

## Dilapidation Assessment Report

Prepared for: **Cape Cod Australia Pty. Limited**  
Job address: **13 Towns Road, Vacluse**  
Property Owner/s: **Mr. & Mrs. Reid**  
Report reference: **WOOLLAHRA MUNICIPAL COUNCIL**  
Development Application No: not available  
Date of assessment: 4<sup>th</sup> February 2016



Shows the front southern elevation of the adjoining properties:  
No. 11 & No. 13 Towns Road, Vacluse

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.

8 February 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 - No. 13 Towns Road, Vacluse**

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. 11 Towns Road, Vacluse**

We confirm that we assessed the property at 9.00am on the 4<sup>th</sup> February 2016, with the permission of and in the presence of the property Owners, Mr. Brian & Mrs. Patricia Reid.

**SITE ASSESSMENT**

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 first floor addition to the adjoining attached property (your client), **No. 11 Towns Road, Vacluse**.

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.

It is our understanding that the internal renovations to this residence and the first floor addition were completed on or about 1980 -1985.

We confirm that our assessment was carried out without benefit of construction documents for this residence, **No. 13 Towns Road, Vacluse** including the first floor addition.

**Observations and Notes Taken**

The weather at the time of our assessment was fine.

**General Description of the Property**

We noted that the property is located approximately 1.0km from the sea and from our experience would be considered an aggressive environment for building components and materials.

It is situated on a sloping site that falls from rear to front and across the site from east to west with a southerly facing frontal aspect.

We noted that the original full brick / brick cavity, attached single storey residence is approximately circa 1925 -1930 and is supported on a combination of sandstone block and clay masonry brick footings. The first floor addition is timber frame and clad construction with deep timber floor joists. We noted that the addition is mainly contained within the original *common* roof space.

We observed that there is a *common party / separation* wall with the adjoining property, No. 11 Towns Road. We further noted that the wall extends from below floor level to the underside of the rafters. We noted that the *common party / separation* wall is supported below floor level on a combination of random sandstone footings and brick internal piers.

We noted that the original *common* section of 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 observed that the terra cotta roof tiles to the original roof surface and to the first floor addition are generally interlinked and securely bedded. During our internal inspection of the first floor rooms we found no evidence to suggest that the roof was not weather tight. **[Photograph 1]**

We noted that the eastern surface water from the first floor addition roof discharges into gutter located over the *common party / separation* wall with the adjoining property, No. 11 Towns Road. **[Photograph 2]**

We also noted that the stepped flashing between the wall of the first floor addition and the terra cotta tiled roof of the adjoining property, No. 11 Towns Road is intact and forming a weather resistant seal between the wall and the roof surface. **[Photograph 3]**

## **UNDER FLOOR**

We did not access the underfloor area. We understand that access is available through the adjoining property, No. 11 Towns Road.

Based on our assessment of the under floor area to the adjoining property, “we noted that the *common party / separation* wall is supported below floor level on random sandstone rock footings”. **[Photograph 4]**

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

From our experience it is reasonable to suggest that the floor system to the residence is hardwood timber bearers and joists and strip timber flooring. It is also our experience that it is most probable that the floor timbers are built into or are supported by the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

## **EXTERNAL**

### **Front Boundary**

We noted that the front boundary is formed by a random sandstone block retaining wall. **[Photograph 5]**

We also noted areas of displaced mortar for the sandstone blockwork. **[Photograph 5]**

### **Front Entry Pathway**

We notes that the front entry pathway and steps are finished with a proprietary ‘pebblecrete’ topping. We noted that the topping is generally sound. **[Photograph 6]**

We noted that the front entry steps leading from the entry path are finished with glazed tiles. We noted that there is a horizontal crack in the first riser tiles. **[Photographs 6 and 7]**

We noted that the grout to the tiles is complete and that the wall and floor tiles when randomly “tap” tested were generally sound.

We noted that there is cracking between the sandstone blockwork abutting the steps and areas of displaced mortar for the sandstone blockwork. **[Photographs 8 and 9]**

#### Front Southern Elevation

We noted that the front entry steps and front Verandah are finished with glazed tiles.

