



# PROPERTY INFO PACK

**41 WILLIAMS STREET, KAIAPOI**

PREPARED BY ANDY WILLIAMS

OFFICE ROAD  
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

# 41 WILLIAMS STREET, KAIAPOI

**PUT YOUR FOOT DOWN!**

## FEATURES:



809m<sup>2</sup>



100m<sup>2</sup>



2



1



1



1

## PROPERTY DETAILS:

Address: 41 Williams Street, Kaiapoi

Legal Description: Part Lot 9-10 DP 2937

Property Type: House

Sale by: Negotiation

Close To: Shopping Area, Parks, Reserve

## PROPERTY DESCRIPTION:

Calling all enthusiasts! Not only does this 1920's home occupy generous 809sqm ground with a stack of off-street parking, but the garage and separate workshop that accompany it will surpass every petrol head's wildest dreams.

There is far more to this property than merely its outbuildings, and you'll quickly discover the much-loved two-bedroom home has been carefully maintained with its tasteful interior décor presenting a brilliant backdrop and fresh new flooring only just installed.

Winter's chills will be easily dealt with thanks to the new fully complaint wood burner, efficient heat pump and a drymatic system linked to both bedrooms.

Generous living accommodates family and friends with ease and the conservatory reached from the adjoining dining room extends your entertaining options.

While the kitchen and bathroom are perfectly functional, scope exists for those with an eye on future capital to update these areas and instil even more value.

Each of the bedrooms is a genuine double and in addition to the family bathroom a separate laundry and toilet foster further household harmony.

It couldn't be closer to fill up your vehicles, with a service station across the road and your pick of public transport awaits courtesy of a bus stop right out front.

Kaiapoi's main street offers the full gamut of retail and hospitality, making the location exceptionally valuable.

Buyers seeking to gain traction in the housing market are encouraged to put their foot down and make haste for this economical opportunity. Contact me for more information.

Visit [www.officeroad.co.nz](http://www.officeroad.co.nz) for more information.

Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of [www.officeroad.co.nz](http://www.officeroad.co.nz)



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY







# CERTIFICATE OF TITLE

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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB337/173**  
**Land Registration District** **Canterbury**  
**Date Issued** 26 October 1921

**Prior References**  
CB312/48

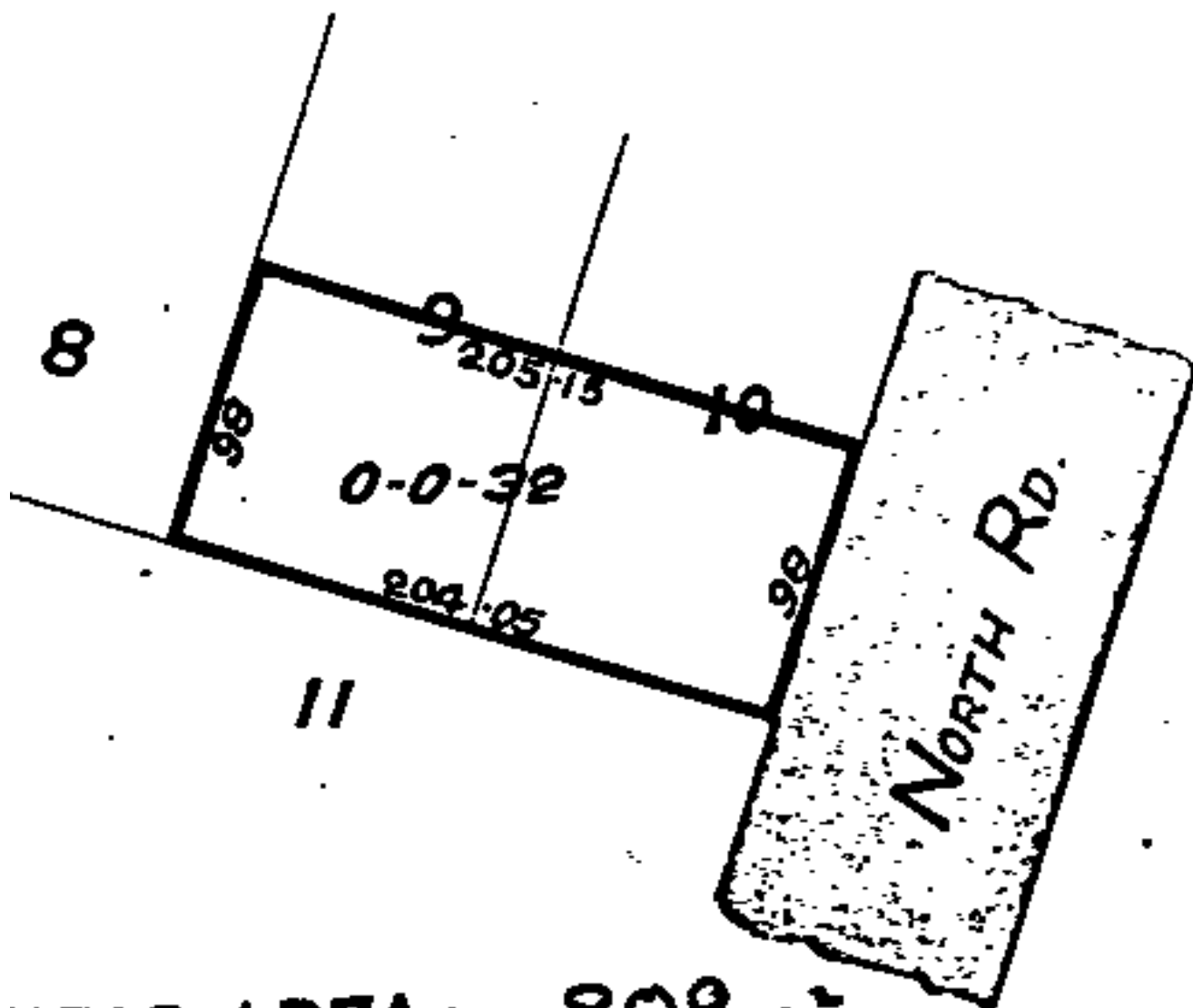
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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Part Lot 9-10 Deposited Plan 2937  
**Registered Owners**  
Hamish John Boyd

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**Interests**  
12451 Fencing Agreement  
11581842.2 Mortgage to Southland Building Society - 25.10.2019 at 11:06 am

# Image Quality due to Condition of Original





# PROOF OF INSURANCE

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<b>Date</b>	28 September 2021
<b>Policy number</b>	AHM018752363
<b>Period of insurance</b>	25 October 2021 to 25 October 2022

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## Policy Schedule

Thanks for insuring your home and contents with us. Here's your policy schedule which outlines what's insured, and you should read it together with your policy document found at [aainsurance.co.nz/policy-documents](https://aainsurance.co.nz/policy-documents) so you know what's included in your cover. Please ensure you read this information and our Privacy Policy carefully and notify us if anything is incorrect or incomplete. If you need to make changes, call us on **0800 500 213** and we'll help you put things right.

### Who's insured

Hamish Boyd\*

\*Main Policy Contact

### About your cover

**Insured address**

41 Williams Street  
Kaiapoi 7630

**Home Sum Insured**

\$735,200

**Contents Sum Insured**

\$50,500

**Home use**

Private

**Interested parties - Home**

Southland Building Society (Sbs Bank)  
Housing New Zealand

### About your home

**Occupied as:**..... Owner Occupied

**Type of home:**..... Freestanding home

**Total size:**..... 155sqm

**Year built:**..... 1920

**Number of storeys:**..... One

### Additional home features

**Wall construction:**..... Weatherboard/Wood

**Roof construction:**..... Iron (Corrugated)

**Free-standing**
**garage/carport:**..... Double

**Verandah/deck/balcony:**..... No

**Garden shed:**..... Multiple

**Pool:**..... No

**Sports court:**..... No

**Water tanks:**..... No

**Heritage classification:**..... No

### About your contents

**Alarm type:**..... None

### Optional benefits

Excess-Free Glass Cover for your home is included

Excess-Free Hearing Aid Cover with your contents is not included

\$100 Excess on Eyewear with your contents is not included

### Excess details

**The following will always apply in the event of a claim:**

Home excess..... \$400

Contents excess..... \$300

**The following additional excesses only apply under certain circumstances:**

Unoccupied excess..... \$1,000

If your home is unoccupied for longer than 60 days.

