

Our Ref: LOG21/105

14 December 2020

Ardill Payne & Partners  
45 River Street  
**BALLINA NSW 2478**

**Attention: Joanne Kay**

Dear Joanne,

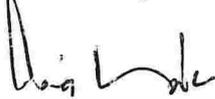
**Re: Dilapidation Report  
Lots 12-14, Section 6, DP 4358, 68 Byron Street, Bangalow**

As per your instructions Tecton Building Services have undertaken an inspection of the abovementioned property.

Please find enclosed a copy of the Dilapidation Report as requested.

Should you require any additional information in respect of this matter please contact the undersigned.

Yours faithfully,



Craig Nowlan



CN/ee

## DILAPIDATION REPORT

PROPERTY: LOTS 12-14, SEC 6, DP 4358  
68 BYRON STREET  
BANGALOW NSW 2479

APPLICANT: ARDILL PAYNE & PARTNERS  
C/- JOANNE KAY  
02 6686 3280

PREPARED: CRAIG NOWLAN  
TECHTON BUILDING  
SERVICES PTY LTD  
PO BOX 1049  
BALLINA NSW 2478

DATE: 14 DECEMBER 2020

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## REPORT REGISTER

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The following report register documents the development and issue of this report prepared by Tecton Building Services.

Ref	Issue No:	Comment:	Date:
LOG21/105	1	Dilapidation Report	14 December 2020

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## AUTHORISATION

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Report	Issue No:	Name	Signature	Date:
Prepared	1	Craig Nowlan		14 December 2020

HERITAGE REVIEW NOTES ADDED IN GREEN  
EXTENT HERITAGE

### DISCLAIMER

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**1.0 Dilapidation Report**

**1-31**



# DILAPIDATION SURVEY



**Description**

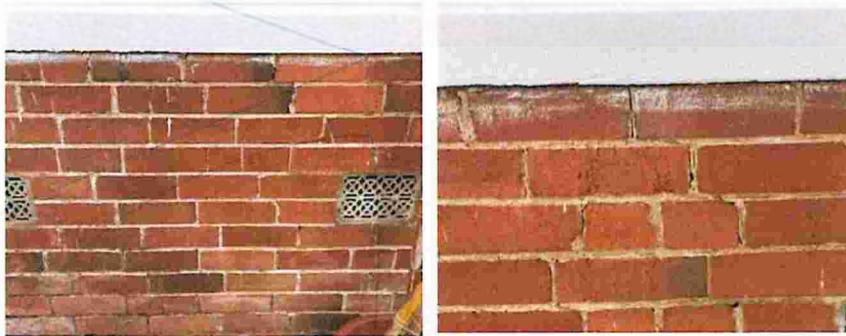
**External – West Elevations**

Mortar is to be a lime based mortar with mix to match existing , little cement (testing via Westox.com.au)

1. Repair hole in brick wall at ground level. Remove 6 bricks; 230mm x 110mm. Bricks to match existing. Mortar to match existing and mortar finish to be flush joint.



2. Mortar to brickwork; Replace mortar in subfloor brick wall; Wall dimensions 1.5m x 15m. Remove existing mortar to a depth of 20mm and repoint. Mortar colour to match existing and mortar finish to be flush with joint.



3. Damage to downpipe. Repair and connect to stormwater system. Stormwater pipe to be 100mm PVC pipe installed to a depth of 500mm and embedded in metal crusher dust to a height of 400mm. Replace existing soil over crusher dust as topside finish. Pipe to be directed to existing kerb and gutter to the rear of the lot. Pipe length 35m. Metal kerb adapter for upright kerb to be installed.



4. Replace subfloor vent 230mm wide x 150mm high. Remove existing and install with same design vent. Repoint with mortar to match existing.



5. Remove palm tree to prevent damage to footings. Replace excavation with top soil.



6. Remove and replace existing wet rot and timber decaydamaged chamfer board with matching board. 150mm high x 15m long. Prime board and finish with 2 coats of paint, in a colour to match existing boards.



7. Timber clad wallboards to be repaired. Area 15m long x 3.6m high. Wash down wall with wall detergent wash; lightly sand and repaint with 2 coats of external paint to match existing colour.



8. Windowsill. sand back and fill holes with proprietary filler or similar 4 sills 1.8m x 0.5m. Paint to match existing colour.