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

#### Western Elevation

We did not observe any recent cracking to the ground floor surface coated wall surfaces.

We noted that there is minor ageing and general deterioration of the surface coating to the cladding and timber trims. **[Photograph 10]**

#### Rear Northern Elevation

We did not observe any recent cracking to the surface coated wall surfaces. **[Photograph 2]**

We noted that the grout to the quarry tiles to the rear patio is complete and that the tiles when randomly “tap” tested were sound. **[Photograph 11]**

#### External Laundry

We noted that the floor is finished with mosaic 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 were sound.

#### Rear Common Boundary Wall

We noted that the wall is a nominal 1.8m high and is constructed of 230mm wide clay masonry brickwork.

We did not observe any recent cracking to the face brickwork. **[Photograph 11]**

#### 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 confirm that we did not access the roof space to this property.

Based on our internal assessment of the property, in our opinion it is reasonable to suggest 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.

#### **INTERNAL** - Ground floor level

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 eastern wall of the Entry / Hallway is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

We noted a hairline radial crack [ $<1.0\text{mm}$ ] extending from the right hand side of the front entry door towards the highlight window. [**Photograph 12**]

We noted areas of “squeaking” to the flooring in the immediate vicinity of the door into Bedroom 1.

We noted a hairline radial crack [ $<1.0\text{mm}$ ] extending from the left hand side of the door head to the Lounge room towards the cornice. [**Photograph 13**]

#### **Front Sun room**

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

#### **Front Bedroom 1**

We noted hairline radial cracks [ $<1.0\text{mm}$ ] to the western external wall extending from floor level towards the northwest corner of the room. [**Photographs 14 and 15**]

We noted that the crack further extends to the northern wall towards the cornice line. [**Photographs 16 and 17**]

We did not observe any cracking to the fibrous plaster ceiling lining or to the wide decorative profile plaster cornices.

Notwithstanding this, we noted brown staining to the ceiling and a hairline crack to the set joint in the ceiling at the front southwest corner of the room. [**Photograph 18**]

We noted areas of “squeaking” to the flooring in the immediate vicinity of the door to Hallway.

#### **Bedroom 2**

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any cracking to the decorative fibrous plaster ceiling lining or to the decorative profile plaster cornices.

We noted flaking [lifting] paint from the ceiling in the immediate vicinity of the ceiling fan. [**Photograph 19**]

#### **Airlock / Linen Cupboard**

We noted a horizontal hairline crack adjacent to the left hand side of the linen cupboard door. [**Photograph 20**]

## Bathroom

We noted that the wall tiles extend from floor to ceiling level.

We noted that the grout to the wall and floor tiles is complete and that the wall and floor tiles when randomly "tap" tested were sound.

We did not observe any 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 cove profile plaster cornices

## Lounge room

We noted that the eastern wall of the room is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces.

We did not observe any cracking to the decorative fibrous plaster ceiling lining or to the decorative profile plaster cornices.

## Dining room / Stairs

We noted that the eastern wall of the room is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

We noted that the floor is finished with polished cork tiles. We noted that the surface coating to the tiles is in good condition and that adhesion of the tiles to the floor generally appears to be sound.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces. We noted that the closed timber tread stairs are supported on the *common party / separation* wall. **[Photograph 21]**

Notwithstanding this, we noted a hairline radial crack [ $<1.0\text{mm}$ ] to the *common party / separation* wall at the first landing to the stairs. **[Photograph 22]**

We also noted a hairline crack to the external corner of the bulkhead at the first landing to the stairs. **[Photograph 23]**

We did not observe any cracking to the decorative fibrous plaster ceiling lining or to the decorative profile plaster cornices.

We noted flaking [lifting] paint from the ceiling at the southwestern corner of the room. **[Photograph 24]**

## Kitchen / Rear Entry

We noted that the eastern wall of the Kitchen is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

We noted that the floor is finished with polished cork tiles. We noted that the surface coating to the tiles is in good condition and that adhesion of the tiles to the floor generally appears to be sound.