Natural disaster excess..... \$5,000 (Home only)

For items not otherwise covered by EQCover.

## Providing accurate and up-to-date information

Your policy with us relies on the accuracy of the information supplied by you, or any person on your behalf. You must provide full and accurate information and answer all questions we ask you honestly, correctly, and completely.

You must also tell us if any of the information changes.

You must tell us immediately if any of the following happen:

- you, your partner, or any family member are convicted of any criminal offence
- you, your partner, or any family member have any insurance policy or claim avoided, declined, cancelled, not renewed, or have special terms imposed
- you change the address where your contents are normally kept or stored
- you change the nature of occupancy of your home or security of where your contents are normally kept
- you purchase anything that needs to have the event limit adjusted or you need to increase your value of cover
- you need to increase your value of cover
- your home will undergo any structural alterations or structural additions
- you change the use of your home or your profession, occupation or business, if run from your home.

**See your policy document for full details.**

**Your policy document can be found online at [aainsurance.co.nz/policy-documents](http://aainsurance.co.nz/policy-documents)**

## Our Financial Strength Rating

AA Insurance Limited has an **A+ Strong Insurer Financial Strength Rating** given by Standard and Poor's (Australia) Pty Ltd.

The rating scale is:

<b>AAA</b> Extremely Strong	<b>AA</b> Very Strong
<b>A</b> Strong	<b>BBB</b> Good
<b>BB</b> Marginal	<b>B</b> Weak
<b>CCC</b> Very Weak	<b>CC</b> Extremely Weak
<b>SD</b> Selective Default	<b>D</b> Default
<b>R</b> Regulatory Supervision	<b>NR</b> Not Rated

The rating from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show the relative standing within the major rating categories.

For more information on the above summary of our rating, please visit

**[spratings.com/understanding-ratings](http://spratings.com/understanding-ratings)**

## Privacy Policy

### By taking out an insurance policy with AA Insurance:

- You agree to us collecting, holding, using and sharing your information for the purpose of conducting our business, managing claims and providing you with insurance products and services.
- You agree to us sharing your information with, and obtaining your information from other insurance companies, the Insurance Claims Register Ltd, assessors, investigators, suppliers and any other parties that we consider necessary to evaluate and administer any insurance and/or claims.
- You agree to us and our Partner organisations (such as Suncorp New Zealand and the New Zealand Automobile Association Incorporated) and our affiliated organisations sharing your information for the purpose of conducting marketing analysis, market research and sending you information about products and services. This may occur by post, email, SMS or any other means. You can change your preferences at any time by contacting us.
- When you give us information about another person (for example, when a policy is held in a joint or company name), you confirm that you are authorised to do so, and will provide them with a copy of all documentation, including this Privacy Policy.
- We may record and monitor our calls and communications with us for validation, training and quality assurance purposes.
- The information you give us may be stored in electronic format, including in Cloud storage. We will always do our best to ensure your information is securely stored, whether in New Zealand or overseas.
- You can ask us for access to, and correction of information we hold about you at any time pursuant to the Privacy Act.

We're here to  
get things sorted.

**0800 500 213**

**[aainsurance.co.nz](http://aainsurance.co.nz)**





# COUNCIL RATES & FEES

## 41 WILLIAMS STREET, KAIAPOI

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## Rating Information Details

### Property Description

<b>Property ID:</b>	11987
<b>Valuation Number:</b>	2176102100
<b>Location:</b>	41 Williams Street KAIAPOI
<b>Legal Description:</b>	PT LOTS 9-10 DP 2937
<b>Nature Of Improvements:</b>	DWG OBS OI

### Current Valuation

Date of Value	Value Type	Value
1/08/2019	Land Value	170000
1/08/2019	Capital Value	325000
1/08/2019	Improvement Val	155000
1/08/2019	QV Land Area	0.0809

Your results have been limited.

### Future Valuation

Date of Value	Value Type	Value
1/08/2019	Land Value	170000
1/08/2019	Capital Value	325000
1/08/2019	Improvement Val	155000
1/08/2019	QV Land Area	0.0809

Your results have been limited.

### Current Year Rates

Description(basis)	Factor	Rate	Amount
General Rate	325000	0.000498	\$161.85
Uniform Annual General Rate	1	135.00	\$135.00
Bin Organics 80 litre	1	84.00	\$84.00
Bin Rubbish 140 litre	1	131.37	\$131.37
Canterbury Museum Redevelopment	1	3.80	\$3.80
Community Board Kaiapoi - Tuahiwi	325000	0.000010	\$3.25
Community Board Kaiapoi - Tuahiwi fixed	1	20.98	\$20.98
Drainage - Kaiapoi Urban	170000	0.001829	\$310.93
Earthquake Recovery Rate	1	104.45	\$104.45
Sewer - Eastern Districts	1	525.50	\$525.50
Kerbside Rubbish/Recycling Collection	1	105.00	\$105.00
Community Library/Museums Rate	1	185.61	\$185.61
Canterbury Museum Operational	1	30.40	\$30.40
Community Parks & Reserves Buildings/Grants	1	534.80	\$534.80
Roading fixed Rate	1	107.99	\$107.99
Roading Rate	325000	0.000664	\$215.80
Community Swimming Pools Rate	1	149.04	\$149.04
Water UV Treatment	1	6.64	\$6.64
Water - Kaiapoi	1	253.70	\$253.70
General Rate	325000	0.00040182	\$130.59
Uniform Annual General Charge	1	36.71	\$36.71
Air Quality	325000	0.00001188	\$3.86
Civil Defence	1	14.42	\$14.42
Greater ChCh Transport & Development	325000	0.00000388	\$1.26



Passenger Transport - Urban	1	141.48	\$141.48
Waimakariri FP - Class A	325000	0.00000789	\$2.56
W-E-C Catchment Works Class B	325000	0.00001690	\$5.49
Works & Services Rate	325000	0.00001012	\$3.29
Total			\$3,409.77

[Previous](#)



# EQC DOCUMENTATION

## 41 WILLIAMS STREET, KAIAPOI

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## EQC Full Assessment Report

**Claim Number:** CLM/2011/062223  
**Claimant:** SUSAN DEMPSEY  
**Property Address:** 41 WILLIAMS STREET  
KAIAPOI 7630

**Assessment Date:** 26/08/2011 12:56  
**Assessor:** Davies, Mark  
**Estimator:** Sherman, Jeff

**Claimant Setup**

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	SUSAN, DEMPSEY	03 3276859			

**Insurance & Mortgage Details****Insurance Details - From Claim Centre**

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	6704255D01		

**Insurance Details - Added in COMET**

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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**Insurance Details - Comments****Mortgage Details - From Claim Centre**

Bank
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**Mortgage Details - Added in COMET**

Bank
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**Mortgage Details - Comments****Opt Out**

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

**Hazards**

**Hazards:** Nil  
**Property Sticker:** No Sticker

**Building Configurations**

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	<1935	Rectangular	101.13
Garage	1	Standard	1961 - 1980	Rectangular	53.58
Workshop	1	Standard	1961 - 1980	Rectangular	26.79

Released Under the Official Information Act 1982  
**Full Assessment**

**Site**

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			

**General Comments:**

**Services**

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

**General Comments:**

**Main Building**

**Exterior**

**Elevation (East)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Timber	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	4.00 m2	65.00	260.00
			Cracking to paint			
			Paint wall	37.80 m2	29.00	1,096.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** painted stucco wall  
Size 10 .0 x 2.7  
Street frontage with front entry porch  
Gable end