9. Remove glass putty from windows where deteriorated and replace with new window putty. Prime coat and external coat to match existing colour. Length of putty is 25m for windows in this wall.



10. Clean metal window awnings to remove mould and dirt and repaint exposed surface areas 25m<sup>2</sup>. Paint with 2 coats to match existing colours.



11. Remove debris in gutter and wash down (internal and external) with detergent. Use 'truck wash' or similar. 15m length.



12. Exposed eave rafters to be lightly sanded and repainted, 27 rafters 125mm x 50 x 500mm long. Repaint with suitable exterior paint to match existing colours (minimum 2 coats).



13. Fascia – remove old paint, prime (1 coat) repaint finish coat (2 coats). Colour to match existing. Timber size 25mm x 125mm x 15m.

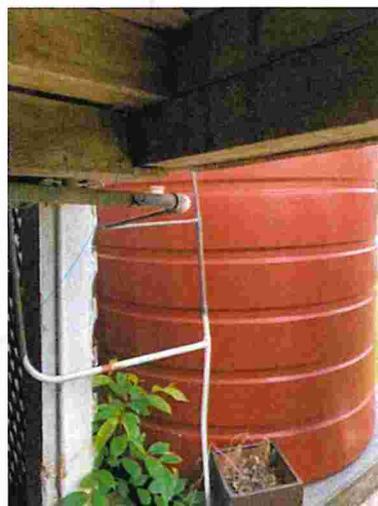


**External – South Elevations**

14. Mortar to brickwork; Replace mortar in subfloor brick wall pier. Pier dimensions 1.5m x 0.6m. Remove existing mortar to a depth of 20mm and ~~repaint~~ **repoint**. Mortar colour to match existing and mortar finish to be flush with joint.



15. Provide additional post to support internal and external bearer 140mm x 190mm x 1.55m high HWD and 600mm x 600mm x 600mm concrete footing with 1 layer of brickbase – 470mm x 470mm with 110mm x 76mm bricks to match existing.



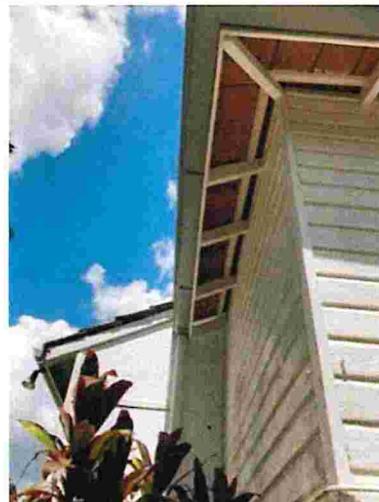
16. Timber clad wallboards to be washed down with wall detergent wash. Lightly sand and repaint with 2 coats of external paint to match existing colour.

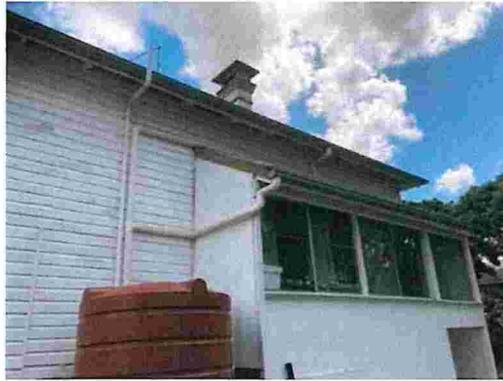


17. Wash down feature blockwork. Wash down fibre cement sheets. Lightly sand and repaint with 2 coats of external paint to match existing colour. Wall area 15m<sup>2</sup>.

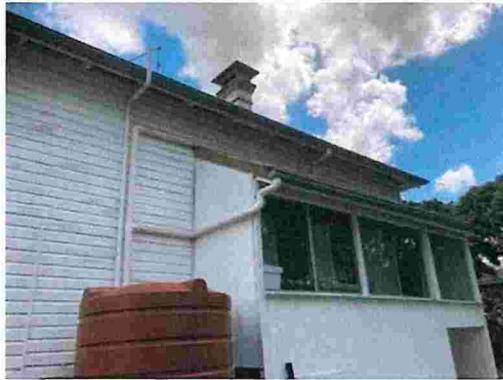


18. Exposed eave rafters to be lightly sanded and repainted 50mm x 125mm x 500mm x 18. Repaint with suitable exterior paint to match existing colours.