We did not observe any recent noticeable cracking to the surface coated cement rendered wall surfaces particularly to the *common party / separation* wall.

We did not observe any cracking to the plasterboard ceiling lining or to the plasterboard encased bulkhead beams.

We noted that the rear entry ceiling is finished is timber lining boards.

## **INTERNAL** - First floor level

### **Stair / Hallway / Foyer**

We noted that the eastern wall of the area is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

We noted a vertical hairline crack [ $<1.0\text{mm}$ ] to the recess in the eastern *common party / separation* wall at the top of the stairs. [**Photograph 25**]

We also noted a vertical hairline crack [ $<1.0\text{mm}$ ] extending from the top of recess towards the cornice. [**Photograph 26**]

We noted that there is a skylight located within the ceiling.

We did not observe any cracking to the plasterboard ceiling lining or to the cove profile plaster cornice particularly along the *common party / separation* wall.

We noted patches of brown staining below the cornice over the stairs and abutting the *common party / separation* wall with the adjoining property, No. 11 Towns Road. [**Photograph 27**]

### **Front Sitting / TV Room**

We noted that the eastern wall of the room is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

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

We noted that the ceiling is splayed at the *common party / separation* wall. We noted that there is a hairline crack [ $<1.0\text{mm}$ ] to the set joint between the splayed and level ceiling line. [**Photograph 28**]

We did not observe any cracking to the plasterboard ceiling lining or to the profiled plaster cornice particularly along the *common party / separation* wall wall.

### **Bedroom 1**

We did not observe any cracking to the plasterboard wall and ceiling linings or to the cove profiled plaster cornices.

### **Bathroom**

We noted that the wall tiles extend from floor to ceiling level.

We noted that the grout to the wall and floor tiles is complete and that the wall and floor tiles when randomly "tap" tested were sound.

We did not observe any 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 cove profile plaster cornices.

### **Bedroom 2**

We noted that the eastern wall of the room is the *common party / separation* wall with the adjoining property, No. 11 Towns Road.

We did not observe any cracking to the plasterboard wall and ceiling linings or to the cove profiled plaster cornices.

We noted brown staining to the ceiling abutting the rear northern wall. [**Photograph 29**]

### **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,



**John Spindler,**

for and behalf of  
**JONSPIN Building Services Pty. Ltd.**

Attached: Photographic Survey - Photographs 1 - 29 inclusive





**Photograph 1** shows the front southern elevation of this property; No. 13 Towns Road



**Photograph 2** shows the rear northern elevation of the residence – Note: the gutter servicing the eastern first floor roof surface is located over the *common party / separation wall*



**Photograph 3** shows the stepped flashing to the *common party / separation* wall [eastern elevation] and solar panels located over the rear skillion roof



**Photograph 4** shows the random sandstone rock *common party / separation* wall in the sub floor area – viewed from the adjoining property





**Photograph 5** shows the condition of the random sandstone block front boundary wall – Note: missing / displaced mortar from between the blockwork



**Photograph 6** shows the front entry pathway and the entry steps and location of horizontal crack to the riser tiles to the first step