**Elevation (South)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Timber	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	6.00 m2	65.00	390.00
			Cracking to paint			
			Paint wall	29.16 m2	29.00	845.64
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** painted stucco over weatherboard wall  
Size 10.8 x 2.7  
Corrigated clearlight wall size 1.6

**Elevation (North )**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Timber	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	5.00 m2	65.00	325.00
			Cracking to paint			
			Paint wall	25.38 m2	29.00	736.02
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** painted stucco over weatherboard wall  
Size 12.4 x 2.7  
Stucco extent 9.4 metres long  
Corrigated clearlight conservatory 3.0 metres long

**Elevation (West)**

**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Timber	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	6.00 m2	65.00	390.00
			Cracking to paint			
			Paint wall	27.00 m2	29.00	783.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** painted stucco over weatherboard wall  
Size 10.0. X 2.7  
Gable end

**Roof (Rolled metal)****Damage:** No damage**Require Scaffolding?** No

**General Comments:** framed roof pitch 25 degrees with 10 degree roof lean to at rear ( west )  
Unlined open soffit width 0.4m  
Pvc guttering

**Foundations (Concrete ring)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	5.00 l/m	30.00	150.00

**General Comments:****Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	22.57 m2	34.00	767.38
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Ply	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	22.57 m2	66.00	1,489.62
Heating	Wood	Wood burner	No Earthquake Damage			
Trim	Painted Timber	Trim 60mm	Damaged finish			
			Gap fill and paint trims	5.50 l/m	12.00	66.00
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	52.92 m2	67.00	3,545.64
Window	Aluminium Awning	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	20.00 l/m	12.00	240.00

**General Comments:** Trim around archway**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	17.82 m2	34.00	605.88
Door (External)	Sliding / Ranch sliding door	Aluminium	Cosmetic damage			
			Paint jambs and trims	1.00 No of	110.00	110.00
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			



Door (Internal)	Single Hollow Core	MDF	Repaint total door surround	1.00	No of	90.00	90.00
Floor	Ply	Carpet	Impact damage				
			Lift covering, screw / nail floor and relay covering	17.82	m2	66.00	1,176.12
Kitchen joinery	Medium Spec	Laminate	No Earthquake Damage				
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage				
Range Hood	Over Head	Standard spec	No Earthquake Damage				
Wall covering	Gib	Lining paper	No Earthquake Damage				
Window	Aluminium Awning	Pane single glazed	Cosmetic damage				
			Gap fill and paint jambs / sills	11.00	l/m	12.00	132.00
Work top	Kitchen work top	Laminate	No Earthquake Damage				

**General Comments:****Ground Floor - Toilet****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	1.45 m2	34.00	49.30
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	12.24 m2	39.00	477.36
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	0.00 l/m	12.00	0.00

**General Comments:****Ground Floor - Bathroom****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	5.00 m2	34.00	170.00
Door (Internal)	Concertina	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	21.60 m2	39.00	842.40
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	3.00 l/m	12.00	36.00

**General Comments:****Ground Floor - Laundry****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	4.08 m2	34.00	138.72
Door (Internal)	Concertina	MDF	Cosmetic damage			

Door (Internal)	Concertina	MDF	Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	18.86 m2	39.00	735.54
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.00 l/m	12.00	48.00

**General Comments:****Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	3.78 m2	34.00	128.52
Door (External)	Single glass door	Aluminium	Cosmetic damage			
			Realign	1.00 No of	90.00	90.00
			Cosmetic damage			
			Paint jambs and trims	1.00 No of	110.00	110.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	24.48 m2	39.00	954.72

**General Comments:****Ground Floor - Bedroom (Front)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	Timber	No Earthquake Damage			
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	14.76 m2	34.00	501.84
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	Cosmetic damage			
			Lift and relay existing carpet	14.76 m2	12.00	177.12
Wall covering	Hardboard	Wallpaper				
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	7.00 l/m	12.00	84.00

**General Comments:****Ground Floor - Bedroom (Opposite lounge)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	Laminate	No Earthquake Damage			
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	12.30 m2	34.00	418.20
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	Cosmetic damage			
			Lift and relay existing carpet	12.30 m2	12.00	147.60
Wall covering	Hardboard	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	38.34 m2	67.00	2,568.78
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	5.00 l/m	12.00	60.00

**Ground Floor - Hallway (Front)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	4.20 m2	34.00	142.80
Door (External)	Single glass door	Aluminium	Cosmetic damage			
			Paint jambs and trims	1.00 No of	110.00	110.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Hardboard	Wallpaper	No Earthquake Damage			

**General Comments:** Painted wallpaper walls  
Ceiling space entry

**Ground Floor - Room (Other) (Linen closet)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	3.42 m2	34.00	116.28
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	Cosmetic damage			
			Lift and relay existing carpet	3.42 m2	12.00	41.04
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	19.98 m2	39.00	779.22

**General Comments:**

**Ground Floor - Room (Other) (Cupboard area )**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	No Earthquake Damage			
Door (Internal)	Sliding	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	8.64 m2	39.00	336.96

**General Comments:** some existing as well spas new

**Ground Floor - Porch (At rear)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	7.84 m2	34.00	266.56
Door (External)	Other	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Other	Other	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:**

**Garage**

**Exterior**

**Roof (Rolled metal)**

**Damage:** No damage

**Require Scaffolding?** No



**General Comments:** framed roof 20 degrees with carport extension 6 degrees  
Soffit width 0.3m  
Pvc guttering

**Foundations (Concrete slab)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**Elevation (East)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** garage frontage with single metal tilt a door and gable end  
Size 6.6 x 2.4

**Elevation (South )**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** painted metal sheet weatherboard wall  
Size 7.6 x 2.4

**Elevation (West)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** painted metal clad garage wall size 3.8 m x 2.4  
Corrigated clearlight wall cladding size 2.8 x 2.2

**Elevation (North)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** corrigated clearlight wall  
Size 7.2 x 2.2

**Ground Floor - Room (Other) (Interior garage)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**Ground Floor - Room (Other) (Carport)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** framed carport clad in corrigated clearlight

**Workshop**

**Exterior**

**Elevation (South)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** painted rolled metal  
Size 9.7 x 2.1

**Elevation (East)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** painted rolled metal wall  
Size 3.4 x 2.4  
Gable end

**Elevation (North)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** painted rolled metal wall  
Size 9.7 x 2.1

**Elevation (West)**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** painted rolled metal wall  
 Size 3.4x 2.4  
 Gable end

#### Foundations (Concrete slab)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** concrete slab floor with nib wall

#### Roof (Rolled metal)

**Damage:** Earthquake damage  
**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	Structural damage			
			Remove Supply and install colour steel	16.00 m2	100.00	1,600.00
Roof framing	Framed	Timber	Structural damage			
			Remove, dispose and install broken purlins	10.00 l/m	14.40	144.00
			Structural damage			
			Remove, dispose and install broken rafter	10.00 l/m	24.70	247.00

**General Comments:** framed roof pitch 18 degrees  
 Soffit 0.2m pvc guttering  
 Damage to woodshed shelter leanto roof (see workshop roof)

#### Ground Floor - Room (Other) (Workroom)

**Damage:** Earthquake damage  
**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	16.52 m2	34.00	561.68
Door (External)	Single solid Door	Timber	No Earthquake Damage			
			No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Hardboard	Paint	No Earthquake Damage			
Window	Timber small	Pane single glazed	No Earthquake Damage			

**General Comments:** Pre existing damage in walls  
 Some pre existing loose hsrdbboard in ceiling

#### Ground Floor - Room (Other) (Storeroom)

**Damage:** Earthquake damage  
**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	29.76 m2	39.00	1,160.64
Window	Timber small	Pane single glazed	No Earthquake Damage			

**General Comments:** Pre existing damage in ceiling

#### **Fees**

##### Fees

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Name	Estimate
Preliminary and general	2,165.82
Margin	2,941.86
GST	4,854.07



## Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

## Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring)	150.00
	Elevation (East)	1,356.20
	Elevation (North )	1,061.02
	Roof (Rolled metal)	0.00
	Elevation (South)	1,235.64
	Elevation (West)	1,173.00
		4,975.86

Floor	Description	Estimate
Ground Floor	Bathroom	1,138.40
	Bedroom (Front)	852.96
	Bedroom (Opposite lounge)	3,284.58
	Hallway	1,283.24
	Hallway (Front)	252.80
	Kitchen	2,114.00
	Laundry	1,012.26
	Lounge	6,198.64
	Porch (At rear)	266.56
	Room (Other) (Cupboard area )	336.96
	Room (Other) (Linen closet)	1,026.54
	Toilet	616.66
		18,383.60

18,383.60

## Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South )	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Carport)	0.00
	Room (Other) (Interior garage)	0.00
		0.00

0.00

## Workshop

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East)	0.00

Exterior	Elevation (North)	0.00
	Roof (Rolled metal)	1,991.00
	Elevation (South)	0.00
	Elevation (West)	0.00

1,991.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Storeroom)	1,160.64
	Room (Other) (Workroom)	561.68

1,722.32

1,722.32

**Fees**

Description	Estimate
Small Job Fee	180.00

180.00

**Overheads**

Description	Estimate
Preliminary and general	2,165.82
Margin	2,941.86
GST	4,854.07

9,961.75

<b>Total Estimate</b>	<b>37,214.53</b>
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**Inspection Sign Off**

Description	Answer	comments
<b>Contents Damage</b>		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
<b>Land Damage</b>		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
<b>Was a full inspection done?</b>		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	No access
<b>Decline Claim</b>		
Recommend Declining Claim	No	
<b>Next Action:</b>		

**Previous Claim Numbers (recorded manually in field)**

- 2010/114844

**File Notes**

**Date Created:** 26/08/2011 13:01

**Created :** Davies, Mark

**Subject:** Dwelling overview

**Note:** 2 bedroom , single level, stucco over weatherboard, concrete ring, concrete piled, rolled metal roof dwelling, exterior garage , carport and workshop  
 Minor damage to exterior walls, concrete ring  
 Floors level, T & G removed and replaced with chipboard  
 Minor damage to interior walls and ceiling, some loosening of chipboard flooring  
 Adequate heating  
 Weatherproof

**Next Action:**

**Urgent Works Items**



**Document explanatory note:**

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

**Customer:** SUSAN DEMPSEY

**Assessment of Property at 41 WILLIAMS STREET, KAIAPOI 7630 on 26/08/2011****Site**

Element	Damage	Repair
Land (Exposed - Soil - 809.00 m2)		

**Services**

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

**Main Building****Exterior****Elevation (East)**

Element	Damage	Repair
Wall Cladding (Stucco - Timber - 27.00 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 4.00 m2
	Cracking to paint	Paint wall 37.80 m2
Wall framing (Timber Frame - Timber - 27.00 m2)	No Earthquake Damage	

**Elevation (South)**

Element	Damage	Repair
Wall Cladding (Stucco - Timber - 29.16 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 6.00 m2
	Cracking to paint	Paint wall 29.16 m2
Wall framing (Timber Frame - Timber - 29.16 m2)	No Earthquake Damage	

**Elevation (North )**

Element	Damage	Repair
Wall Cladding (Stucco - Timber - 25.38 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 5.00 m2
	Cracking to paint	Paint wall 25.38 m2
Wall framing (Timber Frame - Timber - 25.38 m2)	No Earthquake Damage	

**Elevation (West)**

## Released Under the Official Information Act 1982

Wall Cladding (Stucco - Timber - 27.00 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area	6.00 m2
	Cracking to paint	Paint wall	27.00 m2
Wall framing (Timber Frame - Timber - 27.00 m2)	No Earthquake Damage		

### Roof (Rolled metal)

Element	Damage	Repair
No Damage		

### Foundations (Concrete ring)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 42.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks
		5.00 l/m

### Interior

#### Ground Floor - Lounge

Room Size: 3.70 x 6.10 = 22.57 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Hardboard - Paint - 22.57 m2)	Cosmetic Damage	Gap fill and paint
		22.57 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround
		1.00 No of
Floor (Ply - Carpet - 22.57 m2)	Impact damage	Lift covering, screw / nail floor and relay covering
		22.57 m2
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage	
Trim (Painted Timber - Trim 60mm - 5.50 l/m)	Damaged finish	Gap fill and paint trims
		5.50 l/m
Wall covering (Gib - Wallpaper - 52.92 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint
		52.92 m2
Window (Aluminium Awning - Pane double glazed - 3.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills
		20.00 l/m

#### Ground Floor - Kitchen

Room Size: 3.30 x 5.40 = 17.82 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair
Ceiling (Hardboard - Paint - 17.82 m2)	Cosmetic Damage	Gap fill and paint
		17.82 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	Cosmetic damage	Paint jambs and trims
		1.00 No of
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround
		1.00 No of
Floor (Ply - Carpet - 17.82 m2)	Impact damage	Lift covering, screw / nail floor and relay covering
		17.82 m2
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	No Earthquake Damage	
Range ( Free standing oven ) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Lining paper - 45.24 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 3.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills
		11.00 l/m
Work top (Kitchen work top - Laminate - 4.00 l/m)	No Earthquake Damage	

**Ground Floor - Toilet**

Room Size: 1.70 x 0.85 = 1.45 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 1.45 m2)	Cosmetic Damage	Gap fill and paint	1.45 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Vinyl - 1.45 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 12.24 m2)	Cosmetic damage	Sand, gap fill and paint	12.24 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	0.00 l/m

**Ground Floor - Bathroom**

Room Size: 2.50 x 2.00 = 5.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Hardboard - Paint - 5.00 m2)	Cosmetic Damage	Gap fill and paint	5.00 m2
Door (Internal) (Concertina - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Vinyl - 5.00 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .80 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .64 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 21.60 m2)	Cosmetic damage	Sand, gap fill and paint	21.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	3.00 l/m

**Ground Floor - Laundry**

Room Size: 1.70 x 2.40 = 4.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 4.08 m2)	Cosmetic Damage	Gap fill and paint	4.08 m2
Door (Internal) (Concertina - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Vinyl - 4.08 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 18.86 m2)	Cosmetic damage	Sand, gap fill and paint	18.86 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.00 l/m

**Ground Floor - Hallway**

Room Size: 0.90 x 4.20 = 3.78 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.78 m2)	Cosmetic Damage	Gap fill and paint	3.78 m2
Door (External) (Single glass door - Aluminium - 1.00 item)	Cosmetic damage	Realign	1.00 No of
	Cosmetic damage	Paint jambs and trims	1.00 No of
Floor (Chipboard - Carpet - 3.78 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 24.48 m2)	Cosmetic damage	Sand, gap fill and paint	24.48 m2

**Ground Floor - Bedroom (Front)**

Room Size: 4.10 x 3.60 = 14.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - Timber - 4.59 m2)	No Earthquake Damage		
Ceiling (Hardboard - Paint - 14.76 m2)	Cosmetic Damage	Gap fill and paint	14.76 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 14.76 m2)	Cosmetic damage	Lift and relay existing carpet	14.76 m2
Wall covering (Hardboard - Wallpaper - 41.58 m2)			
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	7.00 l/m

**Ground Floor - Bedroom (Opposite lounge)**

Room Size: 3.00 x 4.10 = 12.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - Laminate - 1.80 m2)	No Earthquake Damage		
Ceiling (Hardboard - Paint - 12.30 m2)	Cosmetic Damage	Gap fill and paint	12.30 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 12.30 m2)	Cosmetic damage	Lift and relay existing carpet	12.30 m2
Wall covering (Hardboard - Wallpaper - 38.34 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	38.34 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	5.00 l/m

