

Dilapidation Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 5 Darling Street, Bronte.
Property Owner/s: Mr. Peter Engel.
Report reference: **WAVERLEY COUNCIL**
Development Application No: not available
Date of assessment: 8th March 2017



Shows the front northern elevation of the adjoining properties:
No.5A and No. 5 Darling Street, Bronte.

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.

9th March 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. 5 Darling Street, Bronte.

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. 5A Darling Street, Bronte.

We confirm that we assessed the property at 10:30 am on the 8th March 2017, in the presence of the owner Mr. Peter Engel.

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. 5A Darling Street, Bronte.

It is our understanding that the double storey addition to this residence No. 5 Darling Street, Bronte are approximately circa 2014.

We confirm that our assessment was carried out without benefit of construction documents for this residence, No. 5 Darling Street, Bronte, including the double storey addition to the residence.

Observations and Notes Taken

The weather at the time of our assessment was overcast.

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 1920 – 1930 and is supported on clay masonry brick footings. The rear double storey addition is brick veneer with deep timber floor joists.

We observed that there is clay brick *common party / separation* wall with the adjoining property, No. 5A Darling Street, Bronte. 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 clay brick footings.

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

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

We also noted that the side flashing between the brick wall of upper floor addition and the metal and tile roofs of the adjoining property, No. 5A Darling Street is in good condition and forming a weather resistant seal between the wall and the roof surface. **[Photograph 3]**

UNDER FLOOR

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 Northern Elevation

We noted cracking and deterioration of the concrete entry pathway. **[Photographs 4 & 5]**

We noted that the *common* boundary wall with the adjoining property, No. 5A Darling Street is of surface coated clay masonry brickwork construction with timber lattice overlay panels. **[Photograph 5]**

We noted cracking and deterioration of the concrete driveway. **[Photograph 6]**

We noted cracking and deterioration of the concrete side pathway. **[Photograph 7]**

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

We noted separation cracking and gaps to the timber fascia outside the front balcony. **[Photograph 8]**

We noted deterioration to the timber barge outside the front balcony on the gable end. **[Photograph 9]**

We noted gaps to the timber gable end soffit lining. **[Photograph 10]**

Side Western Elevation

We noted cracking and deterioration of the concrete side pathway. **[Photograph 11]**

We noted evidence of a previous repair to the surface coated clay masonry brickwork adjacent to the lower ground floor Bedroom 1 window. **[Photograph 12]**

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

Rear Southern Elevation

We noted external steps from the ground floor patio to the lower ground floor. We further noted that the rear section of the ground floor has a skillion pan profiled sheet metal roof. **[Photograph 13]**

We noted that the *common* boundary fence with the adjoining property, No. 5A Darling Street is of timber post and rail construction. **[Photograph 14]**

We noted evidence of a previous repair to the surface coated clay masonry brickwork along the common party / separation wall to the lower ground level under the external staircase. **[Photographs 15 & 16]**

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 noted that there is a clay masonry brick *common party / separation* wall. We further noted that the *common* ridge to the roof is located over the *common* party wall. 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.

Ground floor

Hallway

We did not observe any cracking to the decorative plaster ceiling or to the decorative plaster cornice.

We did not observe any cracking to the cement rendered *common party / separation* wall with the adjoining property, No. 5A Darling Street. **[Photograph 17]**

Front Bedroom 1

We noted separation cracking [1.0 - 3.0 mm] of the cornice from the wall surface to the southern elevation wall. **[Photograph 18]**

We noted separation cracking [1.0 - 3.0 mm] of the cornice from the wall surface to the northern elevation wall above the window. **[Photograph 19]**

We noted hairline separation cracking [< 1.0 mm] of the decorative fibrous plaster ceiling lining adjacent to the window. **[Photograph 20]**

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

Study

We noted a fireplace built in to the *common party / separation* wall with the adjoining property, No. 5A Darling Street.

We noted general staining to the decorative plaster ceiling. We further noted evidence of a previous repair and a hairline separation crack [< 1.0 mm] adjacent to the light fitting in the Hallway. **[Photograph 21]**

We noted a hairline separation crack [< 1.0 mm] to the decorative plaster ceiling extending toward the decorative ceiling rose from the southern wall. **[Photograph 22]**

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

Bathroom

We observed that the ceiling is timber lined.

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 23]**

Stairwell

We noted evidence of a previous repair to the painted cement render wall on the northern elevation wall. **[Photograph 24]**

Lounge Room

We noted a fireplace built in to the external western wall.

