

9 March 2023

Ms Amy Wilsea-Smith  
6 Freebairn Street,  
Redwood, Christchurch 8051  
Sent by email to: amy@calderandco.nz

Kia ora Ms Wilsea-Smith,

**Information request – CLM/2011/100661 - 6 Freebairn Street, Redwood, Christchurch 8051.**

Thank you for your information request received on 2 March 2023. You asked for a Property Pack in relation to 6 Freebairn Street. Your request has been considered under the Official Information Act (OIA).

Please find the enclosed documentation in response to your request.

If you require sign off or repair completion documents for the claim(s) that were paid out, they may be obtainable from the contractors who completed the substantive repairs at the property.

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2011/100661 <i>**Master Claim</i>	Managed Repair  Cash settled	The damage lodged under this claim was assessed and EQC Managed the repairs. The remedial damage lodged under this claim was assessed and Cash settled
CLM/2011/016056	Declined	The damage lodged under this claim was declined as deemed no damage attributed to this claim. Claim closed

Toka Tū Ake EQC did not manage the repairs for the cash settled claims, therefore, I am unable to provide the repair documentation/sign off documents, as it does not exist as per section 18 (e) of the Official Information Act and section 53(a) of the Privacy Act.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners under section 9(2)(a) of the OIA and section 53(b) of the PA.

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,

*Kelly Phillips*

Kelly Phillips  
OIA Advisor

IN CONFIDENCE-CUSTOMER

Toka Tū Ake EQC  
Level 11, Majestic Centre  
100 Willis Street  
Wellington 6011, New Zealand  
Telephone: (04) 978-6400  
Fax: (04) 978-6431

Corporate Mail: PO Box 790, Wellington 6140  
Claims Mail: PO Box 311, Wellington 6140  
[www.eqc.govt.nz](http://www.eqc.govt.nz)

# EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains all records of EQR involvement for the property.



# Scope of Works



**Customer:** B MORGAN

## 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.

## Assessment of Property at 6 FREEBAIRN STREET, REDWOOD, CHRISTCHURCH 8051 on 25/08/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 349.00 m2)		
Land (Exposed - Soil - 169.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 8.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 8.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Foundations

Element	Damage	Repair
Piles (Ordinary - Timber - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 66.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks 13.20 l/m
	Cracks to ring foundation	Solid Plaster Repair 3.00 m2
Slab foundation (Concrete Slab - Concrete - 58.00 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm) 6.00 l/m

#### Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 52.80 m2)	Structural damage	Remove, dispose and replace bricks 2.00 m2
Wall framing (Timber Frame - Timber - 52.80 m2)	No Earthquake Damage	

#### Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 52.80 m2)	Structural damage	Remove, dispose and replace bricks 1.50 m2
Wall framing (Timber Frame - Timber - 52.80 m2)	No Earthquake Damage	

#### Elevation (East)

Element	Damage	Repair
No Damage		

**Elevation (West)**

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 22.56 m2)	Structural damage	Remove, dispose and replace bricks	1.50 m2
Wall framing (Timber Frame - Timber - 22.56 m2)	No Earthquake Damage		

**Roof (Decromastic tiles )**

Element	Damage	Repair	
No Damage			

**Chimney (Exterior)**

Element	Damage	Repair	
One story chimney (Single Pot - Brick - 1.00 item)	Collapsed chimney	EXT - Brick - Ceiling - 1 POT	1.00 item

**Interior****Ground Floor - Kitchen (Kitchen/Rear entry)**

Room Size: 3.50 x 3.80 = 13.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 13.30 m2)	Cosmetic Damage	Gap fill and paint	13.30 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 13.30 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 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 - Wallpaper - 40.88 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	40.87 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

**Ground Floor - Laundry**

Room Size: 1.40 x 1.90 = 2.66 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 2.66 m2)	Cosmetic Damage	Gap fill and paint	2.66 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.66 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 18.48 m2)	Cosmetic damage	Sand, gap fill and paint	18.48 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Toilet (Off laundry)**

Room Size: 0.80 x 1.80 = 1.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.44 m2)	No Earthquake Damage		
Door (Internal) (Sliding - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.44 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 12.48 m2)	Cosmetic damage	Sand, gap fill and paint	12.48 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Dining Room**

Room Size: 4.00 x 3.50 = 14.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 14.00 m2)	Cosmetic Damage	Gap fill and paint	14.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Gap fill and paint door jamb	
Floor (Chipboard - Vinyl - 14.00 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 36.00 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	36.00 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Lounge**

Room Size: 4.60 x 5.70 = 26.22 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 26.22 m2)	Cosmetic Damage	Rake out, plaster and paint	15.12 m2
Floor (Concrete - Carpet - 26.22 m2)	No Earthquake Damage		
Trim (Painted MDF - Trim 60mm - 20.60 l/m)	Damaged finish	Gap fill and paint trims	20.60 l/m
Wall covering (Gib - Paint - 49.44 m2)	Cosmetic damage	Remove, rake out, plaster, supply and replace wallpaper	49.44 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

**Ground Floor - Hallway**

Room Size: 1.00 x 4.10 = 4.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 4.10 m2)	Cosmetic Damage	Gap fill and paint	4.10 m2
Floor (Chipboard - Carpet - 4.10 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 24.48 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	24.48 m2

**Ground Floor - Bedroom (Master bedroom - middle bedroom)**

Room Size: 3.70 x 4.60 = 17.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Softboard tiles - 17.02 m2)	Cosmetic Damage	Gap fill and paint	17.07 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of

Floor (Chipboard - Carpet - 17.02 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 39.84 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	39.84 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

**Ground Floor - Bedroom (Bedroom 2 - end of hallway on left)**

Room Size: 3.20 x 4.30 = 13.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Softboard tiles - 13.76 m2)	Cosmetic Damage	Gap fill and paint	13.76 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 13.76 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 36.00 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	36.00 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

**Ground Floor - Bedroom (Bedroom 3 - end of hallway on left)**

Room Size: 3.70 x 3.30 = 12.21 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Softboard tiles - 12.21 m2)	Cosmetic Damage	Gap fill and paint	12.21 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 12.21 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 33.60 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	33.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Bathroom**

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

**Ground Floor - Internal Garage**

Room Size: 4.50 x 6.30 = 28.35 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 28.35 m2)	Cosmetic Damage	Rake out, plaster and paint	28.35 m2
Floor (Concrete - Concrete - 28.35 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Concrete - Other - 43.20 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 4.00 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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# EQC Full Assessment Report

**Claim Number:** CLM/2011/100661  
**Claimant:** B MORGAN  
**Property Address:** 6 FREEBAIRN STREET  
 REDWOOD  
 CHRISTCHURCH 8051

**Assessment Date:** 25/08/2011 16:34  
**Assessor:** Miller, Doug  
**Estimator:** Blaauw, John  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	B, MORGAN				
Owner	MORGAN FAMILY TRUST				

## Insurance & Mortgage Details

### Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Tower Insurance Limited	Dwelling		Yes	

### 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
ASB BANK

### 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 hazards

**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	1961 - 1980	L Shape	143.85



## Full Assessment

### Site

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

#### Foundations

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Timber	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation Grind out and epoxy fill cracks	13.20 l/m	30.00	396.00
			Cracks to ring foundation Solid Plaster Repair	3.00 m2	85.00	255.00
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking Grind out and epoxy fill (up to 5mm)	6.00 l/m	60.00	360.00

#### General Comments:

#### Elevation (North)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage Remove, dispose and replace bricks	2.00 m2	154.00	308.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

#### General Comments:

#### Elevation (South)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage Remove, dispose and replace bricks	1.50 m2	154.00	231.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

#### General Comments:

#### Elevation (East)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Brick veneer 9.4x2.4

#### Elevation (West)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage			
			Remove, dispose and replace bricks	1.50 m2	154.00	231.00

Wall framing Timber Frame Timber No Earthquake Damage

**General Comments:**

**Roof (Decromastic tiles )**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** 207 m2 25' pitch,30 m2 flat roof

**Chimney (Exterior)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
One story chimney	Single Pot	Brick	Collapsed chimney			
			EXT - Brick - Ceiling - 1 POT	1.00 item	3,210.00	3,210.00

**General Comments:**

**Ground Floor - Kitchen (Kitchen/Rear entry)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Gap fill and paint	13.30 m2	34.00	452.20
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	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	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	40.87 m2	67.00	2,738.29
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:**

**Ground Floor - Laundry**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Gap fill and paint	2.66 m2	34.00	90.44
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	18.48 m2	39.00	720.72
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:**

**Ground Floor - Toilet (Off laundry)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			

Door (Internal)	Sliding	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	12.48 m2	39.00	486.72
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Gap fill and paint	14.00 m2	34.00	476.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Gap fill and paint door jamb	50.00 \$	0.00	50.00
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	36.00 m2	67.00	2,412.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	15.12 m2	34.00	514.08
Floor	Concrete	Carpet	No Earthquake Damage			
Trim	Painted MDF	Trim 60mm	Damaged finish			
			Gap fill and paint trims	20.60 l/m	12.00	247.20
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	49.44 m2	43.00	2,125.92
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:** Ceiling is in two parts stipple to center flat stopped to outside.damage to outer area only**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Gap fill and paint	4.10 m2	34.00	139.40
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	24.48 m2	67.00	1,640.16

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	Cosmetic Damage			
			Gap fill and paint	17.07 m2	34.00	580.38
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00

Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	39.84 m2	67.00	2,669.28
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Bedroom (Bedroom 2 - end of hallway on left)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	Cosmetic Damage			
			Gap fill and paint	13.76 m2	34.00	467.84
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	36.00 m2	67.00	2,412.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Bedroom (Bedroom 3 - end of hallway on left)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	Cosmetic Damage			
			Gap fill and paint	12.21 m2	34.00	415.14
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	33.60 m2	67.00	2,251.20
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	28.35 m2	34.00	963.90
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Concrete	Other	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:** Floor - refer foundations re damage**Fees****Fees**

Name	Duration	Estimate
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**Overheads**