**Photograph 7** shows the condition of the front entry steps



**Photograph 8** shows cracking and displaced mortar to the sandstone blockwork to the entry steps





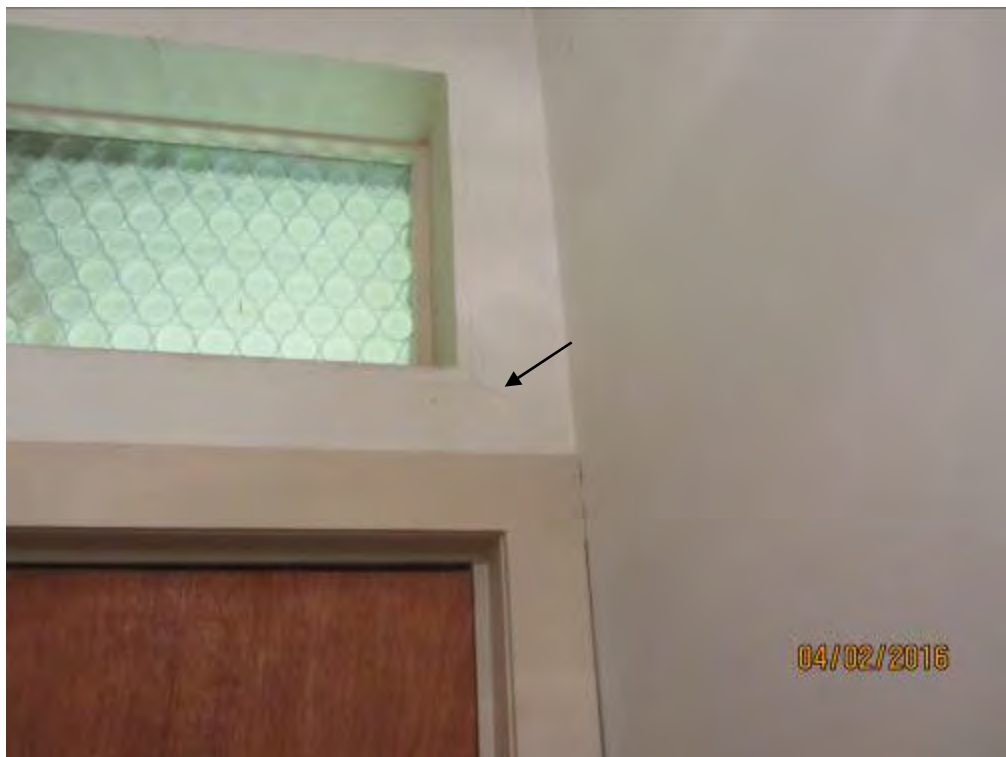
**Photograph 9** shows cracking between the front entry steps and the sandstone blockwork



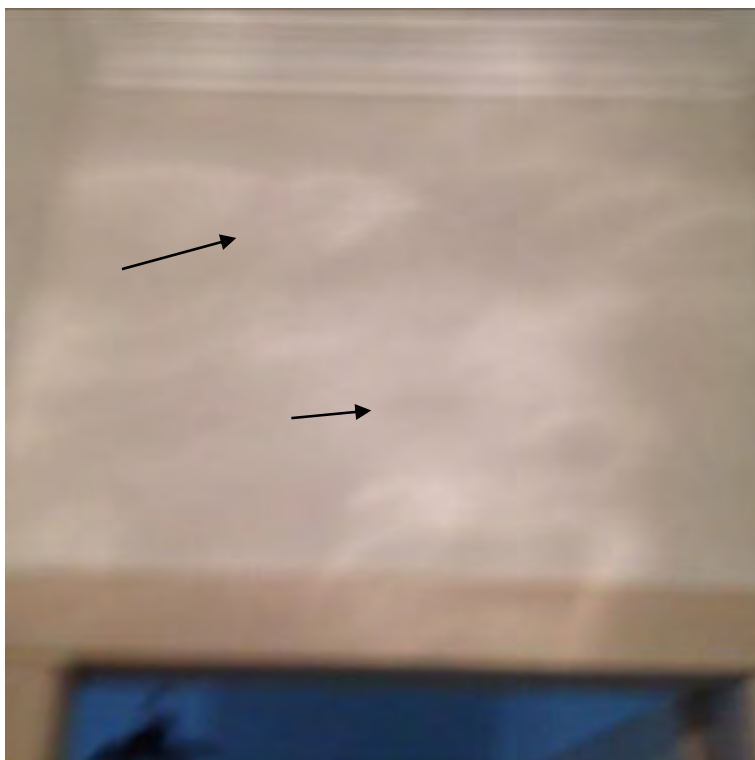
**Photograph 10** shows the western elevation of the residence