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

Kitchen

We noted that the Kitchen has an island bench and has skylights installed in the ceiling. **[Photograph 25]**

We noted radial cracking [< 1.0 mm] to the wall surface extending from the cornice toward the hallway arch. **[Photograph 26]**

We noted vertical separation cracking [< 1.0 mm] to the plasterboard wall surface extending down from the cornice along the *common party / separation* wall with the adjoining property, No. 5A Darling Street. **[Photograph 27]**

We noted separation cracking [$<1.0\text{mm}$] to the plasterboard ceiling lining adjacent to the *common party / separation* wall with the adjoining property, No. 5A Darling Street. **[Photograph 28]**

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 noted cracks to the floor tiles extending away from the island bench. **[Photograph 29]**

Rear Ground floor balcony

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 noted some cracking to the floor tiles. **[Photographs 30 & 31]**

We noted separation cracking [1.0 - 3.0 mm] of the timber mould from the soffit lining. **[Photograph 32]**

Lower Ground Floor

Store Room

We observed gaps between the plasterboard ceiling lining and the exposed ceiling joist. **[Photograph 33]**

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

Bedroom 1

We noted damage to the plasterboard wall lining on the western external wall. **[Photograph 34]**

We noted stained grout to the floor tiles and cracked threshold tiles. **[Photograph 35]**

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

Hallway

We observed that the floor is finished with slate tiles. We noted that the grout to the tiles is complete and that the tiles when randomly “tap” tested appeared to be sound. **[Photograph 36]**

We noted evidence of a previous repair to the surface coated clay masonry brickwork along the common party / separation wall. **[Photograph 37]**

Sauna

We observed that the sauna was timber lined.

Stairs room

We noted areas of flaking / lifting paint to the northern and western walls. This, in our experience, is consistent with rising damp. **[Photographs 38, 39 & 40]**

Study

We noted damage to the western external wall surface above the skirting. We further noted areas of flaking / lifting paint to the northern and western walls. This, in our experience, is consistent with rising damp. **[Photograph 41]**

We did not observe any cracking to the plaster ceiling lining or to the cove profiled plaster cornice.

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.

Bathroom / Laundry

We noted rotting to the door jamb adjacent to the shower. **[Photograph 42]**

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 noted that the ceiling was timber lined.

Kitchen

We did not observe any recent cracking to the ceramic wall tiles or to the painted cement rendered walls above the wall tiles. **[Photograph 43]**

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 noted that the ceiling was timber lined.

Lounge Room

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

First Floor

Front balcony

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.

Bedroom 1

We did not observe any cracking to the plasterboard wall surfaces, the plasterboard ceiling or to the cove profiled plaster cornice.

Bathroom

We did not observe any recent cracking to the ceramic floor and 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 noted separation cracking [$< 1.0\text{mm}$] to the wall / wall, wall / ceiling junctions above the door. **[Photographs 44 & 45]**

Stairwell

We noted a skylight installed in the ceiling.

We did not observe any cracking to the plasterboard wall surfaces, the plasterboard ceiling or to the cove profiled plaster cornice.

Bedroom 2

We did not observe any cracking to the plasterboard wall surfaces, the plasterboard ceiling or to the cove profiled plaster cornice.