19. Replace metal barge 1.5m with barge roof tiles to match existing roof tiles (East & West ends).



20. Replace timber rafter to awning 1.8m x 50mm x 125mm HWD. Prime coat and finish with 2 coats of external paint.

Wash down FC sheeting and timber window frame using truck wash and repaint with 2 coats of external paint.



21. Replace timber wall cladding to South East corner. Cladding timber area 25m<sup>2</sup> 150 bevelled edge. Timber to match existing. Paint with 1 coat of timber primer and 2 coats of external paint to match existing colour.

Repaint FC sheet 6m<sup>2</sup> using 2 coats of external paint.



22. Replace both bearer to above wall 150mm x 100mm x 2.5m HWD and portion of stud wall behind cladding. Remove existing cladding and add 5.5m wall sarking and insulation 90mm x 45mm treated timber studs – 7 x 2.5m long.



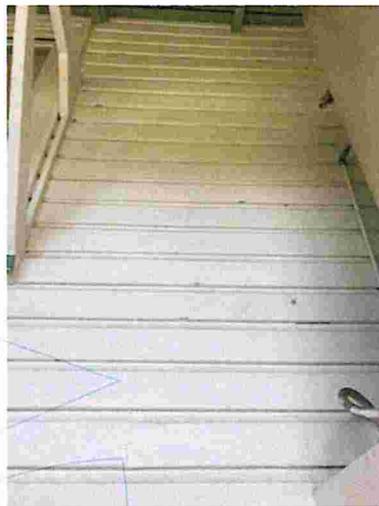
23. Undercover rear access stairs. Remove and replace existing stair construction stringers and treads. Stair size 1.2m wide x 3.0m long. Fixed to ground floor slab and timber joist at top. Tread size 450mm x 50mm. Stringer size 300mm x 50mm HWD.

Stair case to be painted with 1 coat of timber primer and 2 coats of external paint to match existing colour.



24. Timber clad wallboards (20m<sup>2</sup>) to be washed down with wall detergent wash. Lightly sand and repaint with 2 coats of external paint to match existing colour.

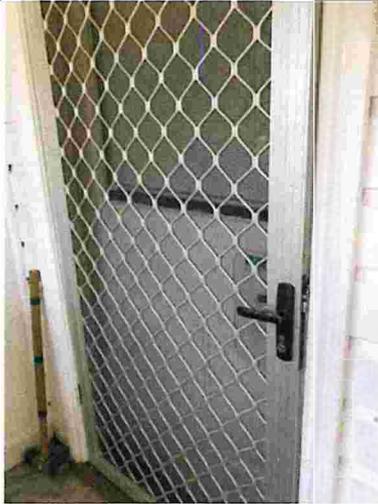
Repaint windowsills 2 x 800mm x 1.6m with 2 coats of external paint to match existing colour.



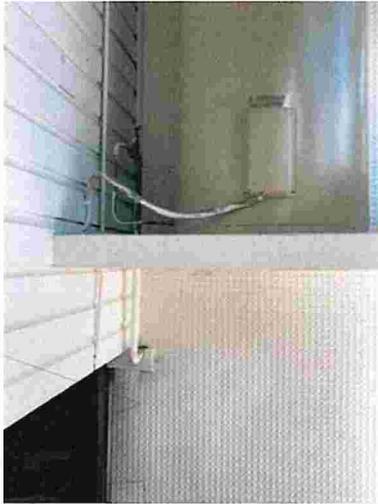
25. Awning to be washed down with wall detergent wash. Lightly sand and repaint with 2 coats of external paint to match existing colour. Area 15m<sup>2</sup> – includes timber rafters and battens.



26. Repaint door 1.2m<sup>2</sup>. Lightly sand and repaint with 2 coats of external paint to match existing colour.



27. Hot water System – Provide copper pipe to pressure relief valve 2m overflow pipe, to be discharged at ground level and away from path of travel.



28. Connect stormwater pipe to stormwater system. Pipe to be 100mm PVC installed to a depth of 500mm and embedded in metal crusher dust to a height of 400mm. Replace existing soil over crusher dust as topside finish. Pipe to be directed to existing kerb and gutter to the rear of the lot. Pipe length 20m. Metal kerb adapter for upright kerb to be installed.