Name	Estimate
Preliminary and general	2,157.91
Margin	2,913.18

GST

4,806.74

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Chimney (Exterior)	3,210.00
	Foundations	1,011.00
	Roof (Decromastic tiles )	0.00
	Elevation (East)	0.00
	Elevation (North)	308.00
	Elevation (South)	231.00
	Elevation (West)	231.00
	4,991.00	

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (Bedroom 2 - end of hallway on left)	2,879.84
	Bedroom (Bedroom 3 - end of hallway on left)	2,666.34
	Bedroom (Master bedroom - middle bedroom)	3,379.66
	Dining Room	2,938.00
	Hallway	1,779.56
	Internal Garage	963.90
	Kitchen (Kitchen/Rear entry)	3,190.49
	Laundry	811.16
	Lounge	2,887.20
	Toilet (Off laundry)	486.72
	21,982.87	

21,982.87

### Fees

Description	Estimate
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### Overheads

Description	Estimate
Preliminary and general	2,157.91
Margin	2,913.18
GST	4,806.74
	9,877.83

<b>Total Estimate</b>	<b>36,851.70</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?	Yes	
<b>Decline Claim</b>		
Recommend Declining Claim	No	
<b>Next Action:</b>		

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

- 2011/016056

### File Notes

**Date Created:** 25/08/2011 16:21  
**Created :** Miller, Doug  
**Subject:** Assessment  
**Note:** 1967 one level dwelling, 3 bedrooms, brick veneer exterior cladding, decromastic tile roof, on concrete piles and ring foundation. Lounge extension and garage - concrete slab foundation. Moderate cracking to brick veneer and ring foundation, exterior chimney to be removed to ceiling and reinstated. Minor cracking in garage concrete slab. Cosmetic cracking to walls and ceilings throughout interior rooms.  
 No liquefaction. 100% free space sub floor, 600mm Habitable and weatherproof

**Next Action:**

**Date Created:** 29/08/2011 17:39  
**Created :** Administrator, Alchemy  
**Subject:** COMET sent to EQR on 29/08/2011  
**Note:** COMET sent to EQR on 29/08/2011  
**Next Action:**

### Urgent Works Items



# Scope Change Summary

Claim No.s:	2010/	EQR Supervisor:	Dave Ouent
	2011/ 100661	Contractor:	B Morgan Con.
Claimant:		Date:	17-11-11
Address:	6 Freebairn St.		
Contact No.s:			

This 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. Please scan document and send through Aconex. Please ensure that the property is scoped/identified by individual rooms and areas.

Room	Walls	Ceiling	Floor	Amendments to original scope
	✓	✓	✓	
Garage		✓		Delete. 28.35 m <sup>2</sup> .



## EQC Claim Assessment

<b>Address</b>	6 FREEBAIRN STREET, REDWOOD, CHRISTCHURCH, 8051	<b>EQC Claim Number</b>	CLM/2011/100661
<b>Hazards</b>	Nil hazards	<b>EQC Assessor (L,F)</b>	Miller, Doug
<b>Inspection Date</b>	25-Aug-2011	<b>Placard</b>	No Sticker
		<b>EQC Estimator (L,F)</b>	Blaauw, John

## Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
MORGAN B				

## Property - Overheads and Fees

<b>Included Items</b>	Contractor's margin, Covering incidental costs., Goods and services tax
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## Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
<b>Water Supply</b>	Town Connection, Plastic	8 m
<b>Sewerage</b>	Town Connection, PVC Pipe	8 m

## Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
<b>Land</b>	Exposed, Soil	169 m2
<b>Land</b>	Exposed, Soil	349 m2

<b>MAIN BUILDING</b>	<b>Age</b> 1961 - 1980	<b>Area</b> 143.8m2	<b>Footprint</b> L Shape
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## Structure

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

Wall cladding	Brick veneer, Brick (22.56 m2)	
	Structural damage Remove, dispose and replace bricks	1.5 m2
Wall framing	Timber Frame, Timber (22.56 m2)	

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

Wall cladding	Brick veneer, Brick (52.80 m2)	
	Structural damage Remove, dispose and replace bricks	2 m2
Wall framing	Timber Frame, Timber (52.80 m2)	

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

Wall framing	Timber Frame, Timber (52.80 m2)	
Wall cladding	Brick veneer, Brick (52.80 m2)	
	Structural damage Remove, dispose and replace bricks	1.5 m2

Element	Description / Damage / Repair Strategy	Measure
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EQC Claim Number CLM/2011/100661

**Elevation (East)****Comments:** Brick veneer 9.4x2.4

Element	Description / Damage / Repair Strategy	Measure
<b>Foundations</b>		
Ring foundation	Load bearing, Concrete (66.00 m)	
	Cracks to ring foundation	
	Grind out and epoxy fill cracks	13.2 m
	Solid Plaster Repair	3 m <sup>2</sup>
Slab foundation	Concrete Slab, Concrete (58.00 m <sup>2</sup> )	
	Cosmetic cracking	
	Grind out and epoxy fill (up to 5mm)	6 m
Piles	Ordinary, Timber (1.00 Item)	

Element	Description / Damage / Repair Strategy	Measure
<b>Roof (Decromastic tiles )</b>		

**Comments:** 207 m<sup>2</sup> 25' pitch, 30 m<sup>2</sup> flat roof

Element	Description / Damage / Repair Strategy	Measure
<b>Chimney (Exterior)</b>		
One story chimney	Single Pot, Brick (1.00 Item)	
	Collapsed chimney	
	EXT - Brick - Ceiling - 1 POT	1 Item

**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Bathroom (L=3.5m W=2.0m H=2.4m)****Room - Additional Notes:****Bedroom Bedroom 2 - end of hallway on left (L=4.3m W=3.2m H=2.4m)**

Ceiling	Softboard, Softboard tiles (13.76 m <sup>2</sup> )	
	Cosmetic Damage	
	Gap fill and paint	13.76 m <sup>2</sup>
Floor	Chipboard, Carpet (13.76 m <sup>2</sup> )	
Wall covering	Gib, Wallpaper (36.00 m <sup>2</sup> )	
	Cosmetic damage	
	Remove, dispose and replace wallpaper and paint	36 m <sup>2</sup>
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Window	Aluminium Awning, Pane single glazed (2.00 No of)	

**Room - Additional Notes:****Bedroom Bedroom 3 - end of hallway on left (L=3.3m W=3.7m H=2.4m)**

Ceiling	Softboard, Softboard tiles (12.21 m <sup>2</sup> )	
	Cosmetic Damage	
	Gap fill and paint	12.21 m <sup>2</sup>

EQC Claim Number CLM/2011/100661

Floor	Chipboard, Carpet (12.21 m2)		
Wall covering	Gib, Wallpaper (33.60 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper and paint	33.6	m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)		

**Room - Additional Notes:****Bedroom Master bedroom - middle bedroom (L=4.6m W=3.7m H=2.4m)**

Ceiling	Softboard, Softboard tiles (17.02 m2)		
	Cosmetic Damage		
	Gap fill and paint	17.07	m2
Floor	Chipboard, Carpet (17.02 m2)		
Wall covering	Gib, Wallpaper (39.84 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper and paint	39.84	m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish	1	No of
Window	Aluminium Awning, Pane single glazed (2.00 No of)		

**Room - Additional Notes:****Dining Room (L=3.5m W=4.0m H=2.4m)**

Ceiling	Softboard, Paint (14.00 m2)		
	Cosmetic Damage		
	Gap fill and paint	14	m2
Floor	Chipboard, Vinyl (14.00 m2)		
Wall covering	Gib, Wallpaper (36.00 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper and paint	36	m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint door jamb	50	Sum
Window	Aluminium Awning, Pane single glazed (1.00 No of)		

**Room - Additional Notes:****Hallway (L=4.1m W=1.0m H=2.4m)**

Ceiling	Softboard, Paint (4.10 m2)		
	Cosmetic Damage		
	Gap fill and paint	4.1	m2
Floor	Chipboard, Carpet (4.10 m2)		
Wall covering	Gib, Wallpaper (24.48 m2)		

EQC Claim Number CLM/2011/100661

## Cosmetic damage

Remove, dispose and replace wallpaper and paint 24.48 m2

## Room - Additional Notes:

## Internal Garage (L=6.3m W=4.5m H=2.0m)

Ceiling Gib, Paint (28.35 m2)

## Cosmetic Damage

Rake out, plaster and paint 28.35 m2

Floor Concrete (28.35 m2)

Wall covering Concrete, Other (43.20 m2)

Garage door Tilt-a-door Metal, Steel (1.00 No of)

Window Aluminium Awning, Pane single glazed (4.00 No of)

Room - Comments: Floor - refer foundations re damage

## Room - Additional Notes:

## Kitchen Kitchen/Rear entry (L=3.8m W=3.5m H=2.8m)

Ceiling Softboard, Paint (13.30 m2)

## Cosmetic Damage

Gap fill and paint 13.3 m2

Floor Chipboard, Vinyl (13.30 m2)

Wall covering Gib, Wallpaper (40.88 m2)

## Cosmetic damage

Remove, dispose and replace wallpaper and paint 40.87 m2

Work top Kitchen work top, Laminate (5.00 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

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

Range Hood Over Head, Standard spec (1.00 Item)

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

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

## Room - Additional Notes:

## Laundry (L=1.9m W=1.4m H=2.8m)

Ceiling Softboard, Paint (2.66 m2)

## Cosmetic Damage

Gap fill and paint 2.66 m2

Floor Chipboard, Vinyl (2.66 m2)

Wall covering Hardboard, Paint (18.48 m2)

## Cosmetic damage

Sand, gap fill and paint 18.48 m2

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

Wash tub Single, Stainless Steel (1.00 Item)

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

EQC Claim Number CLM/2011/100661

**Room - Additional Notes:****Lounge (L=5.7m W=4.6m H=2.4m)**

Ceiling	Gib, Paint (26.22 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		15.12 m2
Floor	Concrete, Carpet (26.22 m2)		
Wall covering	Gib, Paint (49.44 m2)		
	Cosmetic damage		
	Remove, rake out, plaster, supply and replace wallpaper		49.44 m2
Window	Aluminium Awning, Pane single glazed (2.00 No of)		
Trim	Painted MDF, Trim 60mm (20.60 m)		
	Damaged finish		
	Gap fill and paint trims		20.6 m

**Room - Comments:** Ceiling is in two parts stipple to center flat stopped to outside.damage to outer area only**Room - Additional Notes:****Toilet Off laundry (L=1.8m W=0.8m H=2.4m)**

Ceiling	Gib, Paint (1.44 m2)		
Floor	Chipboard, Vinyl (1.44 m2)		
Wall covering	Hardboard, Paint (12.48 m2)		
	Cosmetic damage		
	Sand, gap fill and paint		12.48 m2
Toilet	Standard, Standard Spec (1.00 Item)		
Door (Internal)	Sliding, Timber (1.00 No of)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)		

**Room - Additional Notes:****End Of Assessment**

owner Builder.