Rear Balcony

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 46]**

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,



Mark Spindler,

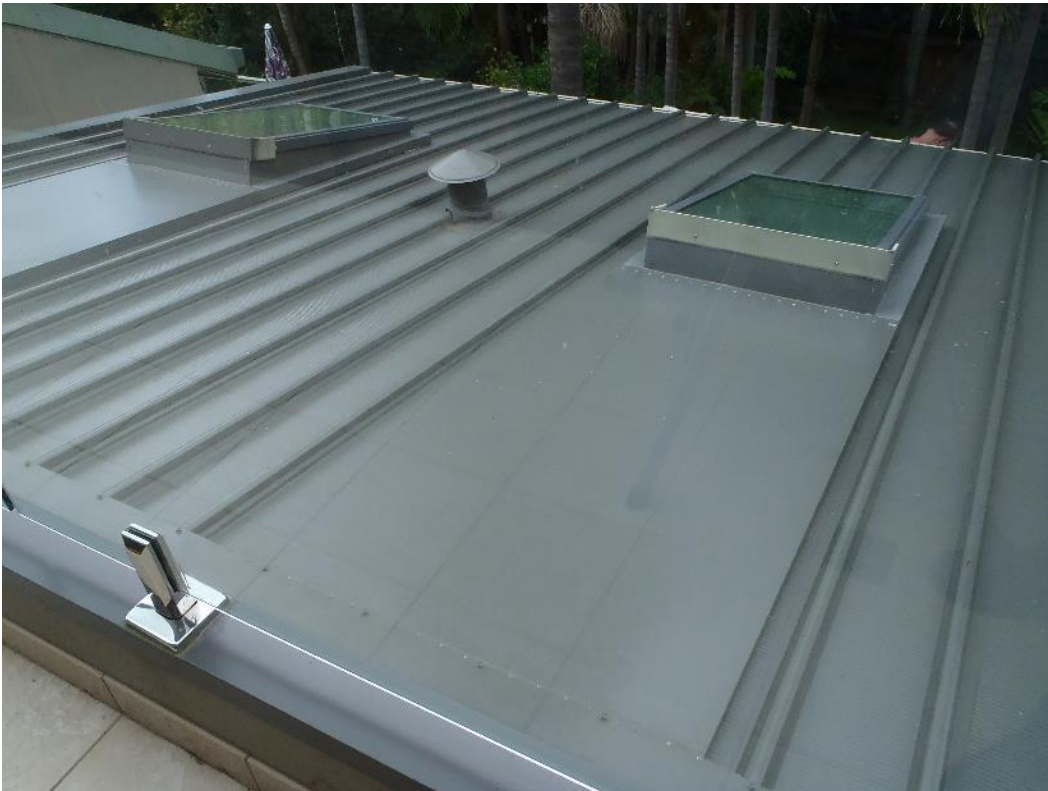
for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 46 inclusive

PHOTOGRAPHIC SURVEY



Photograph 1 shows the general condition of the north-western elevation.



Photograph 2 shows the general condition of the rear skillion roof surface.



Photograph 3 shows the side flashing between the brick wall of upper floor addition and the metal and tile roofs of the adjoining property, No. 5A Darling Street.



Photograph 4 shows cracking and deterioration of the concrete entry pathway.



Photograph 5 shows the front *common* boundary wall with the adjoining property, No. 5A Darling Street and cracking to the concrete pathway.



Photograph 6 shows cracking and deterioration of the concrete driveway.



Photograph 7 shows cracking and deterioration of the concrete side pathway.



Photograph 8 shows separation cracking and gaps to the timber fascia outside the front balcony.



Photograph 9 shows deterioration to the timber barge outside the front balcony on the gable end.



Photograph 10 shows gaps to the timber gable end soffit lining.



Photograph 11 shows the general condition of the side pathway and cement rendered wall.



Photograph 12 shows evidence of a previous repair to the surface coated clay masonry brickwork adjacent to the lower ground floor Bedroom 1 window.



Photograph 13 shows the general condition of the rear southern elevation.



Photograph 14 shows the *common* boundary fence with the adjoining property, No. 5A Darling Street.



Photograph 15 shows evidence of a previous repair to the surface coated clay masonry brickwork along the *common party / separation* wall to the lower ground level under the external staircase.



Photograph 16 shows evidence of a previous repair to the surface coated clay masonry brickwork along the *common party / separation* wall to the lower ground level under the external staircase.



Photograph 17 shows the general condition of the cement rendered *common party* / *separation* wall with the adjoining property, No. 5A Darling Street.



Photograph 18 shows separation cracking of the cornice from the wall surface to the southern elevation wall in Bedroom 1



Photograph 19 shows separation cracking [1.0 - 3.0 mm] of the cornice from the wall surface to the northern elevation wall above the window in Bedroom 1.



Photograph 20 shows hairline separation cracking of the decorative fibrous plaster ceiling lining adjacent to the window in Bedroom 1.



Photograph 21 shows general staining to the decorative plaster ceiling, evidence of a previous repair and a hairline separation crack adjacent to the light fitting in the Hallway in the Study.