29. Replace fascia and gutter over rear entry stairs to match existing. Gutter and fascia length 5.7m. Lightly sand and repaint with 1 coat of primer and 2 coats of external paint to match existing colour. Repaint roof top gable fascia and eave 4m<sup>2</sup> with 2 coats of external paint to match existing colour.



30. Remove post 90mm x 90mm x 2m high HWD. Remove and replace fibre cement adjoining wall cladding – 4m<sup>2</sup>. Paint with 1 coat of primer and 2 coats of external paint to match existing colour.



#### **External – East Elevations**

31. Remove post 90mm x 90mm x 2m high HWD. Remove and replace fibre cement adjoining wall cladding – 4m<sup>2</sup>.

Paint with 1 coat of primer and 2 coats of external paint to match existing colour.

Replace external water closet. Bottom plates and studs show significant decay beyond repair.

Construct 4 new walls and timber door 1.3m x 1.5m x 2.1m high.

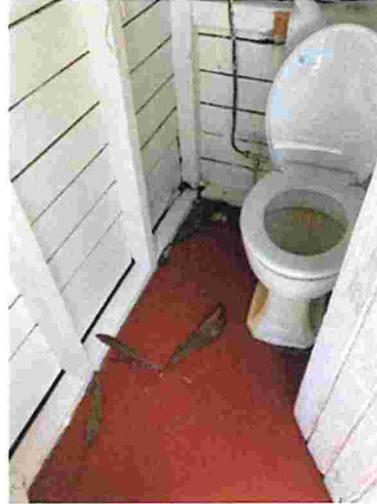
No internal roof or wall lining. New door latch.

Door 750mm x 1.9mm high with door furniture.

Replace metal roof – flashing 100m x 150m, barge 150m x 150m, rear gutter 1.3m plus downpipe to stormwater pit.

Paint with 1 coat of primer and 2 coats of external paint to match existing colour.

Existing WC water leak PVC pipe to rear of toilet damaged and leaking. Replace with 50mm pipe x 200mm length.



32. Replace damaged and weathered bricks to subfloor brick wall. Remove 10 bricks; 230mm x 110mm. Bricks to match existing. Mortar to match existing and mortar finish to be flush joint.



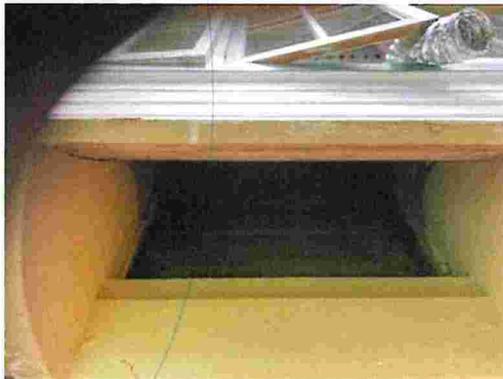
33. Timber clad wallboards (25m<sup>2</sup>) to be washed down with wall detergent wash. Lightly sand and repaint with 2 coats of external paint to match existing colour.



34. Replace vertical cladding adjacent to PVC pipe using 70mm x 18mm x 4.0m HWD. Paint with 1 coat of primer and 2 coats of external paint to match existing colour.



35. Wall ventilation openings – Install vermin proof mesh to prevent access to wall and roof space. Combined area 10m x 250mm. [Below image](#)



36. Window glass panes – Remove deteriorated putty and replace with new (30m in combined length).



37. Window sills – fill holes (combined 1m in length) with builder's bog or similar. Sand and repaint window frames and windowsills (8m) with 2 coats of external paint to match existing colour.



38. Eave and rafters – Lightly sand and repaint with 2 coats of external paint to match existing colour. Rafters – 75mm x 50mm x 500mm x 21 rafters. Eave area – 7m<sup>2</sup>.



39. Eave and rafters – Lightly sand and repaint with 2 coats of external paint to match existing colour. Rafters – 75mm x 50mm x 500mm x 21 rafters. Eave area – 7m<sup>2</sup>.



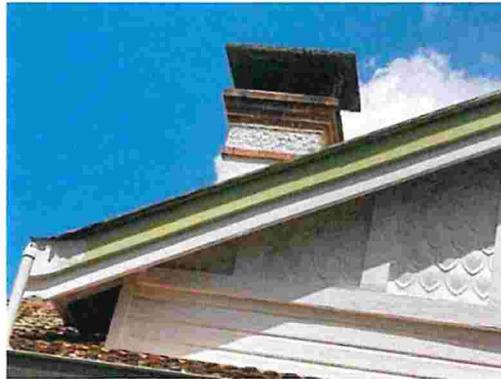
40. Fascia barge – Remove and replace metal roof barge 8m to match existing.