**Photograph 11** shows the rear *common boundary* wall between the properties and quarry tiles to the rear patio



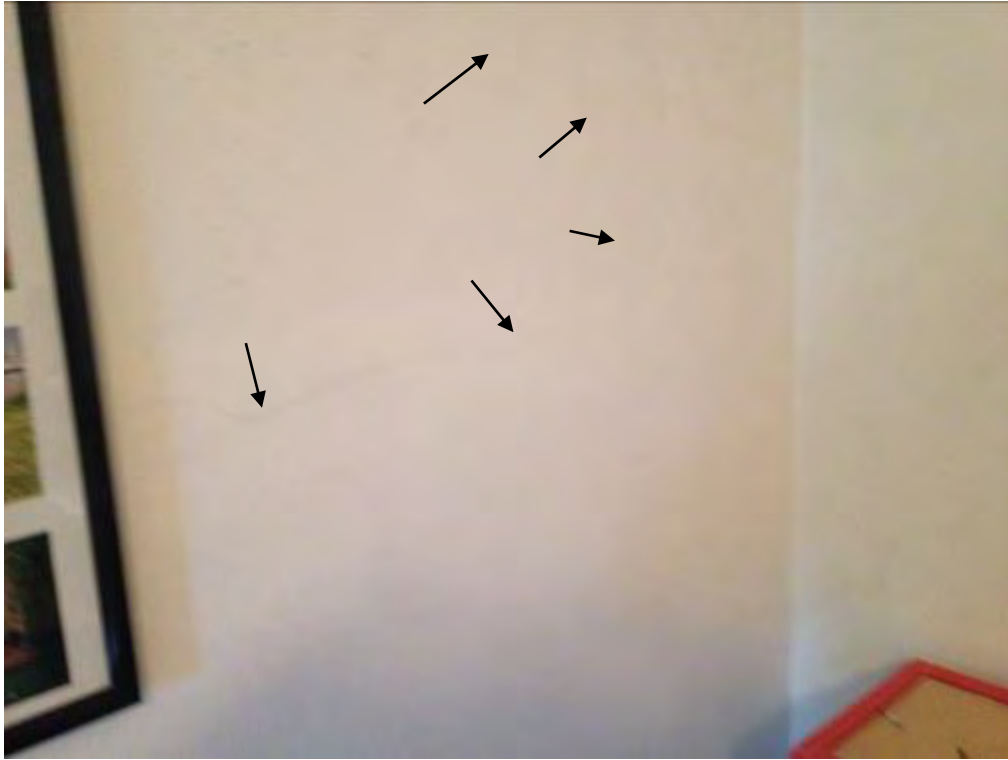
**Photograph 12** shows the radial crack extending from the front entry door head towards the highlight



**Photograph 13** shows a hairline radial crack above the door opening to the Lounge room in the Hallway



**Photograph 14** shows a radial crack to the western wall of Bedroom 1 extending floor level towards the northwest corner of the room



**Photograph 15** shows hairline cracks to the western wall of Bedroom 1 extending towards the northwest corner



**Photograph 16** shows a hairline crack to the north western corner of Bedroom 1





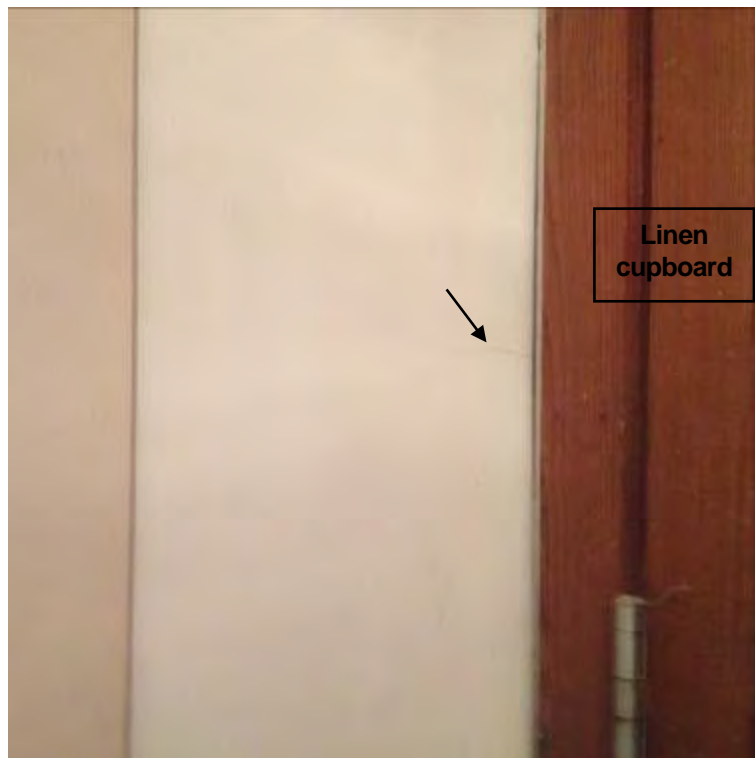
**Photograph 17** shows a hairline crack to the north wall of Bedroom 1



