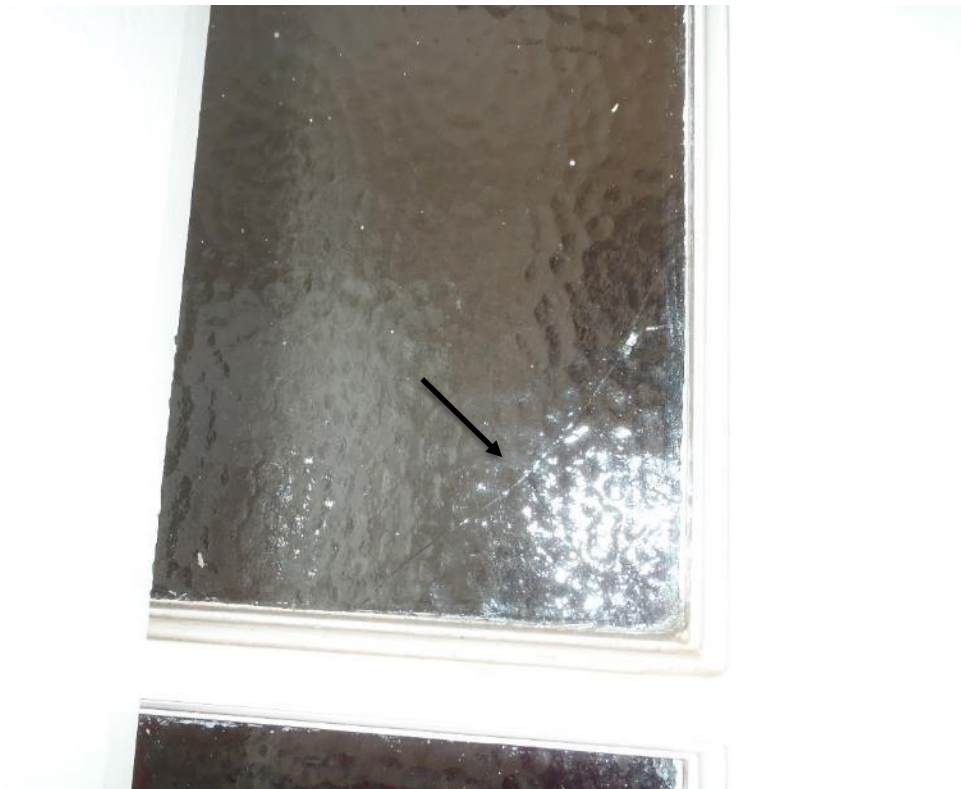




**Photograph 57** shows separation cracking to the cornice above the Laundry door in the Family Room.



**Photograph 58** shows separation cracking to the sliding door trim above the Laundry door in the Family Room.



**Photograph 59** shows cracking to the glass infill to the Laundry door.



**Photograph 60** shows the general condition of the Laundry.



**Photograph 61** shows evidence of a previous repair to the western wall above the window in the Bathroom.



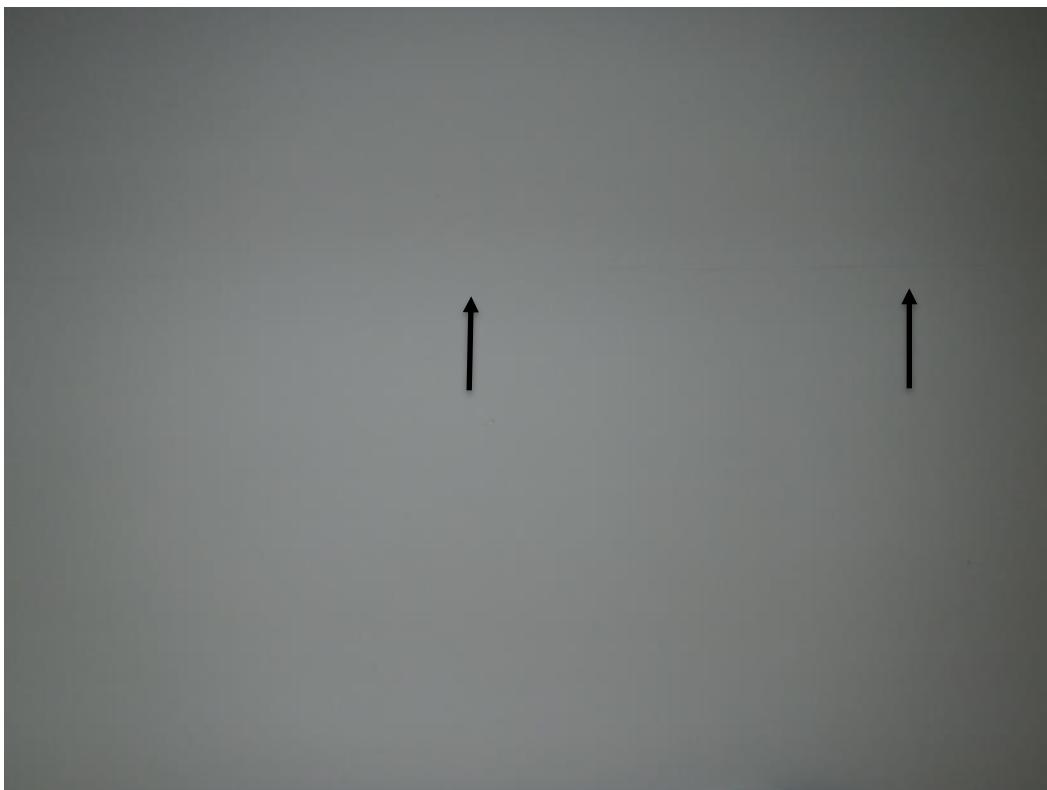
**Photograph 62** shows displaced grout to the floor and wall tiles in the Bathroom shower.



**Photograph 63** shows separation cracking the tile grout at the wall to wall junction in the south-eastern corner of the Bathroom.



**Photograph 64** shows radial cracking to the wall surface in the south-eastern corner of the Bathroom.



**Photograph 65** shows cracking to the plaster ceiling lining from east to west in the Bathroom.