Fascia gable – 225mm x 38mm x 8m

Protect and refurbish pressed metal sheet, treat with rust protection prior to repainting

Replace and repaint fascia gable with 1 coat of primer and 2 coats of external paint to match existing colour.

Eave – 4m<sup>2</sup>. Lightly sand and repaint with 2 coats of external paint to match existing colour.



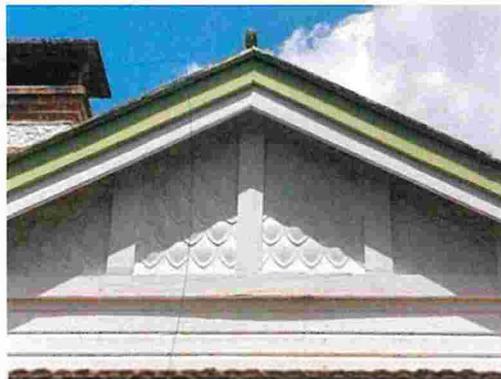
lower

41. Gable wall lining– Remove and replace timber boards – 4.5m x 150mm x 38mm HWD.

Cladding – Remove and replace horizontal timber chamfer boards 4 x 150mm x 6m

Sarking – Install 5m<sup>2</sup> wall sarking behind cladding.

Paint with 1 coat of primer and 2 coats of external paint to match existing colour. Area 10m<sup>2</sup>.



#### External – North Elevations

42. The inspection noted that there were no issues to the guttering to North side of property.



43. Fascia timber – 8m x 125mm x 30mm. Fascia eave timber – 8 x 125mm x 50mm x 50mm. Fascia and eave lining – 5m<sup>2</sup>.

All of the above to be washed down with wall detergent wash. Lightly sand and repaint with 2 coats of external paint to match existing colour.



44. Wall ventilation openings – Install vermin proof mesh to prevent access to wall and roof space. Combined area 12m x 250mm.



45. Cladding and verandah boards – 55m<sup>2</sup>. Wall cladding to be washed down with wall detergent wash. Lightly sand and repaint with 2 coats of external paint to match existing colour.





46. Subfloor brick wall – 8m<sup>2</sup>. Replace 50 bricks in subfloor brick wall to match existing. Repoint existing mortar to a depth of 20mm and repoint. Mortar colour to match existing and mortar finish to be flush with joint.



47. Window glass panes – Remove deteriorated putty and replace with new (8m in combined length).



48. Fascia barge – Remove and replace metal roof barge 6m to match existing.

Fascia gable – 225mm x 38mm x 6m

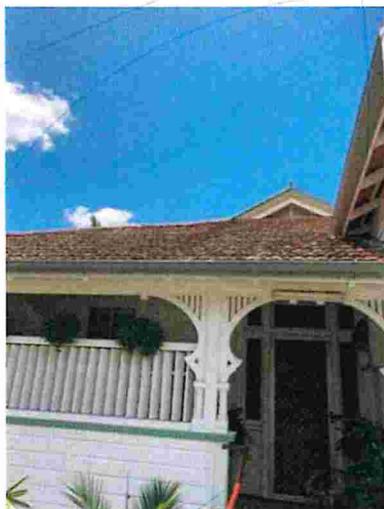
Replace and repaint fascia gable with 1 coat of primer and 2 coats of external paint to match existing colour. **Replace missing gable roll to match existing**

Eave and cladding board – 3m<sup>2</sup>. Lightly sand and repaint with 2 coats of external paint to match existing colour.



49. Leak over entry on East side and minor mould evident on ceiling adjacent to stairs. Most likely resultant from leak in roof above. To be rectified by complete replacement of roof as recommended in this report.

Repaint walls, windows and doors 60m<sup>2</sup> - Lightly sand and repaint with 2 coats of external paint to match existing colour.



50. Remove and replace damaged concrete tread 1200mm x 500mm x 50mm to entry steps.

Remove and replace damaged chamfer board wall cladding adjacent to stairs 2m length to match existing. Paint with 1 coat of primer and 2 coats of external paint to match existing colour.