**Ground Floor - Hallway (Front)**

Room Size: 1.40 x 3.00 = 4.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 4.20 m2)	Cosmetic Damage	Gap fill and paint	4.20 m2
Door (External) (Single glass door - Aluminium - 1.00 item)	Cosmetic damage	Paint jambs and trims	1.00 No of
Floor (Chipboard - Carpet - 4.20 m2)	No Earthquake Damage		
Wall covering (Hardboard - Wallpaper - 23.76 m2)	No Earthquake Damage		

**Ground Floor - Room (Other) (Linen closet)**

Room Size: 1.90 x 1.80 = 3.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.42 m2)	Cosmetic Damage	Gap fill and paint	3.42 m2



Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repair total Acc. should	1.00	No of
Floor (Chipboard - Carpet - 3.42 m2)	Cosmetic damage	Lift and relay existing carpet	3.42	m2
Wall covering (Hardboard - Paint - 19.98 m2)	Cosmetic damage	Sand, gap fill and paint	19.98	m2

#### Ground Floor - Room (Other) (Cupboard area )

Room Size: 0.80 x 0.80 = 0.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - .64 m2)	No Earthquake Damage		
Door (Internal) (Sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - .64 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 8.64 m2)	Cosmetic damage	Sand, gap fill and paint	8.64 m2

#### Ground Floor - Porch (At rear)

Room Size: 2.80 x 2.80 = 7.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 7.84 m2)	Cosmetic Damage	Gap fill and paint	7.84 m2
Door (External) (Other - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Concrete - 7.84 m2)	No Earthquake Damage		
Wall covering (Other - Other - 26.88 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 26.88 m2)	No Earthquake Damage		

### Garage

#### Exterior

#### Roof (Rolled metal)

Element	Damage	Repair
No Damage		

#### Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

#### Elevation (East)

Element	Damage	Repair
No Damage		

#### Elevation (South )

Element	Damage	Repair
No Damage		

#### Elevation (West)

Element	Damage	Repair
No Damage		

#### Elevation (North)

Element	Damage	Repair
No Damage		

## Interior

### Ground Floor - Room (Other) (Interior garage)

Room Size: 4.70 x 7.00 = 32.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair
---------	--------	--------

No Damage

### Ground Floor - Room (Other) (Carport)

Room Size: 2.80 x 7.00 = 19.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

## Workshop

### Exterior

#### Elevation (South)

Element	Damage	Repair
---------	--------	--------

No Damage

#### Elevation (East)

Element	Damage	Repair
---------	--------	--------

No Damage

#### Elevation (North)

Element	Damage	Repair
---------	--------	--------

No Damage

#### Elevation (West)

Element	Damage	Repair
---------	--------	--------

No Damage

### Foundations (Concrete slab)

Element	Damage	Repair
---------	--------	--------

No Damage

### Roof (Rolled metal)

Element	Damage	Repair
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Roof Covering (Pitched - Steel - 45.00 m2)	Structural damage	Remove Supply and install colour steel	16.00 m2
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Roof framing (Framed - Timber - 45.00 m2)	Structural damage	Remove, dispose and install broken purlins	10.00 l/m
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	Structural damage	Remove, dispose and install broken rafter	10.00 l/m
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## Interior

### Ground Floor - Room (Other) (Workroom)

Room Size: 2.80 x 5.90 = 16.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 16.52 m2)	Cosmetic Damage	Gap fill and paint	16.52 m2
Door (External) (Single solid Door - Timber - 1.00 item)	No Earthquake Damage		
	No Earthquake Damage		
Floor (Concrete - Concrete - 16.52 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 38.28 m2)	No Earthquake Damage		
Window (Timber small - Pane single glazed - 3.00 No of)	No Earthquake Damage		

#### Ground Floor - Room (Other) (Storeroom)

Room Size: 2.80 x 3.40 = 9.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 9.52 m2)	No Earthquake Damage		
Floor (Concrete - Concrete - 9.52 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 29.76 m2)	Cosmetic damage	Sand, gap fill and paint	29.76 m2
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Scope of Works - Glossary of Terms

<b>Cosmetic Damage</b>	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
<b>Impact Damage</b>	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
<b>Structural Damage</b>	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

#### Additional Information

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
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Rental.  
tenant = employee

Ph's Copy

## EQC Claim Assessment

Address	41 WILLIAMS STREET, KAIAPOI, 7630	EQC Claim Number	CLM/2011/062223
Hazards	Nil	EQC Assessor (L,F)	Davies, Mark
Inspection Date	26-Aug-2011	Placard	No Sticker
		EQC Estimator (L,F)	Sherman, Jeff

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
DEMPSEY SUSAN	64 03 3276859	64	64	03 319 7969. new number

Property Detail - Services				
Element	Description / Damage / Repair Strategy	Measure		
Water Supply	Town Connection, Plastic	10 m		
Sewerage	Town Connection, PVC Pipe	10 m		

Property Detail - Site				
Element	Description / Damage / Repair Strategy	Measure		
Land	Exposed, Soil	809 m2		

MAIN BUILDING	Age <1935	Area 101.1m2	Footprint Rectangular
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## Structure

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (East)</b>		
Wall framing	Timber Frame, Timber (27.00 m2)	
Wall cladding	Stucco, Timber (27.00 m2)	
	Cracking	
	Grind out, epoxy fill and repair stucco to affected area	4 m2
	Cracking to paint	
	Paint wall	37.8 m2

Comments: painted stucco wall Size 10 .0 x 2.7 Street frontage with front entry porch Gable end

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (South)</b>		
Wall framing	Timber Frame, Timber (29.16 m2)	
Wall cladding	Stucco, Timber (29.16 m2)	
	Cracking	
	Grind out, epoxy fill and repair stucco to affected area	6 m2
	Cracking to paint	
	Paint wall	29.16 m2

Comments: painted stucco over weatherboard wall Size 10.8 x 2.7 Corrugated clearlight wall size 1.6

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North )</b>		
Wall framing	Timber Frame, Timber (25.38 m2)	



EQC Claim Number CLM/2011/062223

Wall cladding	Stucco, Timber (25.38 m2)	
	Cracking	
	Grind out, epoxy fill and repair stucco to affected area	5 m2
	Cracking to paint	
	Paint wall	25.38 m2
<b>Comments:</b> painted stucco over weatherboard wall □ Size 12.4 x 2.7 □ Stucco extent 9.4 metres long □ Corrugated clearlight conservatory 3.0 metres long		

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West)</b>		
Wall framing	Timber Frame, Timber (27.00 m2)	
Wall cladding	Stucco, Timber (27.00 m2)	
	Cracking	
	Grind out, epoxy fill and repair stucco to affected area	6 m2
	Cracking to paint	
	Paint wall	27 m2
<b>Comments:</b> painted stucco over weatherboard wall □ Size 10.0 X 2.7 □ Gable end		

Element	Description / Damage / Repair Strategy	Measure
<b>Foundations (Concrete ring)</b>		
Piles	Ordinary, Concrete (1.00 Item)	
Ring foundation	Load bearing, Concrete (42.00 m)	
	Cracks to ring foundation	
	Grind out and epoxy fill cracks	5 m

Element	Description / Damage / Repair Strategy	Measure
<b>Roof (Rolled metal)</b>		
<b>Comments:</b> framed roof pitch 25 degrees with 10 degree roof lean to at rear ( west ) □ Unlined open soffit width 0.4m □ Pvc guttering		

**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Lounge (L=6.1m W=3.7m H=2.7m)</b>		
Window	Aluminium Awning, Pane double glazed (3.00 No of)	
	Cosmetic damage	
	Gap fill and paint jambs / sills	20 m
Wall covering	Gib, Wallpaper (52.92 m2)	
	Cosmetic damage	
	Remove, dispose and replace wallpaper and paint	52.92 m2
Ceiling	Hardboard, Paint (22.57 m2)	
	Cosmetic Damage	
	Gap fill and paint	22.57 m2
Trim	Painted Timber, Trim 60mm (5.50 m)	
	Damaged finish	
	Gap fill and paint trims	5.5 m
Floor	Ply, Carpet (22.57 m2)	
	Impact damage	