**B Morgan Contracting Ltd**

PO Box 20-379, Bishopdale  
 Christchurch  
 PH 0274 368 390, FAX 352 7117  
 Email:bmcltd@xtra.co.nz

Quote No: 2015

**Q U O T A T I O N****Customer**

**Name** Fletchers EQR ( Hub )  
**Address** 145 Blenheim Road  
**City** Christchurch

**Date** 08/12.2011  
**CLM/2011/100661**

Thank you for your enquiry for which we have pleasure in submitting the following quotation for your approval. Quotations are valid for 30 days only

	Description	Hourly Rate	Total
	Quotation for 6 Freebairn Street, Redwood		\$31,064.55
			<p>REMOVED BY BRETT  MORGAN 20/12/11  ALIGNED WITH PAGE 2</p> <p><u>\$26,434.65</u></p>
		<b>Sub Total</b>	<del>\$31,064.55</del>
		<b>GST</b>	\$4,659.68
		<b>TOTAL</b>	\$35,724.23

This quotation remains valid for 30 days from the date of issue after which a revised quote may be necessary.

<b>Name</b>	Brent Morgan	<b>Date</b>	8/12/2011
<b>Address</b>	6 Freebairn Street Redwood Christchurch		
<b>CLM Number</b>	CLM/2011/100661		

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**Location of Damage**

**Exterior of Building (North)**

Bricklayer	Remove and replace cracked bricks.	\$550.00
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Builder

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**Exterior of Building (South)**

Bricklayer	Remove and replace cracked bricks.	\$550.00
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Builder

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**Exterior of Building (West)**

Bricklayer	Remove and replace cracked bricks.	\$550.00
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Builder

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**Building Foundation**

	Repair crack and plaster	\$1,350.00
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**Exterior Chimney**

	Remove , re roof and re flue , take away rubbish.	\$2,550.00
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Sub 5550.00

Kitchen

Builder				
Painter	Repair walls and repaint.	1728.20	<del>\$2,120.90</del>	<del>82,240.70</del>
Plumber				
Stopper	Stop walls		\$512.50	

Laundry

Builder	Repair walls and repaint ( Hard board )		\$250.00	<del>8979.30</del>
Painter		729.30	<del>\$899.30</del>	
Plumber				
Electrician				

Toilet 1 ( Off laundry )

Builder	Repair walls and repaint ( Hard board )		\$150.00	<del>8600 -</del>
Painter		450.	<del>\$592.90</del>	
Plumber				

~~2907.50~~  
3820.00



Dining Room~~\$3,227.50~~

Builder	Remove wall paper , repair walls and repaint ,paint ceiling.	\$1,080.00
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Painter		\$1,397.50
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Stopper		\$750.00
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Lounge~~\$5196.70~~

Builder	Remove wall paper , repair walls and paint , paint outer ceiling , paint timber trim.	\$1,500.00
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Painter		<del>\$5,196.70</del> 2446.70
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Stopper		\$1,250.00
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Hallway~~\$1,083.15~~

Builder	Repair flat wall paper , repaint walls and ceiling.	
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Painter		<del>\$1,045.65</del> 733.15
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Stopper		\$350.00
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9507.35

<u>Master Bedroom</u>		<del>\$3,977.30</del>
Builder	Remove wall paper , repair walls and repaint, ease door and paint ceiling.	\$1,300.00
Painter		\$1,552.30
Stopper		\$1,125.00

<u>Bedroom 2/ on Left</u>		<del>\$1,750 -</del>
Builder	Repair flat wall paper , repaint all walls and ceiling	
Painter		<del>\$1,740.00</del> <span style="margin-left: 20px;">\$ 1300</span>
Stopper		\$450.00

<u>Bedroom 3/ on Right</u>		<del>\$1,830</del>
Builder	Repair flat wall paper , repaint all walls and ceiling	<del>\$1,826.80</del> <span style="margin-left: 20px;">\$ 1405</span>
Painter		\$425.00
Stopper		<del>\$ 7557.30</del>
Total		\$31,064.55

26434.65

*R*  
20/12/2011

# WORKS ORDER



TO: B Morgan Contracting Ltd
PO Box 20-379
EQRC0578
8074

ORDER NUMBER

**EQW 03479**

Please quote on all invoices, correspondences etc

Authorised by: Tom Furness

Date: 21/12/11

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
21/12/11	DAVID AVENT		E015	13
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)
2011/100661	6 FREEBAIN STREET, \$26,434.65 (21/12/11)			
<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 Commission

Please 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

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

Contract: *B MORGAN CONTRACTING LTD / PAURICE GARDINER*

Claim Number: *CLT/2011/100661*

Location: *6 FREEBAIRN STREET, REDWOOD*

**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 by/date: *[Signature]*

*7-10-13*  
*(Date signed)*

# CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011/100661

Customer/Authorised Representative: .....

Street Address: 6 Freebairn St.

Contractor: B Morgan Contracting LTD.

**Description of Works**

as per EQC Scap.

internal garage Deleted.

**Defects**

.....  
.....  
.....

**Deferred Works**

.....  
.....  
.....

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:**

Brent Morgan                      R                      26/4/2012  
Print Name                                      Signature                                      Date

**Owner/Agent Signature:**

Brent Morgan                      R                      26/4/2012  
Print Name                                      Signature                                      Date

**Fletcher Construction Company Ltd - EQR:**

Maurice Gardner                      MWG                      26-4-12  
Print Name                                      Signature                                      Date

### Contractor's Producer Statement for Construction PS3

Contract: - CLM/2011/100661  
Location: - 6 Freebairn St Redwood CH CH 805-1

#### Issued by

Contractor: - B Morgan Contracting Ltd  
LBP Licence No - BP104276

#### Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractor's knowledge, been performed in compliance with the NZ Building Code.

#### Statement

I Brent Morgan..... (name of LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

#### Description of the work covered by this statement:

Claim Number: 2011/100661.....

Deleted garage work.  
rest of work as per scope.

Brent Morgan

Signed by/date: [Signature]

20/4/2012  
(Date signed)

Subcontract Payment Certificate Items

Project **Hub 13 Bishopdale Contract Works**  
 Subcontractor **B Morgan Contracting Limited**  
 Agreement **B Morgan Contracting Limited (S074) - Hub 13 Bishopdale (E015)**

Printed By: EQR\TomF

Certified Date **03-May-2012**Certificate Number **2****Subcontract Works Paid on this Certificate**

EQC Claim No	Address	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
CLM/2011/100661	6 FREEBAIRN STREET, REDWOOD	26,434.65	13,217.32	13,217.33	26,434.65	26,434.65	0.00	Inv #5034
<b>Subcontract Works Paid on this Certificate Total</b>		<b>26,434.65</b>	<b>13,217.32</b>	<b>13,217.33</b>	<b>26,434.65</b>	<b>26,434.65</b>	<b>0.00</b>	

Released under the Official Information Act 1982  
**EQR Property Overview Report**

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		
<b>2011016056</b>	<b>6 FREEBAIRN STREET, REDWOOD</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-B Morgan Contracting Limited ***** (S074)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-02-2015

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/2011/100661	6 FREEBAIRN STREET		E015	F3	0	26,434.65	26,434.65	0.00	0.00	0.00	0.00	26,434.65	26,434.65
<b>Property Total</b>					<b>0</b>	<b>26,434.65</b>	<b>26,434.65</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26,434.65</b>	<b>26,434.65</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/2011/100661	6 FREEBAIRN STREET	Substantive Works - Primary			CLOSED OUT-B Morgan Contracting Limited ***** (S074)	COMPLETIONS	26,434.65	8	26,434.65	26,434.65		
		Transmitted To Hub -> Claim File Review Complete			GRADE 1 TC2 CH Nominated contractor B Morgan Contracting (S074) Ph: 0274368390							
CLM/2011/100661	6 FREEBAIRN STREET	Clean Heat Works - Install			<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00		
		Allocated To Hub -> Not Required - No Heat Required			Been reflued with sub works, contractor fixing his own house							
<b>Property Total</b>							<b>26,434.65</b>	<b>8</b>	<b>26,434.65</b>	<b>26,434.65</b>		

No Works Orders on this Property



Released under the Official Information Act 1982  
**EQR Property Overview Report**

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		
<b>2011016056</b>	<b>6 FREEBAIRN STREET, REDWOOD</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-B Morgan Contracting Limited ***** (S074)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-02-2015