### External – Tiled Roof

#### 51. External Tiled Roof – approximately 255m<sup>2</sup>

A thorough inspection of the tiles was not undertaken due to height work safety legislation i.e. greater than 1.8m above ground. This inspection was further complicated by advice from the tenants that recent works by an electrician resulted in damage to the tiles.

This damage was expected as the tiles are estimated to be over 80 years of age.

Visual inspection also revealed height variations within the tile landscape indicating that movement of roof timbers (rafters and battens) had caused this movement. It is considered not safe to apply physical weight load on the existing tiles.

Visual inspection within the roof space revealed a pitched timber construction. This timber construction is considered not in compliance with relevant timber framing codes and considering the age of the building, reroofing would be recommended, including Engineers advice regarding upgrading of the roof timber structure.

In addition to the above, there are several areas in the internal ceilings indicating moisture penetration and a subsequent growth of mould. Thereby indicating the existing roof structure is vulnerable to water penetration in the future.

Therefore, it is recommended that the entire tiled roof area be also retiled with heritage tiles to match existing with the inclusion of roof sarking and roof insulation to minimise risk of water leaking to the ceilings below and also enhance comfort zones to the habitable rooms below.





52. Chimney. A thorough inspection of the chimney was not undertaken due to height work safety legislation i.e. greater than 1.8m above ground. Please note that the tenants have been advised by the owners/agents not to use the chimney.

Inspection of this item should be undertaken by a chimney expert with regards to its state of use and recommendations for maintenance.



Inspection by structural engineer

Repoint void joints or missing mortar

Cap chimney opening with CFC sheet, fix securely

### Subfloor

53. Install termite ant caps to 33 posts – 180mm square posts.



54. The inspection noted posts approximately 1.8m high, no cross bracing provided compliance with timber frame code and BCA is recommended. Structural Engineer to be engaged to provide subfloor-bracing solution.

Post missing and required to South West corner 2150mm high. 145mm x 145mm HWD with ant cap. Concrete pad on existing concrete slab 600mm x 600mm x 200mm high.

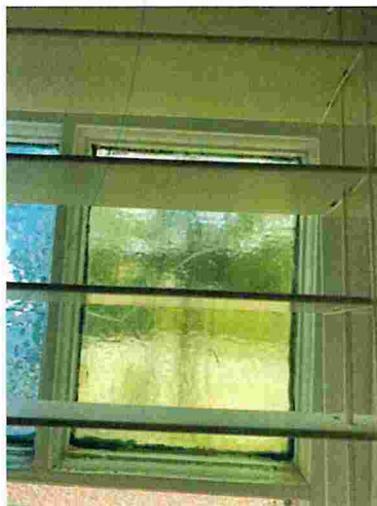


55. PVC water tank. Repair leak at outlet.



**Internal – Bedroom 1**

56. Cracked glass pane. Remove and replace cracked pane 150mm x 220mm glass to match existing.



57. Maintenance to casement window rollers and latch for ease of operation.



58. Stain to cornice. Replace 2m cornice and wall 2m<sup>2</sup> plasterboard. Repaint with internal ceiling paint to match existing. Replace with Fibre Cement Sheet, plaster joints - reuse existing cornice if sound.



59. Ease and adjust door hinges for ease of access and so as to ensure that door closes to the latch position.



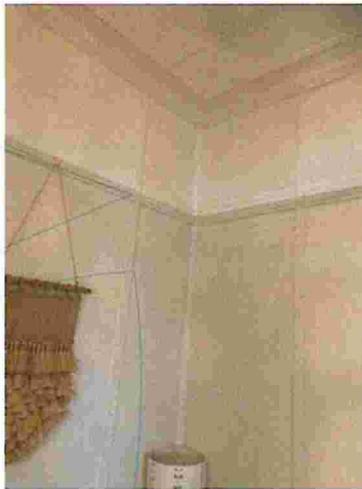
**Internal – Storeroom**

60. Replace door lock to match existing. **Repair existing door handle/locking/latch**

Limited access for inspection of walls and floor due to stored goods within room.