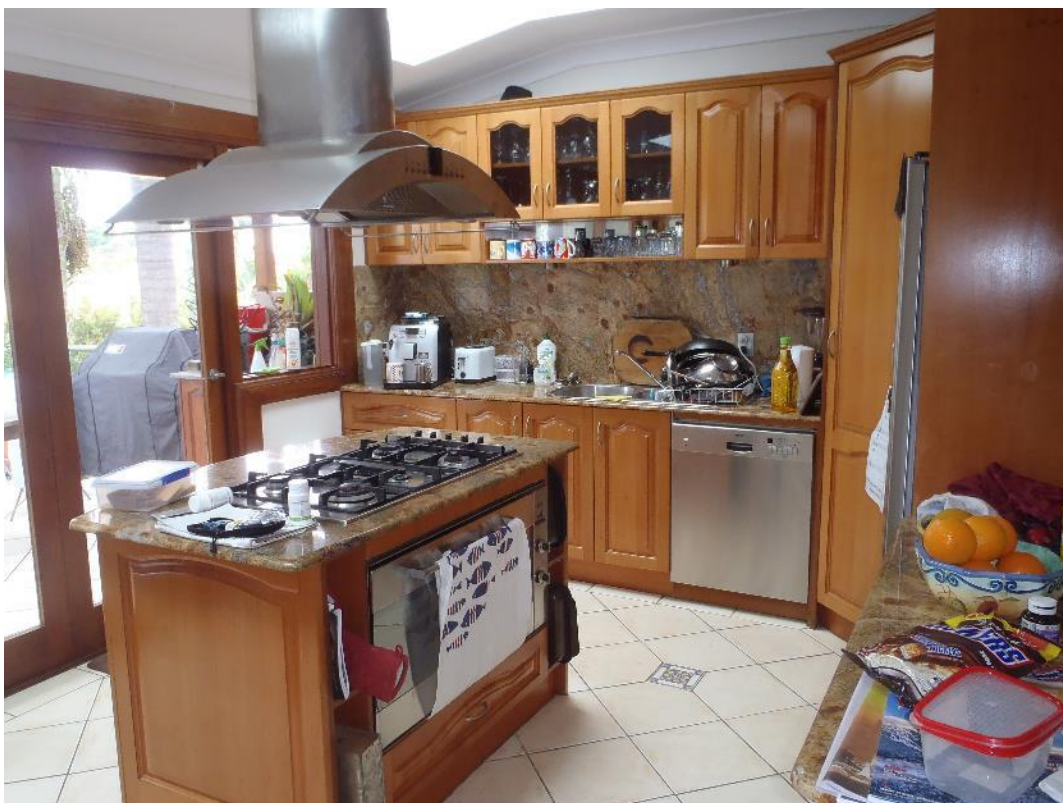
Photograph 22 shows a hairline separation crack to the decorative plaster ceiling extending toward the decorative ceiling rose from the southern wall in the Study.



Photograph 23 shows the general condition of the ground floor Bathroom.



Photograph 24 shows evidence of a previous repair to the painted cement render wall on the northern elevation wall in the stairwell.



Photograph 25 shows the general condition of the Kitchen.



Photograph 26 shows radial cracking to the wall surface extending from the cornice toward the hallway arch in the Kitchen.



Photograph 27 shows vertical separation cracking to the plasterboard wall surface extending down from the cornice along the *common party / separation* wall with the adjoining property, No. 5A Darling Street.



Photograph 28 shows separation cracking to the plasterboard ceiling lining adjacent to the *common party / separation* wall with the adjoining property, No. 5A Darling Street.



Photograph 29 shows cracking to the floor tiles extending away from the island bench in the Kitchen.



Photograph 30 shows cracking to the floor tiles to the Rear Ground floor balcony.



Photograph 31 shows cracking to the floor tiles to the Rear Ground floor balcony.



Photograph 32 shows noted separation cracking of the timber mould from the soffit lining on the rear ground floor balcony.



Photograph 33 shows gaps between the plasterboard ceiling lining and the exposed ceiling joist in the Store Room.