**Claims / Certs / Payables**

S074 CLOSED OUT-B Morgan Contracting Limited *****												
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/100661	Subst OB	Substantive Works	1	EQR\TomF	\$9,403.84	15-Mar-2012	\$13,217.33					
CLM/2011/100661	Subst OB	Substantive Works	2	EQR\TomF	\$0.00	03-May-2012	\$9,403.84					
CLM/2011/100661	Subst OB	Substantive Works	2	EQR\TomF	\$0.00	03-May-2012	\$2,550.00					
CLM/2011/100661	Subst OB	Substantive Works	2	EQR\TomF	\$0.00	03-May-2012	\$1,263.48					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/100661	Subst OB	Substantive Works	1	EQR\TomF	\$0.00	15-Mar-2012	\$13,217.33	Inv #5006				
CLM/2011/100661	Subst OB	Substantive Works	2	EQR\TomF	\$0.00	03-May-2012	\$9,403.84	Inv #5034				
CLM/2011/100661	Subst OB	Substantive Works	2	EQR\TomF	\$0.00	03-May-2012	\$2,550.00	Inv #5034				
CLM/2011/100661	Subst OB	Substantive Works	2	EQR\TomF	\$0.00	03-May-2012	\$1,263.48	Inv #5034				
<b>S074</b>	<b>CLOSED OUT-B Morgan Contracting Limited ***** Total</b>						<b>Claims</b>	<b>\$26,434.65</b>	<b>Certs</b>	<b>\$26,434.65</b>	<b>Payables</b>	<b>\$0.00</b>
<b>Property Total</b>							<b>Claims</b>	<b>\$26,434.65</b>	<b>Certs</b>	<b>\$26,434.65</b>	<b>Payables</b>	<b>\$0.00</b>

No Open Complaints / Remedial Issues on this Property

**Finalisation Documents**

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/100661	Construction Completion Inspection	Bishopdale Hub	07/12/2013
CLM/2011/100661	Defects Liability Certificate	Bishopdale Hub	07/12/2013
<b>Property Total</b>			<b>Finalisation Documents Present: 2</b>

No Technical Services Referrals on this Property

Released under the Official Information Act 1982  
**EQR Property Overview Report**

**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		
<b>2011016056</b>	<b>6 FREEBAIRN STREET, REDWOOD</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-B Morgan Contracting Limited ***** (S074)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-02-2015

**Asbestos Test Information**

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/100661	6 FREEBAIRN STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

**Property Total** **Number of Claims:** 1

**Contractors**

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S074 CLOSED OUT-B Morgan Contracting Limited *****	Rationalised	EQRC0578	Main Contractor	Substantive Works

**Property Total** **Number of Contractors:** 1

# EXEMPT BUILDING WORK FILE RECORD



THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT AS THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

Claim Number 2011 / 100661 ~~100661~~

Street Address 6 Freebairn St.

Suburb Redwood.

City/Town Christchurch

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

This work meets the performance requirements of the New Zealand Building Code B1, B2 and E2

Accordingly I have determined that this work is exempted under Schedule 1(K) of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Name(print) Maurice Cordun Signature MUSC

Position<sup>7</sup> Contract Supervisor Hub B. (Bishopdale) Date

Provided to homeowner/agent Name)..... Date.....  
(provided to the property owner or his/her authorised agent on request only).

- Note<sup>1</sup>** The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).
- Note<sup>2</sup>** Only work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004 is recorded on this form.
- Note<sup>3</sup>** Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).
- Note<sup>4</sup>** For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.
- Note<sup>5</sup>** This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.
- Note<sup>6</sup>** Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)
- Note<sup>7</sup>** This record will usually be completed by the Works Supervisor, but may be completed by his/her immediate (Hub) Works Manager.
- Note<sup>8</sup>** This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).

# REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

You might request a review of your building queries if you're concerned that:

- EQC's settlement did not include all earthquake damage
- EQC's repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- EQC's cash settlement wasn't or isn't sufficient to meet the reasonable costs of undertaking EQC's repair strategy





Unit 1, 954 Ferry Road  
Ferrymead, Christchurch 8023  
Mob. 027 537 8636

## **Building Damage Report**

**RE: 6 Freebairn St, Redwood**

Wright Way Construction was asked to attend a site inspection at the address. Craig Berrington inspected the site on 1 February 2022 – 1:30 pm.

### **The Dwelling:**

The building is a 1960's split-level dwelling, fronting Freebairn Street. The foundation is comprised of a concrete ring wall and pile foundation supporting a timber framed floor and a concrete slab on grade for the lower section. This is classified as a combination TYPE B (piles and ring) and TYPE C (concrete) foundation. The Structure is constructed of timber framed walls with brick cladding and a Decramastic tiled roof. The land is classified as Technical Category 2 (TC2).

The documents reviewed for this report were the Comet-A SOW and Full Assessment both dated 25/08/2011 and the Defects sign off dated 17/11/2011 which noted the garage repairs had been deleted.

### **Dwelling Foundation:**

The floor levels have not been checked by WWC. The ring foundation shows possible superstructure movement and multiple cracking at vents around all elevations.





**Cladding:**

Visual inspection of the cladding shows some potential missed, or not completed, damage from the EQ sequence. We recommend cladding investigation to confirm requirement and repair methodology.



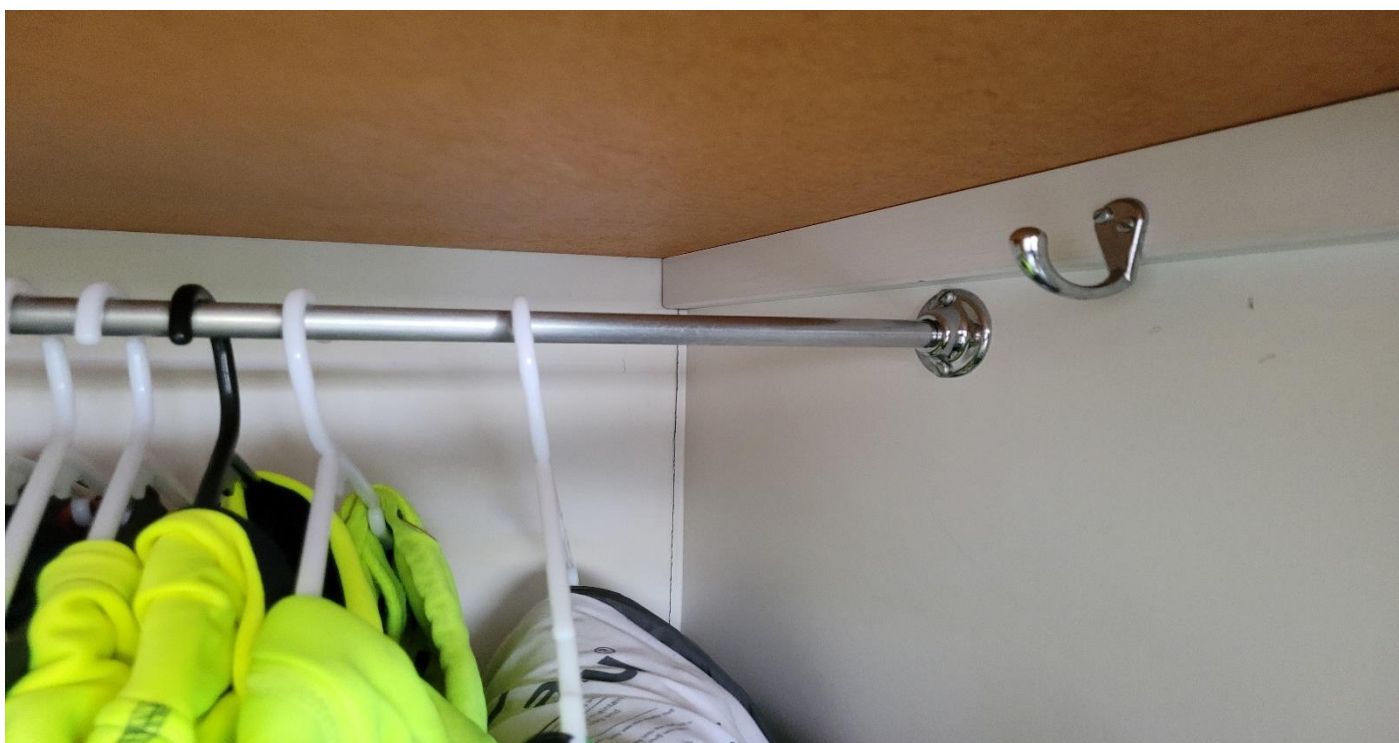
The cracked brickwork does not appear to have been replaced and cladding movement is noticeable.



**Interior repairs:**

Cosmetic repairs to linings have failed in multiple places and wardrobes appear to be missed damage.





**Roof:**

The customer has expressed concern with the roof structure as it appears to make unusual noise during windy weather.

**Drainage:**

The customer noted some drainage issues with sewer and stormwater. It is recommended that this is surveyed for earthquake damage.

**Garage:**

Garage repairs have been deleted but the step cracking remains.





**Conclusion:**

The EQR repairs appear to have been partially completed with cracking showing up on repaired sections both internally and externally. There appears to be missed damage in most aspects of the scoping.

We would recommend that an EQC reassessment of this property is undertaken, with the following investigations carried out:

Sub-floor inspection and roof assessment, internal and external.

Levels survey including floor, windowsills, door heads and bench tops.

Drainage assessment for sewer and stormwater.

Cladding assessment.

This may lead to an engineering structural assessment for this property.

Respectfully Submitted

Craig Berrington  
*Project Manager*  
WRIGHTWAY CONSTRUCTION, LTD.

M. 027 580 8818  
E. [craig@wrightwaynz.co.nz](mailto:craig@wrightwaynz.co.nz)



[www.wrightwaynz.co.nz](http://www.wrightwaynz.co.nz) | 027 537 8636  
1/954 Ferry Road, Ferrymead, Christchurch, 8023



**Wrightway Construction Limited**  
1/954 Ferry Road  
Ferrymead  
Christchurch, 8023  
contact@wrightwaynz.co.nz  
027 537 8636

**Danika Turnbull**  
6 Freebairn Street  
Redwood  
Christchurch, 8051

**Site Address**  
6 Freebairn Street  
Redwood,  
Christchurch, 8051

Invoice Number: INV-08438  
Job Number: WWC-2839  
Invoice Date: 11th Apr 2022  
Due Date: 18th Apr 2022  
GST Number: 111-769-729

## Tax Invoice | INV-08438

Name	Quantity	Price	Total
<b>6 Freebairn Street, Redwood</b>			
Building Damage Report & Contractors Statement of Damage	1.00	\$450.00	\$450.00
15038 - Haase Marshall (drainage diagnostics) + 7.5% Builders Margin (#018)	1.00	\$1,171.34	\$1,171.34
8391 - Cavity Critter (underfloor report) + 7.5% Builders Margin (#019)	1.00	\$738.48	\$738.48
			<b>\$2,359.82</b>

**Subtotal** \$2,359.82  
**GST Amount** \$353.97  
**Total** \$2,713.79

Bank Account 06-0821-0969441-000 Invoice Number INV-08438

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## CONTRACTOR STATEMENT OF DAMAGE

This form is for contractors to submit detailed information about missed damage or sub-standard repairs.