EQC Claim Number CLM/2011/062223

Lift covering, screw / nail floor and relay covering 22.57 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Cosmetic damage

Repaint total door surround 1 No of

Heating Wood, Wood burner (1.00 Item)

**Room - Comments:** Trim around archway**Room - Additional Notes:****Kitchen (L=5.4m W=3.3m H=2.6m)**

Window Aluminium Awning, Pane single glazed (3.00 No of)

Cosmetic damage

Gap fill and paint jambs / sills 11 m

Range ( Free standing oven ) Electric, Standard Electric (1.00 Item)

Wall covering Gib, Lining paper (45.24 m2)

Ceiling Hardboard, Paint (17.82 m2)

Cosmetic Damage

Gap fill and paint 17.82 m2

Work top Kitchen work top, Laminate (4.00 m)

Kitchen joinery Medium Spec, Laminate (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Floor Ply, Carpet (17.82 m2)

Impact damage

Lift covering, screw / nail floor and relay covering 17.82 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Cosmetic damage

Repaint total door surround 1 No of

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 Item)

Cosmetic damage

Paint jambs and trims 1 No of

**Room - Additional Notes:****Toilet (L=0.9m W=1.7m H=2.4m)**

Window Aluminium Awning, Pane single glazed (1.00 No of)

Cosmetic damage

Gap fill and paint jambs / sills 0 m

Floor Chipboard, Vinyl (1.45 m2)

Wall covering Hardboard, Paint (12.24 m2)

Cosmetic damage

Sand, gap fill and paint 12.24 m2

Ceiling Hardboard, Paint (1.45 m2)

Cosmetic Damage

Gap fill and paint 1.45 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

EQC Claim Number CLM/2011/062223

Cosmetic damage

Repaint total door surround

1 No of

Toilet Standard, Standard Spec (1.00 Item)

**Room - Additional Notes:****Bathroom (L=2.0m W=2.5m H=2.4m)**

Bath Acrylic, Standard specification (1.00 Item)

Window Aluminium Awning, Pane single glazed (1.00 No of)

Cosmetic damage

Gap fill and paint jambs / sills

3 m

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Chipboard, Vinyl (5.00 m2)

Door (Internal) Concertina, MDF (1.00 No of)

Cosmetic damage

Repaint total door surround

1 No of

Shower Cubical shower unit, Acrylic shower (0.64 m2)

Wall covering Hardboard, Paint (21.60 m2)

Cosmetic damage

Sand, gap fill and paint

21.6 m2

Ceiling Hardboard, Paint (5.00 m2)

Cosmetic Damage

Gap fill and paint

5 m2

Mirror (Fixed) Standard Spec, Mirror (0.80 m2)

**Room - Additional Notes:****Laundry (L=2.4m W=1.7m H=2.3m)**

Window Aluminium Awning, Pane single glazed (1.00 No of)

Cosmetic damage

Gap fill and paint jambs / sills

4 m

Floor Chipboard, Vinyl (4.08 m2)

Door (Internal) Concertina, MDF (1.00 No of)

Cosmetic damage

Repaint total door surround

1 No of

Wall covering Hardboard, Paint (18.86 m2)

Cosmetic damage

Sand, gap fill and paint

18.86 m2

Ceiling Hardboard, Paint (4.08 m2)

Cosmetic Damage

Gap fill and paint

4.08 m2

Wash tub Single, Stainless Steel (1.00 Item)

**Room - Additional Notes:**

EQC Claim Number CLM/2011/062223

**Hallway (L=4.2m W=0.9m H=2.4m)**

Floor	Chipboard, Carpet (3.78 m2)		
Wall covering	Hardboard, Paint (24.48 m2)		
	Cosmetic damage		
	Sand, gap fill and paint	24.48 m2	
Ceiling	Hardboard, Paint (3.78 m2)		
	Cosmetic Damage		
	Gap fill and paint	3.78 m2	
Door (External)	Single glass door, Aluminium (1.00 Item)		
	Cosmetic damage		
	Paint jambs and trims	1 No of	
	Realign	1 No of	

**Room - Additional Notes:****Bedroom Front (L=3.6m W=4.1m H=2.7m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills	7 m	
Floor	Chipboard, Carpet (14.76 m2)		
	Cosmetic damage		
	Lift and relay existing carpet	14.76 m2	
Ceiling	Hardboard, Paint (14.76 m2)		
	Cosmetic Damage		
	Gap fill and paint	14.76 m2	
Wall covering	Hardboard, Wallpaper (41.58 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround	1 No of	
Built in wardrobe	Wardrobe, Timber (4.59 m2)		

**Room - Additional Notes:****Bedroom Opposite lounge (L=4.1m W=3.0m H=2.7m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills	5 m	
Floor	Chipboard, Carpet (12.30 m2)		
	Cosmetic damage		
	Lift and relay existing carpet	12.3 m2	
Wall covering	Hardboard, Wallpaper (38.34 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper and paint	38.34 m2	
Ceiling	Hardboard, Paint (12.30 m2)		
	Cosmetic Damage		
	Gap fill and paint	12.3 m2	



EQC Claim Number CLM/2011/062223

Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround		1 No of
Built in wardrobe	Wardrobe, Laminate (1.80 m2)		
<b>Room - Comments:</b> Carpet stretched			
<b>Room - Additional Notes:</b>			
<b>Hallway Front (L=3.0m W=1.4m H=2.7m)</b>			
Floor	Chipboard, Carpet (4.20 m2)		
Wall covering	Hardboard, Wallpaper (23.76 m2)		
Ceiling	Hardboard, Paint (4.20 m2)		
	Cosmetic Damage		
	Gap fill and paint		4.2 m2
Door (External)	Single glass door, Aluminium (1.00 Item)		
	Cosmetic damage		
	Paint jambs and trims		1 No of
<b>Room - Comments:</b> Painted wallpaper walls <input type="checkbox"/> Ceiling space entry			
<b>Room - Additional Notes:</b>			
<b>Room (Other) Linen closet (L=1.8m W=1.9m H=2.7m)</b>			
Floor	Chipboard, Carpet (3.42 m2)		
	Cosmetic damage		
	Lift and relay existing carpet		3.42 m2
Wall covering	Hardboard, Paint (19.98 m2)		
	Cosmetic damage		
	Sand, gap fill and paint		19.98 m2
Ceiling	Hardboard, Paint (3.42 m2)		
	Cosmetic Damage		
	Gap fill and paint		3.42 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround		1 No of
<b>Room - Additional Notes:</b>			
<b>Room (Other) Cupboard area (L=0.8m W=0.8m H=2.7m)</b>			
Floor	Chipboard, Carpet (0.64 m2)		
Ceiling	Hardboard, Paint (0.64 m2)		
Wall covering	Hardboard, Paint (8.64 m2)		
	Cosmetic damage		
	Sand, gap fill and paint		8.64 m2
Door (Internal)	Sliding, MDF (1.00 No of)		

EQC Claim Number CLM/2011/062223

**Room - Comments:** some existing as well spas new**Room - Additional Notes:****Porch At rear (L=2.8m W=2.8m H=2.4m)**

Floor Concrete (7.84 m2)

Ceiling Hardboard, Paint (7.84 m2)

Cosmetic Damage

Gap fill and paint

7.84 m2

Door (External) Other, Timber (1.00 Item)

Wall covering Other (26.88 m2)

Wall framing Timber Frame, Timber (26.88 m2)

**Room - Additional Notes:**

GARAGE	Age 1961 - 1980	Area 53.6m2	Footprint Rectangular
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**Structure**

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (East)****Comments:** garage frontage with single metal tilt a door and gable end □ Size 6.6 x 2.4

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (South )****Comments:** painted metal sheet weatherboard wall □ Size 7.6 x 2.4