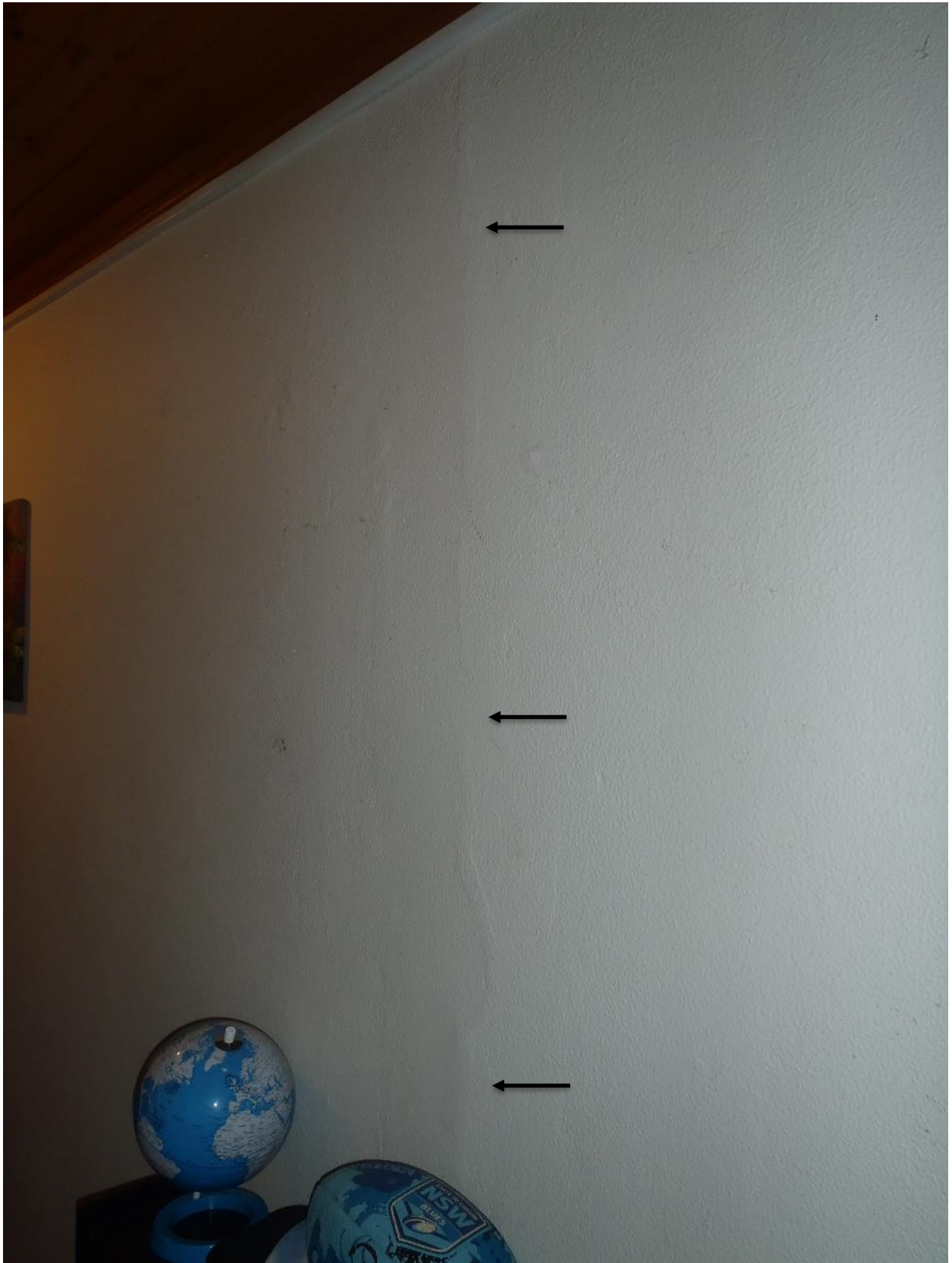
Photograph 34 shows damage to the plasterboard wall lining on the western external wall of the lower ground floor Bedroom 1.



Photograph 35 shows stained grout to the floor tiles and cracked threshold tiles to the lower ground floor Bedroom 1.



Photograph 36 shows the general condition of the lower ground floor hallway.



Photograph 37 shows evidence of a previous repair to the surface coated clay masonry brickwork along the common party / separation wall in the lower ground floor.



Photograph 38 shows flaking / lifting paint to the northern wall under the lower ground floor staircase.



Photograph 39 shows flaking / lifting paint to the northern wall in the lower ground floor stairwell.



Photograph 40 shows flaking / lifting paint to the western wall in the lower ground floor stairs room.



Photograph 41 shows damage to the western external wall surface and areas of flaking / lifting paint to the northern and western walls in the Study.



Photograph 42 shows rotting to the door jamb adjacent to the shower in the Bathroom / Laundry.



Photograph 43 shows the general condition of the Kitchenette.



Photograph 44 shows separation cracking to the wall / wall, wall / ceiling junctions above the door in the first-floor Bathroom.



Photograph 45 shows separation cracking to the wall / wall, wall / ceiling junctions above the door in the first-floor Bathroom.



Photograph 46 shows the general condition of the first-floor rear balcony.