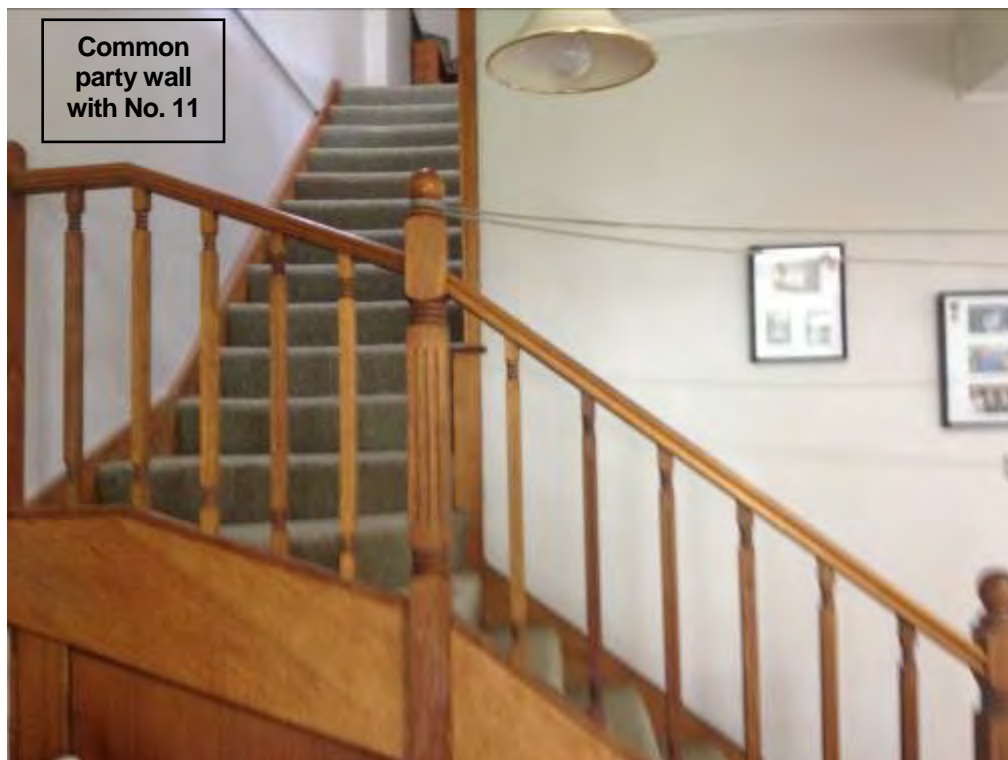
**Photograph 18** shows staining to the ceiling and a crack to the ceiling to the southwest corner of Bedroom 1