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (West)****Comments:** painted metal clad garage wall size 3.8 m x 2.4 □ Corrugated clearlight wall cladding size 2.8 x 2.2

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (North)****Comments:** corrugated clearlight wall □ Size 7.2 x 2.2

Element	Description / Damage / Repair Strategy	Measure
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**Foundations (Concrete slab)**

Element	Description / Damage / Repair Strategy	Measure
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**Roof (Rolled metal)****Comments:** framed roof pitch 20degrees with carport extension 6 degrees □ Soffit width 0.3m □ Pvc guttering**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Room (Other) Interior garage (L=7.0m W=4.7m H=2.3m)****Room - Additional Notes:****Room (Other) Carport (L=7.0m W=2.8m H=2.4m)**



EQC Claim Number CLM/2011/062223

Room - Comments: framed carport clad in corrugated clearlight

Room - Additional Notes:

WORKSHOP	Age 1961 - 1980	Area 26.8m2	Footprint Rectangular
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**Structure**

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (South)**

Comments: painted rolled metal □ Size 9.7 x 2.1

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (East)**

Comments: painted rolled metal wall □ Size 3.4 x 2.4 □ Gable end

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (North)**

Comments: painted rolled metal wall □ Size 9.7 x 2.1

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (West)**

Comments: painted rolled metal wall □ Size 3.4 x 2.4 □ Gable end □

Element	Description / Damage / Repair Strategy	Measure
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**Foundations (Concrete slab)**

Comments: concrete slab floor with nib wall

Element	Description / Damage / Repair Strategy	Measure
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**Roof (Rolled metal)**

Roof Covering	Pitched, Steel (45.00 m2)	
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Structural damage

Remove Supply and install colour steel

16 m2

Roof framing	Framed, Timber (45.00 m2)	
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Structural damage

Remove, dispose and install broken purlins

10 m

Remove, dispose and install broken rafter

10 m

Comments: framed roof pitch 18 degrees □ Soffit 0.2m pvc guttering □ Damage to woodshed shelter leanto roof (see workshop roof)

**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Room (Other) Workroom (L=5.9m W=2.8m H=2.2m)**

Floor	Concrete (16.52 m2)	
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Ceiling	Hardboard, Paint (16.52 m2)	
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Cosmetic Damage

Gap fill and paint

16.52 m2

Wall covering	Hardboard, Paint (38.28 m2)	
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Door (External)	Single solid Door, Timber (1.00 Item)	
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Door (External)	Single solid Door, Timber (1.00 Item)	
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EQC Claim Number CLM/2011/062223

Window	Timber small, Pane single glazed (3.00 No of)
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Room - Comments:	Pre existing damage in walls Some pre existing loose hsrdbord in ceiling
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Room - Additional Notes:	
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Room (Other) Storeroom (L=3.4m W=2.8m H=2.4m)
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Floor	Concrete (9.52 m2)
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Wall covering	Hardboard, Paint (29.76 m2)
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	Cosmetic damage
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	Sand, gap fill and paint
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	29.76 m2
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Ceiling	Hardboard, Paint (9.52 m2)
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Window	Timber small, Pane single glazed (1.00 No of)
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Room - Comments:	Pre existing damage in ceiling
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Room - Additional Notes:	
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End Of Assessment
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**WORKS ORDER**

TO: THE PAINTING CO
298 RUSSELLY RD

**ORDER NUMBER****EQW 03284**Please quote on all invoices,  
correspondences etc

Authorised by:

Date :

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
27/2/12	PHIL DE B		E	KALAPOI
EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN - THE SCOPE OF WORKS SHALL NOT BE INCREASED OR VARIED IN ANY MATERIAL MANNER WITHOUT FLETCHER CONSTRUCTION'S PRIOR CONSENT			EST. TIME (WKS)

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2011/062223	41 Williams Street (5-04-12)	\$ 21,450.00	GST
<b>PRICING (excl GST)</b>			
AGREED FIXED PRICE      \$      or refer attachment			
SCHEDULE OF RATES      refer attachment			
<b>HOURLY RATES</b>			
TRADE QUALIFIED	(i.e. carpenter)	\$	p/h
EXPERIENCED	(not trade qualified)	\$	p/h
LABOURER	\$	p/h	
APPRENTICE	\$	p/h	

On behalf of Fletcher Construction  
as agent for Earthquake CommissionPlease send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission  
11 Deans Avenue, PO Box 80105, Riccarton, CHRISTCHURCH 8440.

Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V1.0. 6/12/10



- **Room by Room**

	2011/062223	Company:	The Painting Company Ltd
Claimant:	Dave clemence	Address:	298 Russley Rd
Site Address:	41 williams street	Phone:	3571118
		Mobile:	02102795634
EQR Supervisor:	Phil	Accreditation Number:	Eqrco711
Date:	29/3/12	GST:	106705720

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property and will be covered in your quotation. Please scan document and send through Aconex.

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.

Rooms	Description of work	Contractor's Quote	Variation Quote
Exterior	Repair cracks and repaint	4000.00	
Lounge	Repair windows and paint, lift carpet and screw floor, repair walls and ceiling and paint	3900.00	
kitchen	Paint ceiling, re screw floor, paint door fram and trim	1100.00	
toilet	Repair walls/ ceiling and paint.	350.00	
bathroom	Repair walls, ceiling and trim and paint	650.00	
laundry	Repair walls, ceiling,trim and paint	700.00	
hallway	Repair walls and ceiling and paint, realign door	820.00	
Front bed	Refix floor, paint window jamb,paint door frame and ceiling	600.00	
Bed opp lounge	Repair walls and reinstate wall finishings, refix floor, paint ceiling and trim	2800.00	
Front hallway	Repaint ceiling and paint door frame.	160.00	

- Room by Room

Linen closet	Refix floor, paint walls and ceiling and paint door frame.	800.00	
Room other cupboard	Paint walls	200.00	
Rear porch	Gap and paint ceiling	190.00	
workshop	Repair roof and install coverings	3000.00	
workroom	Repair walls and paint	420.00	
storeroom	Repair walls and paint	810.00	
Preliminary and general costs	Commercial clean Health and safety compliance Supply and lay carpet protector General admin and project supervision	200 150 300 300	
	Subtotal Excluding GST	21450.00	
	Add 15% GST	3217.50	
	Total Including GST	24667.50	

Start Date _____ Finish Date _____	
Signature of contractor: _____	Date: _____
Signature of supervisor: _____	Date: _____
Signature of quantity surveyor: _____	Date: _____



**Jill Leith**

---

**From:** Jill Leith  
**Sent:** Thursday, 5 April 2012 1:29 p.m.  
**To:** 'tpc@hotmail.co.nz'  
**Cc:** Phil de Buyzer; Roslyn Service; Patrick Kennedy  
**Subject:** Acceptance - 41 William Street  
**Attachments:** 41 william st.pdf

Hi

On behalf of Frank we accept the following quotation:

41 Williams Street                \$21,450.00 + GST                w/o 03284

Please contact Phil to co-ordinate start and finish dates for these works.

Kind regards,

**Jill Leith**

Administrator, Kaiapoi Hub | Earthquake Recovery

**The Fletcher Construction Company Ltd**

Earthquake Recovery Kaiapoi Hub | 11 Cass Street, Kaiapoi 7630  
DDI: +64 3 341 9906 Ph: +64 3 341 9910 Email: [Jill.Leith@eqr.co.nz](mailto:Jill.Leith@eqr.co.nz)

Helping the recovery in Canterbury as agent of the Earthquake Commission  
[www.eqr.co.nz](http://www.eqr.co.nz)

**CONSTRUCTION COMPLETION INSPECTION**

Claim Number: 2011/062223  
 Customer/Authorised Representative: David Clemence  
 Street Address: 41 Williams street  
 Contractor: The Painting Co Ltd

Description of Works Inside Cosmote Plaster + Paint.

Visited property on 22/1/13  
Job is up to a very good standard.