Owner's Name:\* Danika Turnbull

Address of Claim:\* 6 Freebairn St, Redwood

Claim Number:\* CLM/2011/100661

Your Name:\* Hamish Wright

Your Address:\* 1/954 Ferry Road, Ferrymead, 8023

Your Phone Number: 027-537-8636

Your Email:\* [contact@wrightwaynz.co.nz](mailto:contact@wrightwaynz.co.nz)

Which of the following professions are you?\*

A licensed building practitioner       Registered Builder       Registered Engineer

License / Registration Number\* BP122891

### Building Details:

Land Classification:\* TC2

Number of Floors:\* 1

Age of Building:\* 1960's

Type of Foundation:\* Types 2 and 3

Type of Wall Constructor Timber

Type of External Cladding Brick

Type of Roof:\* Decramastic

Type of Internal Wall & Ceiling Lining Gib

Date of Inspection:\* 1-Feb-22

Type of Damage:\* Cracking to ring foundation, brickwork and internal linings

Missed Damage       Sub-Standard Repairs

Tick Both Boxes if relevant

All fields marked with a \* are mandatory

---

**Our mission:** To reduce the impact on people and property when natural disasters occur



Identify date(s) of relevant repairs

EQR completed 22/04/2012

Description of damage and cause\*

Please summarise the extent of missed damage or sub-standard repairs and why you believe this damage is earthquake related

Structure appears to have moved on ring foundation.

Repairs have failed and re-cracked both internally and externally.

Drainage issues advised by customer and noisy roof structure during high winds.

Do you recommend further investigation or reporting\*?

No

Structural Engineer

Geotechnical Engineer

Other

Please provide details on the recommended investigation\*

Cavity Critter sub-floor and roof. Drainage inspection and EQC reassessment of dwelling and garage. Garage

Floor levels and possible engineering required.


Signature\*

Date\*

8-Feb-22

By submitting this form you confirm that you are a current licensed building practitioner, surveyor or a registered engineer and have inspected the property yourself.

Please send this signed and completed form with the requested information to EQC by email or post.

 **Scan and email to:**  
 claims@eqc.govt  
 (please add claim number in subject line)

**Post to:**  
 Earthquake Commission  
 PO BOX 311, Wellington, 6140

**Our mission:** To reduce the impact on people and property when natural disasters occur

## Quote

## Quote

**HAASE MARSHALL DRAINAGE LIMITED**  
 GST Registered 118 074 610  
 Box 5165, Papanui, Christchurch  
 hamadrainage@yahoo.co.nz

Date: 06/04/2022  
 Quote No.: 13271

Office Contact Number: 0800 36 46 46

Bill To:  
 Wright Way Nz

Craig  
 6 Freebairn Street  
 Redwood  
 WWC-2839B-4

As requested we attended the above address to survey the drainage  
 We have found earthquake damage  
 Our recommendations are  
 repair repair on sewer and the stormwater


Description of Work

Qty	Description	Unit Price	Total
1	health and safety	\$650.00	\$650.00
8	Drainlayer (per hour)	\$75.00	\$600.00
24	Labourer (per Hour)	\$55.00	\$1,320.00
1	Materials	\$327.36	\$327.36
2	Truck (Day)	\$350.00	\$700.00

Subtotal \$3,597.36  
 GST \$539.60  
**Total Amt \$4,136.96**


**All quotes are valid for 90 days.  
 Thank you for your business.**


REF				Description	Qty	Unit	Rate	Lab	Mat'l	Sub Rate	Total
<b>Wrightway Construction, Ltd.</b> 1/954 Ferry Road CHRISTCHURCH 8022 GST Number 111-769-729											
<b>Client:</b> Danika Turnbull						<b>Client Contact:</b> <a href="tel:0275067752">027 506 7752</a>			Hamish WRIGHT - 027-537-8636 - contact@wrightwaynz.co.nz <b>Quote Sheet</b> <b>Date:</b> 7 July 2022		
<b>Repair Address:</b> 6 Freebairn St, Redwood						<b>Owner:</b> <b>Contact #:</b> <b>Claim #:</b>					
<b>Repairs:</b> Ref to the site visit dated 18/05/22					Sub Qte	PS	<b>Labour Rates:</b> \$55.00 /Hr				
					Fdn Sht	Travel	<b>Scoped:</b> CB <b>QS:</b> Dushy				
					Breakdn						
<b>ACM &amp; HAZMAT</b>											
1	Sampling & Analysis - ACM										
2	Site Inspection & Survey										
3		1.00	Ea	\$250.00					\$250.00	\$	250.00
4	Remediation Plan & Report										
5		1.00	Ea	\$650.00					\$650.00	\$	650.00
6	Sample Taking & Analysis										
7		8.00	Ea	\$110.00					\$110.00	\$	880.00
8	- No allowance for abatement, pending results										
<b>FOUNDATION</b>											
<b>Foundation Works</b>											
9	Ring Foundation										
10	Grind & Epoxy pressure nipple injection to cracks										
11		1.00	Ea	\$1,792.00					\$1,792.00	\$	1,792.00
12	Repair / Replaster Ring foundation										
13		66.00	lm	\$70.00					\$70.00	\$	4,620.00
14	Note: No allowance for painting foundation										
15	Manhole access available to subfloor										
16	Miscellaneous Labour										
17	Spotter Labour for subfloor works										
18		4.00	Hr			1.00			\$55.00	\$	220.00
19	Others										
20	Remove & reinstate bark										
21		1.00	Ea	\$330.00					\$330.00	\$	330.00
22	(Drainage Enabling Works)										
23	Deck										
24	Remove & reinstate deck board for plastering works										
25		1.00	Ea	\$330.00					\$330.00	\$	330.00
26	Stain deck										
27		3.00	m2	\$45.00					\$45.00	\$	135.00
28	Additional allowance for small job										
29		1.00	Ea	\$250.00					\$250.00	\$	250.00
30	Services										
31	Electrical										
32	Isolate Power										
33		1.00	Ea	\$504.00					\$504.00	\$	504.00
34	Disconnect / Reconnect Heat Pump										
35		1.00	Ea	\$560.00					\$560.00	\$	560.00
36	Attend to disconnect / reconnect Fixtures, Plates, Switches										
37		20.00	Hr			1.30			\$71.50	\$	1,430.00
38	Plumbing										
39	Attend to Disconnect / Reconnect Fixtures, Taps, Wastes										
40		4.00	Hr	\$1.50					\$1.50	\$	6.00
41	Fibre										
42	Disconnect / Reconnect Fibre box for foundation works										
43		1.00	Ea	\$395.00					\$395.00	\$	395.00
44	Drainage										
45	Quoted repairs to drainage										
46		1.00	QTE	\$3,597.36					\$3,597.36	\$	3,597.36

<b>Wrightway Construction, Ltd.</b>								
1/954 Ferry Road CHRISTCHURCH 8022		GST Number 111-769-729		Hamish WRIGHT - 027-537-8636 - contact@wrightwaynz.co.nz				
<b>Client:</b> Danika Turnbull		<b>Client Contact:</b> <a href="tel:0275067752">027 506 7752</a>		<b>Quote Sheet</b>		<b>Date:</b> 7 July 2022		
<b>Repair Address:</b> 6 Freebairn St, Redwood				<b>Owner:</b> <b>Contact #:</b> <b>Claim #:</b>				
<b>Repairs:</b> Ref to the site visit dated 18/05/22				<b>Sub Qte</b> <b>Fdn Sht</b> <b>Breakdn</b>		<b>PS</b> <b>Travel</b>		
				<b>Labour Rates:</b> \$55.00 /Hr		<b>Scoped:</b> CB <b>QS:</b> Dushy		
REF	Description	Qty	Unit	Rate	Lab	Mat'l	Sub Rate	Total
47	<b>EXTERIOR</b>							
48	<b>Cladding</b>							
49	Brickworks							
50	Brick Reclad Quote	1.00	QTE	\$35,670.38			\$35,670.38	\$ 35,670.38
51								
52	Carpentry							
53	Clean off, De-nail & Straighten Framing	86.00	m <sup>2</sup>	\$16.80			\$16.80	\$ 1,444.80
54	Labour to check insulation	2.00	Hr		1.00		\$55.00	\$ 110.00
55	Supply & Install Uni-Wrap & Strapping	86.00	m <sup>2</sup>	\$16.80			\$16.80	\$ 1,444.80
56								
57	Trims - Replace							
58	Remove & Replace Brick Mould	66.00	lm	\$22.00			\$22.00	\$ 1,452.00
59								
60	Trims - Paint							
61	Prep & Paint Brick Mould	66.00	lm	\$18.00			\$18.00	\$ 1,188.00
62								
63	Soffit							
64	Wash Down & Paint Soffit (No Sanding)	26.00	m <sup>2</sup>	\$45.00			\$45.00	\$ 1,170.00
65	Allow for soffit packing @ windows	1.00	Ea	\$550.00			\$550.00	\$ 550.00
66								
67	<b>Cladding Enabling Works</b>							
68	Remove & Reinstate Fence panels	5.00	lm	\$160.00			\$160.00	\$ 800.00
69	Prep & Paint fence panel, B/S	18.00	m <sup>2</sup>	\$39.00			\$39.00	\$ 702.00
70								
71	Spouting, Fascias & Barges							
72	Remove & Reinstate downpipes	4.00	Ea	\$110.00			\$110.00	\$ 440.00
73	Remove and replace vent pipe	1.00	Ea	\$250.00			\$250.00	\$ 250.00
74								
75	<b>Access</b>							
76	Scaffolding							
77	EDC	86.00	m <sup>2</sup>	\$32.48			\$32.48	\$ 2,793.28
78	Hireage	4.00	Weeks	\$352.60			\$352.60	\$ 1,410.40
79	Inspections	4.00	Ea	\$65.00			\$65.00	\$ 260.00
80								
81	<b>INTERIOR</b>							
82	<b>Interior, Generally</b>							
83	<b>NO ALLOWANCE FOR CURTAINS, RODS OR BLINDS</b>							
84								
85	<b>Lounge</b>	5.70	4.60	2.40				
86	Ceiling							
87	Strip paper, pigment seal, skim for F4, hang lining paper & paint	16.00	m <sup>2</sup>	\$107.52			\$107.52	\$ 1,720.32
88	Paint stipple ceiling	11.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 297.00
89								