**Photograph 19** shows lifting paint from the ceiling of Bedroom 2



**Photograph 20** shows a hairline crack adjacent to the left hand side of the linen cupboard



**Photograph 21** shows the stair layout and the stairs being supported on the *common party/ separation* wall



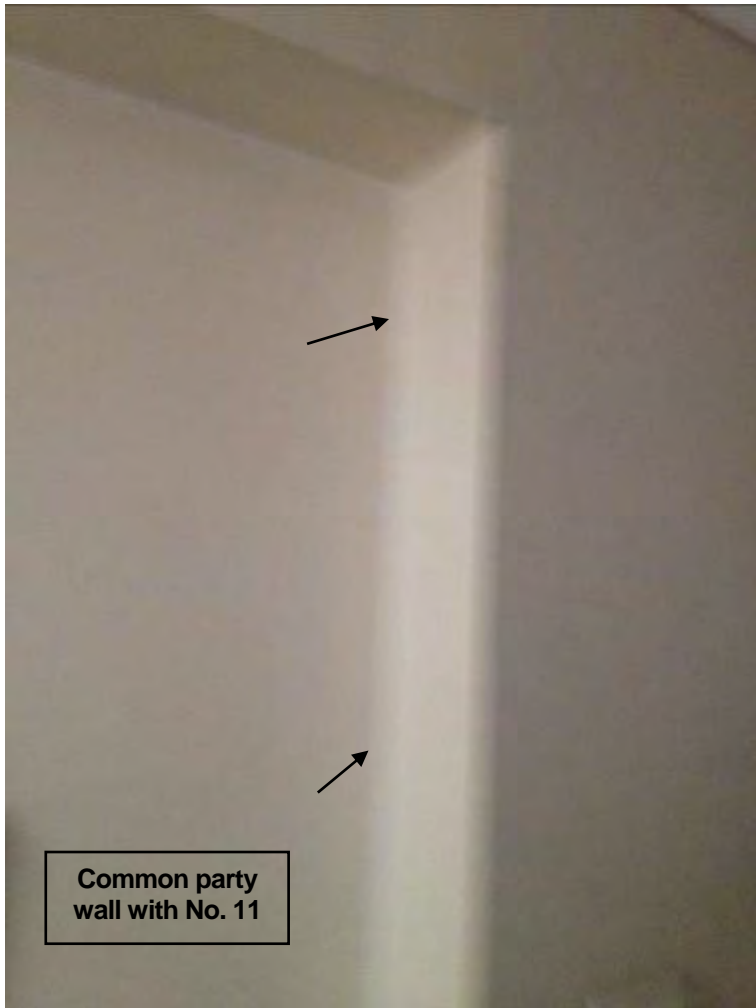
**Photograph 22** shows a hairline radial crack to the *common party / separation* wall at the first landing to the stairs



**Photograph 23** shows a hairline crack to the bulkhead at the first landing of the stair



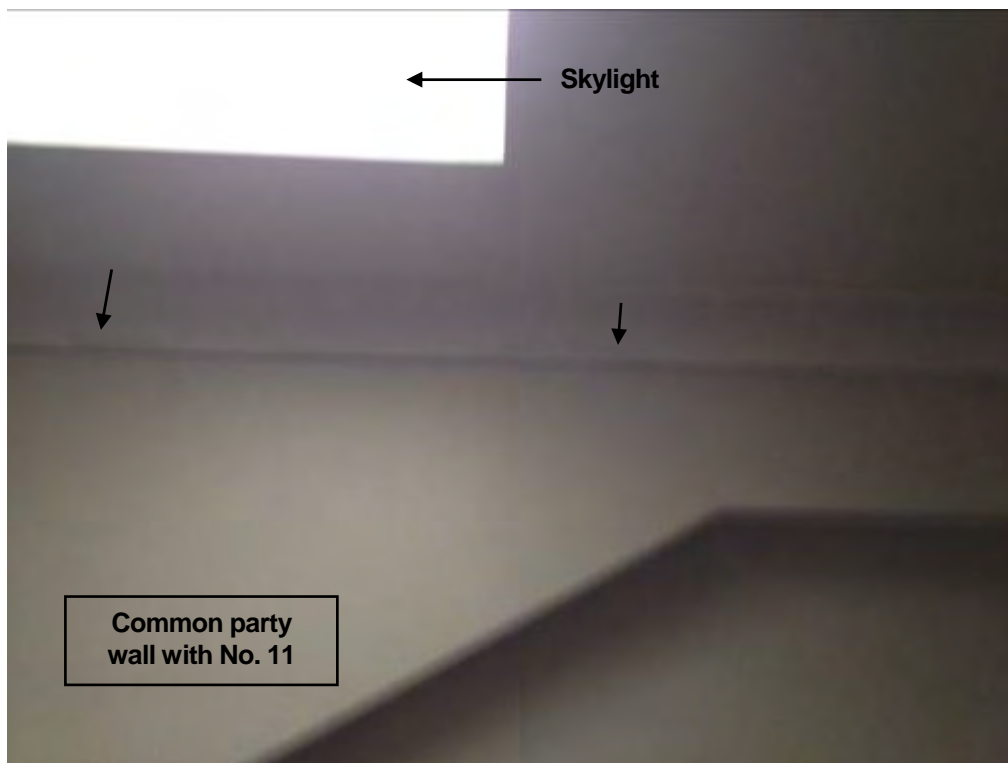
**Photograph 24** shows lifting paint from the ceiling at the southwest corner of the Dining room