61. Remove stain approximately 1m<sup>2</sup>. Repaint ceiling with internal ceiling paint to match existing.



**Internal – Office**

62. Maintenance to aluminium window rollers to 4 windows – 1.2m x 2.4m.

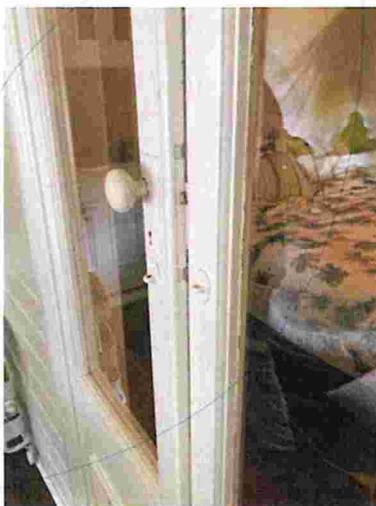


63. Stain and mould evident to ceiling. Remove stains approximately 2m<sup>2</sup>. Repaint ceiling (25m<sup>2</sup>) with internal ceiling paint to match existing. **Treat for mould and clean prior to painting add mould inhibitor to new paint.**



64. Ease and adjust all 4 door hinges for ease of access and so as to ensure that door closes to the latch position.

Seal all gaps in walls with flexible sealant to allow 40LM.



**Internal – Bedroom 3**

65. No works required

**Internal – Lounge Room**

66. Fire place not operational. See comments in item 52 of this report.

Remove mould and repaint ceiling (pressed metal 35m<sup>2</sup>) with internal ceiling paint to match existing. Note during roof replacement, vacuum ceiling cavity, treat top face of pressed metal with rust inhibitor . Treat underside of pressed metal with rust inhibitor prior to repainting



**Internal – Hallway** Note during roof replacement, vacuum ceiling cavity, treat top face of pressed metal with rust inhibitor . Treat underside of pressed metal with rust inhibitor prior to repainting

67. Remove mould and repaint ceiling (pressed metal 10m<sup>2</sup>) with internal ceiling paint to match existing.

**Internal – Bathroom**

68. Remove ceiling mould and repaint ceiling with internal ceiling paint to match existing.



69. Cracked wall panel. Remove and replace with similar product – 1.5m<sup>2</sup>.

Patch hole adjacent to entry door – 50mm x 50mm.

Ease and adjust window for ease of access and so as to ensure that window closes to the latch position.

Ease and adjust entry door hinges for ease of access and so as to ensure that door closes to the latch position.

Replace door furniture to bathroom door. **Repair existing hardware.**



70. Seal bathtub enclosure and adjoining floor tiles using silicon – 3m.



**Internal – Water Closet (WC)**

71. Dispose and replace Laminex sheet where holed and fit new paper dispenser. Area 10m<sup>2</sup>.

Provide waterproof seal to junction of wall and floor. Area 10 lineal metres.



**Internal – Dining Room**

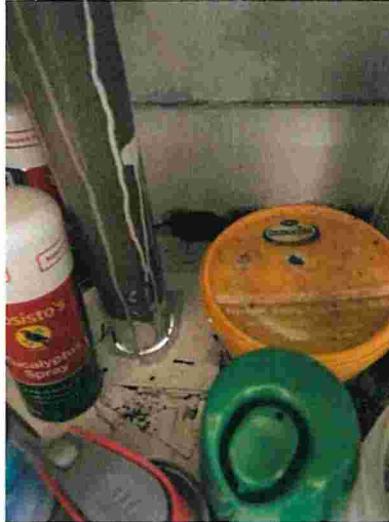
72. Ease and adjust window for ease of access and so as to ensure that window closes to the latch position.



**Internal – Kitchen**

73. Sink area. Patch hole at floor level 100mm x 100mm. Chamfer skirting board 150mm high to match existing.

Repaint 1 coat of primer and 2 coats of internal paint to match existing.



74. Remove ceiling mould and repaint ceiling with internal ceiling paint to match existing



75. Ease and adjust entry door for ease of access and so as to ensure that door closes to the latch position. Lightly sand and repaint 2 coats internal paint to match existing



### General Notes

#### 76. Asbestos

You are advised that this inspection does not include the inspection nor identification of asbestos materials used in this building. It is most likely that asbestos materials have been used and most wall linings have some minor damage. It is recommended that you engage a suitably qualified person to identify the asbestos internally and externally to the building.

#### 77. Mould

You are advised that this inspection did reveal evidence of mould throughout the dwelling. It is recommended that you engage a suitably qualified person to inspect and treat mould accordingly.