REF		Description	Qty	Unit	Rate	Lab	Mat'l	Sub Rate	Total
90		Walls							
91		Rake, Plaster & Paint Walls	50.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 1,650.00
92									
93		Trim							
94		Prep & Paint Cornice	34.00	lm	\$16.00			\$16.00	\$ 544.00
95									
96		Floor Covering							
97		Floor protection	27.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 135.00
98									
99		Appliances							
100		Protect the fireplace	1.00	Ea	\$225.00			\$225.00	\$ 225.00
101									
102		<b>Dining</b>	3.60	2.80	2.40				
103			1.90	1.40	2.40				
104		Ceiling							
105		Gap fill & paint pinex ceiling	13.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 351.00
106									
107		Walls							
108		Rake, Plaster & Paint Walls	44.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 1,452.00
109									
110		Trim							
111		Prep & Paint Cornice	20.00	lm	\$16.00			\$16.00	\$ 320.00
112									
113		Floor Covering							
114		Floor protection	13.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 65.00
115									
116		<b>Kitchen</b>	3.50	3.40	2.40				
117			2.00	1.00	2.40				
118		Ceiling							
119		Gap fill & paint pinex ceiling	13.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 351.00
120		<i>Note: No allowance for exposed beams or pitched ceiling over kitchen</i>							
121									
122		Walls							
123		Rake, Plaster & Paint Walls	46.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 1,518.00
124									
125		Trim							
126		Prep & Paint Cornice	15.00	lm	\$16.00			\$16.00	\$ 240.00
127									
128		Floor Covering							
129		Floor protection	14.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 70.00
130									
131		<b>Bedroom 1</b>	4.60	3.70	2.40				
132			2.60	0.70	2.40				
133		Ceiling							
134		Gap fill & paint pinex ceiling	19.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 513.00
135									

<b>Wrightway Construction, Ltd.</b>				GST Number 111-769-729		<b>WRIGHTWAY</b> CONSTRUCTION 		
1/954 Ferry Road CHRISTCHURCH 8022		Client: <b>Danika Turnbull</b>		Client Contact: <a href="tel:0275067752">027 506 7752</a>		Hamish WRIGHT - 027-537-8636 - contact@wrightwaynz.co.nz <b>Quote Sheet</b> Date: 7 July 2022		
Repair Address: <b>6 Freebairn St, Redwood</b>				Owner: Contact #: Claim #:				
Repairs: <b>Ref to the site visit dated 18/05/22</b>			Sub Qte	PS	Labour Rates: <b>\$55.00 /Hr</b>			
			Fdn Sht	Travel	Scoped: CB	QS: Dushy		
			Breakdn					
REF	Description	Qty	Unit	Rate	Lab	Mat'l	Sub Rate	Total
136	Walls							
137	Rake, Plaster & Paint Walls	54.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 1,782.00
138								
139	Trim							
140	Prep & Paint Cornice	24.00	lm	\$16.00			\$16.00	\$ 384.00
141								
142	Floor Covering							
143	Floor protection	19.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 95.00
144								
145	<b>Bedroom 2</b>	4.30	3.20	2.40				
146		2.10	0.70	2.40				
147	Ceiling							
148	Gap fill & paint pinex ceiling	16.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 432.00
149								
150	Walls							
151	Rake, Plaster & Paint Walls	48.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 1,584.00
152								
153	Trim							
154	Prep & Paint Cornice	17.00	lm	\$16.00			\$16.00	\$ 272.00
155								
156	Floor Covering							
157	Floor protection	16.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 80.00
158								
159	Appliances							
160	Remove & refit shelves including painting (Each side)	1.00	Ea	\$790.00			\$790.00	\$ 790.00
161								
162	<b>Bedroom 3</b>	3.40	3.00	2.40				
163		2.20	0.70	2.40				
164	Ceiling							
165	Gap fill & paint pinex ceiling	12.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 324.00
166								
167	Walls							
168	Rake, Plaster & Paint Walls	43.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 1,419.00
169								
170	Trim							
171	Prep & Paint Cornice	16.00	lm	\$16.00			\$16.00	\$ 256.00
172								
173	Floor Covering							
174	Floor protection	12.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 60.00
175								
176	<b>Hallway</b>	3.00	1.00	2.40				
177		1.10	1.10	2.40				
178	Ceiling							
179	Gap fill & paint pinex ceiling	5.00	m <sup>2</sup>	\$27.00			\$27.00	\$ 135.00
180								

<b>Wrightway Construction, Ltd.</b>				<b>WRIGHTWAY</b>  CONSTRUCTION				
1/954 Ferry Road CHRISTCHURCH 8022		GST Number 111-769-729		Hamish WRIGHT - 027-537-8636 - contact@wrightwaynz.co.nz				
<b>Client:</b> Danika Turnbull		<b>Client Contact:</b> <a href="tel:0275067752">027 506 7752</a>		<b>Quote Sheet</b>		<b>Date:</b> 7 July 2022		
<b>Repair Address:</b> 6 Freebairn St, Redwood				<b>Owner:</b>				
				<b>Contact #:</b>				
				<b>Claim #:</b>				
<b>Repairs:</b> Ref to the site visit dated 18/05/22		Sub Qte	PS	<b>Labour Rates:</b>		\$55.00 /Hr		
		Fdn Sht	Travel	<b>Scoped:</b>	CB	<b>QS:</b>	Dushy	
		Breakdn						
REF	Description	Qty	Unit	Rate	Lab	Mat'l	Sub Rate	Total
181	Walls							
182	Rake, Plaster & Paint Walls	25.00	m <sup>2</sup>	\$33.00			\$33.00	\$ 825.00
183	Protect Wall paper	3.00	m <sup>2</sup>	\$8.00			\$8.00	\$ 24.00
184								
185	Trim							
186	Prep & Paint Cornice	10.00	lm	\$16.00			\$16.00	\$ 160.00
187								
188	Floor Covering							
189	Floor protection	5.00	m <sup>2</sup>	\$5.00			\$5.00	\$ 25.00
190								
191	<b>Garage</b>	4.50	6.30	2.00				
192	External Wall							
193	Paint concrete wall	44.00	m <sup>2</sup>	\$40.00			\$40.00	\$ 1,760.00
194								
195	<b>Professional Fees</b>							
196	<i>Note: No allowance has been made</i>							
198								
199	Council							
200	Consent Exemption, including lodgement	1.00	Ea	\$1,300.00			\$1,300.00	\$ 1,300.00
202								
<b>P &amp; G</b>		8%	1.00	Ea	\$6,943.47		\$6,943.47	\$ 6,943.47
<b>Builders Margin</b>		10%	1.00	Ea	\$9,373.68		\$9,373.68	\$ 9,373.68
							<b>Sub Total</b>	<b>\$ 103,110.49</b>
							<b>GST</b>	<b>\$ 15,466.57</b>
							<b>TOTAL REPAIR</b>	<b>\$ 118,577.06</b>



## Drainage Assessment Report

**Customer** Wright Way – Craig

**Address** 6 Freebairn Street

Redwood

**Prepared By** Haase Marshall Drainage Ltd

**Date** 06/04/2022

**Certified Drainlayer** Kyle Marshall

**Signed** *Kyle Marshall*

After a recent assessment of the existing private sewer and stormwater systems at the above address, on 31<sup>st</sup> March 2022 this report was prepared by Haase Marshall Drainage

Copies of the following documents have been provided with this report:

- As-Built Sketch – a diagram of the existing sewerage and stormwater systems indicating where earthquake damage was identified
- Proposed Repair Strategy Sketch – a diagram of the existing sewer and stormwater systems revised to reflect any changes made as part of the repair strategy for earthquake damage (i.e. component relocations, rerouting of lines, etc.)
- Repair Scope of Work – a detailed record of the work to be performed to repair the identified earthquake damage.

Any questions regarding this report should be directed in the first instance to Haase Marshall Drainage

## Property Overview

Single storey brick dwelling, asphalt driveway, deck at the rear, garage attached at rear, tidy landscaping, no over head power

## Report – Sanitary Sewer

### Overview of Identified Earthquake Damage

As requested we attended the above address to survey the sewer for earthquake damage, CCTV from head of drain GT1 and recorded rack from front boundary, the sewer is earthenware and we have found 2 sections of the sewer that has cracked and broken, repair out front under the grass lawn and other repair down the side of the house under bark at the top of the line

### Included in Repair Strategy for Earthquake Damage

repair 1m repair IV and 1 x 2 metre repair

### Excluded from Repair Strategy – Damage not Covered Under the Act

Anything outside the boundary

## Report – Stormwater

### Summary of Identified Earthquake Damage

Water blasted stormwater from the kerb, outlet was broken and was full of soil, all blocked up, dug and exposed outlet, broke out some pipe so the water blaster could easily access for entry, water blasted to box sump and pulled back, water blasted down DP1 box sump and DP2, laid in OVC at top end, the rest of the stormwater line is in earthenware, stormwater all ok and is working

### Included in Repair Strategy for Earthquake Damage

relay 2 metres for repair, under the bark down the side of the house in case section, will need to be removed to access and repair the sewer line

### Excluded from Repair Strategy – Damage not Covered Under the Act

## Feedback

The repair strategy has/ has not been discussed with the customer.