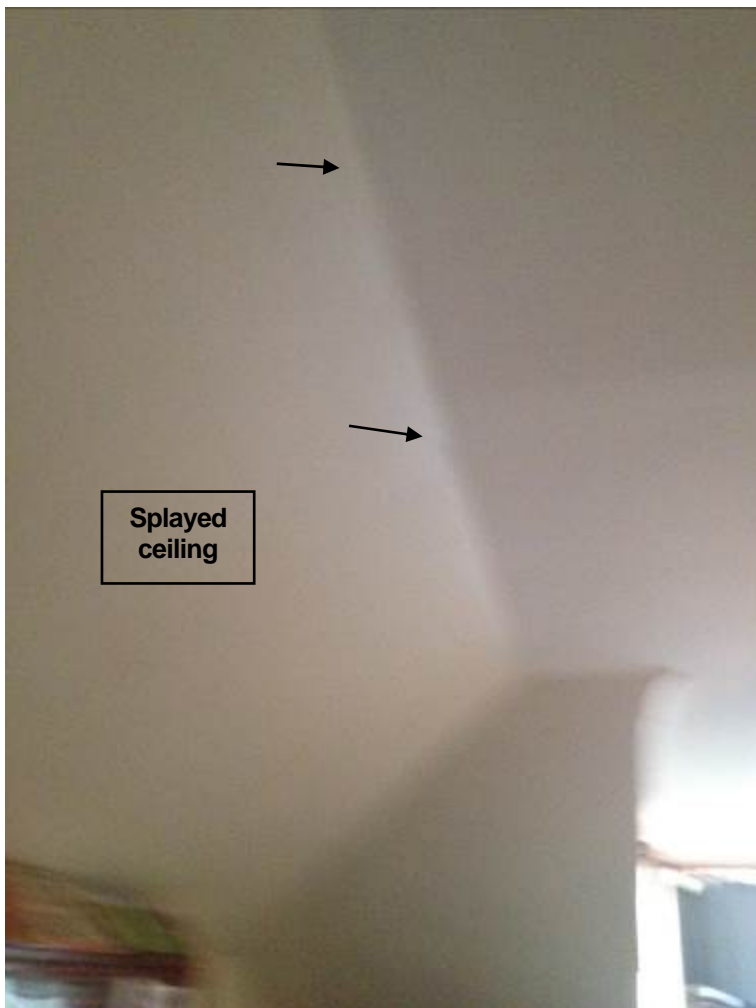
**Photograph 25** shows a vertical hairline crack to the recess in the *common party / separation* wall at the top of the stairs



**Photograph 26** shows a hairline crack extending from the recess towards the cornice at the top of the stairs



**Photograph 27** shows staining to the cornice abutting the *common party / separation* wall and above the stairs



**Photograph 28** shows a hairline crack to the set joint between the splay level ceiling of the front first floor Sitting / TV room



**Photograph 29** shows staining to the ceiling to the first floor Bedroom 2