Defects

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

~~Deferred Works~~

The owner has sold property and has  
shown no interest in inspecting. Aaron  
Krochagen has inspected property A.L.

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Jon Lockwood [Signature] 22/1/2013  
 Print Name Signature Date

Owner/Agent Signature:

Print Name Signature Date

Fletcher Construction Company Ltd – EQR:

Aaron Krochagen [Signature] 28/1/13  
 Print Name Signature Date

**Tegan McCoubrey (EQR)**

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**From:** Tegan McCoubrey (EQR)  
**Sent:** Tuesday, 16 April 2013 10:28 a.m.  
**To:** 'dave@clemdrill.co.nz'  
**Subject:** #1 Williams Street

Dear David Clemence

Fletcher EQR and The Painting Company recently undertook repairs to your property at 41 Williams Street, Kaiapoi.

The building contract on your property includes a three-months defects liability period, during which any defects you might have discovered can be brought to the contractor's attention for repair. This 3 month period has expired and this email is to follow up and check if you have any concerns regarding the repairs undertaken.

If you have any issues, please contact me by email before 30/04/13 to allow me to follow up with the contractor.

If you have any questions, please do not hesitate to contact me.

With regards

**Tegan McCoubrey**

Contract Administrator, Kaiapoi Hub | Earthquake Recovery

**The Fletcher Construction Company Ltd**

Earthquake Recovery Kaiapoi Hub | 11 Cass Street, Kaiapoi 7630

Ph: +64 3 345 9450 Email: [Tegan.McCoubrey@eqr.co.nz](mailto:Tegan.McCoubrey@eqr.co.nz)

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[www.eqr.co.nz](http://www.eqr.co.nz)

Schedule **E4**      **Defects Liability Certificate**

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Contractor: THE PAINTING COMPANY LTD

Claim Number: 2011/062223

Location: 41 WILLIAMS STREET, KAIAPOI

**End of Defects Liability period**

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

**This Certificate**

This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed:

PP



(Contract Supervisor)

FOR AND ON BEHAVE OF FLETCHER EQR ACTING AS AGENTS FOR EQC



## Contractor Producer Statement for Construction

Contract:

Location:

Issued by

Person:

Company:

Issued to

Principal:

Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

### Particular of Works:

As per scope of work

Signed by:

Date

Qualification:

Address:



MS-SF0509



## FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011 062223

**Property Address:** 41 Williams street  
 Kaiapoi  
 Christchurch

**Date:** 22/1/2013  
**Hub:** kaiapoi  
**Contracts Supervisor:** Aaron

**Property Contact Name:** David Clemence

**Contractor Details:** The Painting Co Ltd  
**Accreditation No:** Eqrco711

**Contact details:** Ph. (1) 03 318 1955 Ph. (2) 02102795634  
 email tpc@hotmail.co.nz

Original Contract Value	(Ex GST)	\$ 21450 - ✓
Variations	(Ex GST)	\$ —
Final Contract Value	(Ex GST)	\$ 21450 -
Less Previous Payments	(Ex GST)	\$ 9000 -
GST Amount		\$ 12450 -
Amount for Final payment	(Including GST)	\$

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date: 10/4/12

Contract Finish Date: 22/1/13

<b>Signature of Contractor:</b>	<b>Date:</b>
<i>[Signature]</i>	22/1/13
<b>Print Name</b>	
<i>Jon Lockwood</i>	
<b>Signature of Contracts Supervisor:</b>	<b>Date:</b>
<b>Print Name</b>	
<b>Signature of Quantity Surveyor:</b>	<b>Date:</b>
<b>Print Name</b>	

# EQR Property Overview Report

Released Under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010114844	41 WILLIAMS STREET, KAIAPOI		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-The Painting Company Limited ***** (S867)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-04-2015

## Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/062223 41 WILLIAMS STREET	E006	F3	0	21,450.00	21,450.00	0.00	0.00	0.00	0.00	21,450.00	21,450.00
<b>Property Total</b>			<b>0</b>	<b>21,450.00</b>	<b>21,450.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,450.00</b>	<b>21,450.00</b>

## Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/062223	41 WILLIAMS STREET	Substantive Works - Primary	CLOSED OUT-The Painting Company Limited ***** (S867)	COMPLETIONS	21,450.00	4	21,450.00	21,450.00
Transmitted To Hub -> Claim File Review Complete			HOMEOWNER NOT PRESENT TO SIGN OFF(garry 28/1/13)					
Property Total					21,450.00	4	21,450.00	21,450.00

No Works Orders on this Property

## Claims / Certs / Payables

**S867** CLOSED OUT-The Painting Company Limited \*\*\*\*\*

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/062223	Subst OB	Substantive Works	18	EQR\Frankk	\$12,450.00	04-Oct-2012	\$9,000.00	
CLM/2011/062223	Subst OB	Substantive Works	23	EQR\MarkMa	\$0.00	31-Jan-2013	\$12,450.00	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/062223	Subst OB	Substantive Works	18	EQR\Frankk	\$0.00	04-Oct-2012	\$9,000.00	INV 1000097
CLM/2011/062223	Subst OB	Substantive Works	23	EQR\MarkMa	\$0.00	31-Jan-2013	\$12,450.00	Inv No. 1000161
<b>S867 CLOSED OUT-The Painting Company Limited ***** Total</b>						<b>Claims</b>	<b>\$21,450.00</b>	<b>Certs \$21,450.00 Payables \$0.00</b>
<b>Property Total</b>						<b>Claims</b>	<b>\$21,450.00</b>	<b>Certs \$21,450.00 Payables \$0.00</b>

# EQR Property Overview Report

Released Under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010114844	41 WILLIAMS STREET, KAIAPOI		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-The Painting Company Limited ***** (S867)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-04-2015

No Open Complaints / Remedial Issues on this Property

## Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/062223	Construction Completion Inspection	Kaipoi Hub	09/09/2013
CLM/2011/062223	Final Account Agreement	Kaipoi Hub	09/09/2013
CLM/2011/062223	Defects Liability Certificate	Kaipoi Hub	09/09/2013

Property Total Finalisation Documents Present: 3

No Technical Services Referrals on this Property

## Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/062223	41 WILLIAMS STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

## Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S867 CLOSED OUT-The Painting Company Limited *****	Suspended	EQRC0509	Main Contractor	Substantive Works

Property Total Number of Contractors: 1



**ADDITIONAL DOCS**

**41 WILLIAMS STREET, KAIPOI**

PREPARED BY ANDY WILLIAMS

**OFFICE ROAD**  
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



# Form 7

## Code Compliance Certificate BC220137

Section 95, Building Act 2004

### The building

Street address of building: 41 Williams Street KAIAPOI

Legal description of land where building is located: Pt LOT 10 DP 2937 0.040237 Ha

Valuation number: 2176102100

Building name:

Location of building within site/block number:

Level/unit number: 1

Current, lawfully established, use: Housing - Detached dwellings

Year first constructed: 1950

### The owner

Name of owner: Hamish J Boyd

Contact person:

Mailing address: 41 Williams Street Kaiapoi 7630

Street address/registered office:

Phone number:

Landline: Mobile: 0275204287

Email address: hamishboyd@hotmail.com

First point of contact for communications with the council/building consent authority: Flame N Heat Limited

### Building work

Building consent number: BC220137

Consent description: WOODSMAN SERENE FREESTANDING ULEB LOG BURNER CLEAN AIR 194586 41 WILLIAMS STREET KAIAPOI PT LOT 10 DP 2937

Issued by: Waimakariri District Council

### Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent



Lauren Anson

Building Consent Administrator – CCC Audits

On behalf of Waimakariri District Council

Date: 04 April 2022



## A BIT ABOUT ANDY

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Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.



## A BIT ABOUT RICHIE

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Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

# PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

## WARNING

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

## OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.





# CONTACT ME TO MAKE AN OFFER

ANDY@OFFICEROAD.CO.NZ  
022 547 5232

RICHIE@OFFICEROAD.CO.NZ  
02108965594

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