# HAASE MARSHALL DRAINAGE

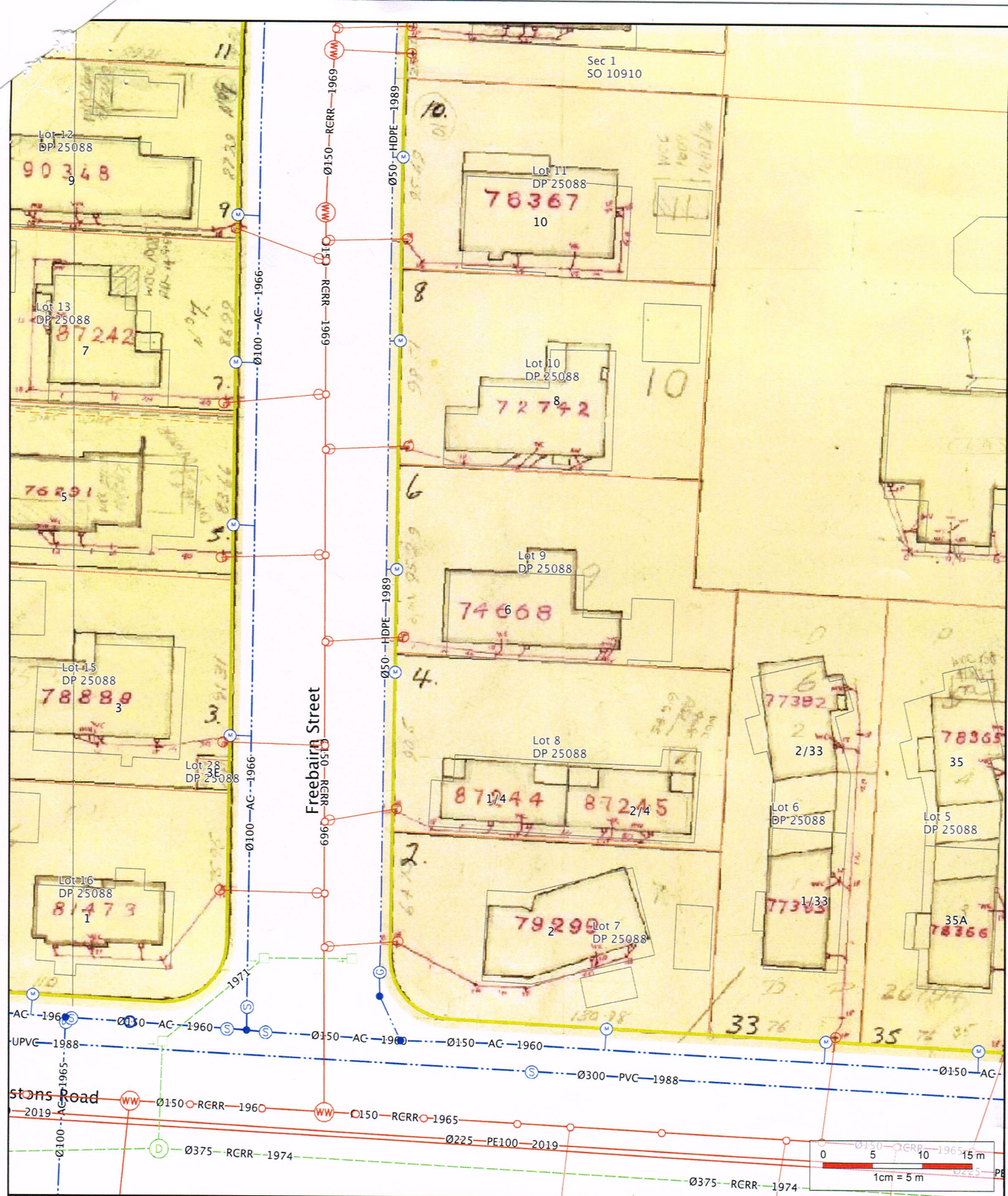
\*Point of Entry c.i.t. & recorded back from front boundary.

Address: 6 Freebairn St

























































































Date: 31.3.22

Technician Name: Shaun

Distance from CCTV Entrance	PULLED JOIN	BROKEN COLLAR	CRACKED PIPES	COLLAPSED PIPE	TREE ROOTS	Misaligned	HOLDING WATER	Invert at Boundary	Silt	Comments
0-2m	1.9 <del>2.0</del>	1.9 <del>2.0</del> 2.5	1.9 <del>2.0</del> 2.5							
3-4m										
5-6m										
7-8m										
9-10m										
11-12m										
13-14m										
15-16m	16.6	16.6	16.6							
17-18m										
19-20m										
21-22m										
23-24m										Exit 21.0m
25-26m										
27-28m										
29-30m										




 1:500 on A4  
 24/03/2022.07:10 PM  
**Christchurch City Council**  
 ph: 941-8300 fax: 941-8385

Private Drainage		Water Intake/Supply	Wastewater	Wastewater	Stormwater	Stormwater
<b>Standard Infrastructure</b>  Bio Gas  Condensate Trap  End Cap  Inlet  Outlet  Valve  Main  Cable	<b>Water Intake/Supply</b>  Connector  Bellows  Hydrant  Inlet  Meter  Outlet  Pump  Restrictor  Valve  Air Release  Butterfly  Flow restriction  Gate  Pressure Activated  Sluice  Valve  Reservoir  Structure  Lateral  Main  Sub Main	<b>Wastewater</b>  End Cap  Valve  Air Gap Separator  Vent  Eye  Eye (Vertical)  Outfall  Pump  Junction  Access  Flush Manhole  Inspection Point  Standard Manhole  Trap  Vented Manhole  Lateral  Main  Pressure Man	<b>Wastewater</b>  Lateral Fitting <b>Local Pressure</b>  Control Panel  Boundary Kit  Tank System  Site  Vacuum Chamber  Vacuum Breather <b>Stormwater</b>  Bend  Change  Eye  Flow Restriction  Inlet  Dome Sump  Double Sump  Gross Debris Trap	<b>Stormwater</b>  Inlet  Inlet Headwall  Pipe End  Silt Trap  Single Sump  Soak Pit  Triple Sump  Junction  Standard Manhole  Outlet  Pump  Structure  Lateral  Main  Lateral Fitting  Double Sump	<b>Stormwater</b>  Lateral Fitting  Single Sump  Soak Pit  Inspection point  Manhole <b>All services</b>  Pipe Protection  Abandoned  Proposed  Out of service <b>Landbase</b>  Easement	

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.  
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# SITE SKETCH - STANDARD DRAINS

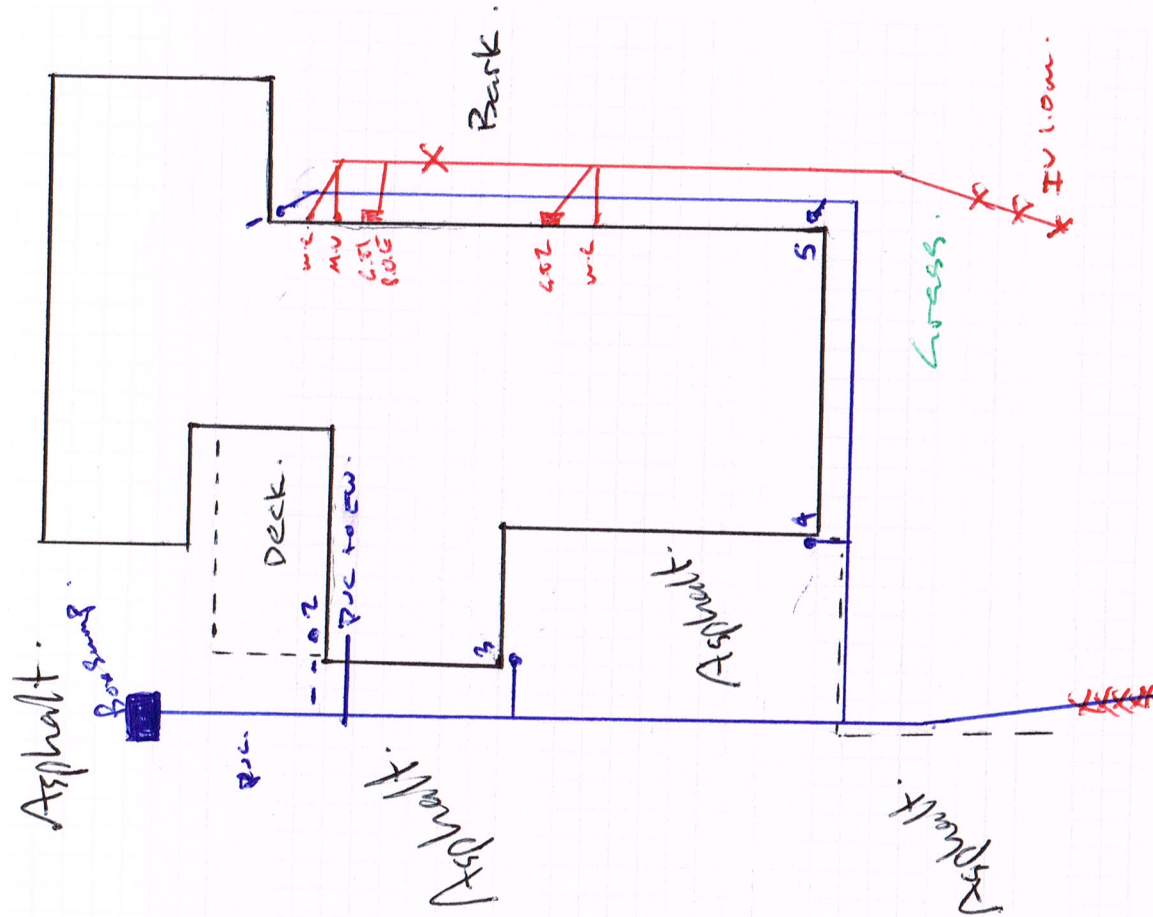
Customer Address 6 Freeborn St

Customer EQC Claim # \_\_\_\_\_

Assessment Date 31.3.22.

Sketch Type (Circle Applicable)

As Built (Damage) / Proposed Repair



## Key

- Existing Sewer Line —
- Existing Stormwater Line —
- Pavers / Driveway
- Earthquake Damage ⊕
- Tree ●
- Kerb Outlet
- Downpipe / Toilet Vent ⊥
- SUMP
- Non Earthquake Damage ⊕

## Abbreviations

- Kerb Outlet - KO
- SUMP
- Down Pipe (S/W) - DP
- Boundary Inspection Pipe
- Type of Material
  - Earthenware - EW
  - Poly Vinyl Chloride - PVC
  - C/I - Cast Iron
- Bends - show upstream direction
  - Left hand bend - LHB
  - Right Hand Bend - RHB
  - Inspection Bend - IB
  - Left Hand Inspection Bend - LHIB
  - Right Hand Inspection Bend - RHIB
- Junction
  - Left Hand Junction - LHJ
  - Right Hand Junction - RHJ
  - Inspection Junction - IJ
  - Inspection Left Junction - ILJ
  - Inspection Right Junction - IRJ
- Fixtures
  - Gully Trap - GT
  - Terminal Vent - TV
  - Main Vent - MV

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# QUOTE

Wright Way Construction Ltd  
1/954 Ferry Road  
Ferrymead  
Christchurch 8023  
NEW ZEALAND

**Date**  
7 Apr 2022

**Quote Number**  
QU-1413

**Reference**  
6 Freebairn Street Redwood,  
Christchurch 8051

**GST Number**  
112-428-747

Richie's Brick & Block Ltd  
62 Halswell road  
Hillmorton  
CHRISTCHURCH 8025  
Cell: 027 2025 963  
Email:  
richiesblock@gmail.com

Description	Quantity	Unit Price	Amount NZD
Remove and dispose 110 series brick Price includes skips, labour, removal of our debris and manual handling around job due to limited access	86.00	55.00	4,730.00
Supply 110 series bricks Includes freight and wastage	86.00	209.28	17,998.08
Install 110 series bricks Price includes labour, long brick ties and grey mortar	86.00	130.00	11,180.00
supply and install dpc around perimeter foundation	1.00	190.00	190.00
re museal foundation	1.00	185.00	185.00
Dpc up windows and doors	1.00	395.00	395.00
Acid wash of house, to clean brick veneer of efflorescent	1.00	550.00	550.00
Extra over for chimney breast	1.00	850.00	850.00
Grind out and repoint cracked mortar joints on garage	1.00	1,700.00	1,700.00
Protection of driveway, footpaths and the lawn area during the debrick and re-brick Price includes, labour, plywood, polythene and a water blast of the area on completion	1.00	1,500.00	1,500.00
Please note any fences, conservatories, bushes, down-pipes or the any obstructions to us being able to do a competent job must be removed and reinstated by Wrightway construction Please note we do not cover The removal or reinstatement of any flashing's, guttering, spouting, building paper, Eco ply, heat-pumps, concrete, outdoor lighting, existing gardens, rose bushes			
		Subtotal	39,278.08
		TOTAL GST 15%	5,891.71

---

TOTAL NZD

45,169.79

---



**Wrightway Construction Limited**  
1/954 Ferry Road  
Ferrymead  
Christchurch, 8023  
contact@wrightwaynz.co.nz  
027 537 8636

**Danika Turnbull**  
6 Freebairn Street  
Redwood  
Christchurch, 8051

**Site Address**  
6 Freebairn Street  
Redwood,  
Christchurch, 8051

Invoice Number: INV-08775  
Job Number: WWC-2839  
Invoice Date: 20th Jun 2022  
Due Date: 11th Jul 2022  
GST Number: 111-769-729

## Tax Invoice | INV-08775

Name	Quantity	Price	Total
<b>6 Freebairn Street, Redwood</b>			
Quotation for Repairs	1.00	\$1,100.00	\$1,100.00
			<b>\$1,100.00</b>

**Subtotal** \$1,100.00  
**GST Amount** \$165.00  
**Total** \$1,265.00

Bank Account 06-0821-0969441-000 Invoice Number INV-08775



# QUOTE

Wright Way Construction Ltd  
1/954 Ferry Road  
Ferrymead  
Christchurch 8023  
NEW ZEALAND

**Date**  
6 Jul 2022

**Quote Number**  
QU-1413

**Reference**  
6 Freebairn Street Redwood,  
Christchurch 8051

**GST Number**  
112-428-747

Richie's Brick & Block Ltd  
62 Halswell road  
Hillmorton  
CHRISTCHURCH 8025  
Cell: 027 2025 963  
Email:  
richiesblock@gmail.com

Description	Quantity	Unit Price	Amount NZD
Remove and dispose 110 series brick Price includes skips, labour, removal of our debris and manual handling around job due to limited access	86.00	55.00	4,730.00
Supply 110 series bricks mid range from Midland brick Price Includes freight and 10% wastage	86.00	167.33	14,390.38
Install 110 series bricks Price includes labour, long brick ties and grey mortar	86.00	130.00	11,180.00
supply and install dpc around perimeter foundation	1.00	190.00	190.00
re museal foundation	1.00	185.00	185.00
Dpc up windows and doors	1.00	395.00	395.00
Acid wash of house, to clean brick veneer of efflorescent	1.00	550.00	550.00
Extra over for chimney breast	1.00	850.00	850.00
Grind out and repoint cracked mortar joints on garage	1.00	1,700.00	1,700.00
Protection of driveway, footpaths and the lawn area during the debrick and re-brick Price includes, labour, plywood, polythene and a water blast of the area on completion	1.00	1,500.00	1,500.00
Please note any fences, conservatories, bushes, down-pipes or the any obstructions to us being able to do a competent job must be removed and reinstated by Wrightway construction Please note we do not cover The removal or reinstatement of any flashing's, guttering, spouting, building paper, Eco ply, heat-pumps, concrete, outdoor lighting, existing gardens, rose bushes			
		Subtotal	35,670.38
		TOTAL GST 15%	5,350.56
		<b>TOTAL NZD</b>	<b>41,020.94</b>

0800 DAMAGE (0800 326 243)  
PO Box 311, Wellington 6140



18 July 2022

Ms Danika Turnbull  
6 Freebairn Street  
Redwood  
Christchurch, 8051

**Your claim: CLM/2011/100661**

**Regarding damage at: 6 Freebairn Street, Redwood, Christchurch, 8051**

**On behalf of: Morgan Family Trust**

Dear Danika

### Cash settlement

On behalf of EQC, I would like to thank you for your continued patience while we worked through your claim.

We have reviewed the earthquake damage to your home, which is insured under the Earthquake Commission Act 1993 (the EQC Act) and have calculated the repair cost of the earthquake damage.

We can now provide you a cash settlement for your claim/s.

Maximum EQC entitlement per event (cap): \$115,000

Your total cash settlement amount across all events is **\$117,581.70** as summarised below.

### Payment details (all amounts are inclusive of GST):

Claim number	Event date	Claim detail	EQC entitlement	Excess** deducted	Amount
EQC can settle the apportioned amount of total damage to each event, in full, less any applicable excess:					
CLM/20111100661	26/12/2010	This payment			
		Total repair cost apportioned to this event	\$11,573.75	\$200.00	\$11,373.75
		Less valid completed repairs* apportioned to this event			-\$279.32
		<b>This payment</b>			<b>\$11,094.43</b>
Excess calculation:	EQC total liability under \$20k therefore minimum excess of \$200.00 applies				

IN CONFIDENCE-CUSTOMER

Claim number	Event date	Claim detail	EQC entitlement	Excess* * deducte d	Amount
EQC can settle the apportioned amount of total damage to each event, in full, less any applicable excess:					
CLM/2011/016056	22/02/2011	This payment			
		Total repair cost apportioned to this event	\$109,935.81	\$795.36	\$109,140.45
		Less valid completed repairs* apportioned to this event			-\$2,653.18
		<b>This payment</b>			<b>\$106,487.27</b>
Excess calculation:	(\$109,935.81 + UW + Fletchers + Contents) = \$109,935.81 @ 1% = \$1,099.36 less \$304.00 CHRP excess paid = 795.36				

## Explanations

### *\*Valid completed repairs*

Repairs completed to the standard required under the Act and will not be affected by the work still to be done to complete the repair of earthquake damage to your residential building, have been taken into account in the overall settlement of your residential building claim(s).

### *\*\*Excess*

The excess deducted per EQC claim for a residential building is \$200 multiplied by the number of dwellings in the residential building or 1% of the amount payable, whichever is greater.

## Payment by electronic transfer

Payment totalling \$117,581.70 has been electronically transferred to the bank account you have specified.

## Your obligations under the Earthquake Commission Act 1993

By accepting this payment from us, you are agreeing that:

- The claim information you submitted was true and accurate
- You have not withheld any material information
- You will inform us if any information provided later becomes incorrect
- You will provide any further information required for us to assess your claim.

IN CONFIDENCE-CUSTOMER

0800 DAMAGE (0800 326 243)  
PO Box 311, Wellington 6140



### What to do with your payment

It is important that this payment is used for the purpose of reinstatement of earthquake damaged property, as detailed in the attached scope of works dated 07/07/2022. Your future entitlement to EQC cover for this property may be affected if your payment is not used for this purpose. Please note that EQC will require evidence of the agreed repairs being completed before paying for any future settlements for claims at your property.

Please ensure you keep a record of all repairs completed in accordance with the scope of works including photos and costs incurred over the course of your repairs.

If you believe there are outstanding aspects of your claim, keep this payment(s) and I will work with you on any remaining aspects of your claim. Banking your claim settlement does not affect your current or any future entitlement(s).

If you wish to discuss the above payment or would like any further information, please contact me directly by email or phone. My details are below, and I am available between 08:30 a.m. to 05:00 p.m. Monday to Friday.

Yours sincerely

Steve Thomas  
Settlement Specialist  
Email: sthomas2@eqc.govt.nz  
Mobile: 027 554 5626

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IN CONFIDENCE-CUSTOMER