

27 September 2023

Ms A Wilsea-Smith
Sent by email to: amy@calderandco.nz

Kia ora Ms Wilsea-Smith

Information request – CLM/2011/167862 – 28 Puhara Avenue, Parklands, Christchurch 8083

Thank you for your information request received on 7 September 2023. You asked for 'All information relating to EQC' in relation to 28 Puhara Avenue. Your request has been considered under the Official Information Act (OIA).

Please find the enclosed documentation in response to your request.

The documents enclosed, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/109572	Managed Repair	The damage lodged under this claim was assessed and repaired under the master claim
CLM/2011/167862 **Master Claim	Managed Repair	EQC Managed the repairs
CLM/2012/007565	Cash settled	Not related to dwelling or land

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake EQC documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the solicitor acting on behalf of your clients you have an interest in understanding what assessments and repairs have been undertaken at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners, third parties and other neighbouring properties 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 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,



Rachel Saolele
Senior OIA Advisor-Kaitohutohu OIA Matua

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

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains information relating to the repairs completed under the Canterbury Home Repair Programme (CHRP)



Scope of Works



Customer: TAIARAHIA BLACK

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 28 PUHARA AVENUE, PARKLANDS, CHRISTCHURCH 8083 on 13/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 750.00 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 (West)

Element	Damage	Repair
Wall Cladding (Hebal - Plaster - 36.90 m2)	Cracking	Repair cracks to texture coat 36.90 m2
Wall framing (Timber Frame - Timber - 36.90 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
Wall Cladding (Hebal - Plaster - 34.00 m2)	Cracking	Repair cracks to texture coat 34.00 m2
	Cracking	Repair cracks to texture coat 31.20 m2
Wall framing (Timber Frame - Timber - 30.00 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
Wall Cladding (Hebal - Plaster - 29.76 m2)	Cracking	Grind out and epoxy fill 5.00 l/m
	Cracking to paint	Paint wall 29.76 m2
Wall framing (Timber Frame - Timber - 29.76 m2)	No Earthquake Damage	

Elevation (North)

Element	Damage	Repair
Wall Cladding (Hebal - Plaster - 30.00 m2)	Cracking	Repair cracks to texture coat 30.00 m2
	Cracking	Grind out and epoxy fill 4.00 l/m
	Cracking to paint	Paint wall 37.20 m2

Wall framing (Timber Frame - Timber - No Earthquake Damage
51.60 m2)

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Kitchen

Room Size: 3.00 x 3.46 = 10.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.38 m2)	Cosmetic Damage	Rake out, plaster and paint	10.38 m2
Floor (Chipboard - Carpet - 10.38 m2)	Cosmetic damage	Remove, dispose and install tiles	7.86 m2
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 31.01 m2)	Cosmetic damage	Rake out, plaster and paint	17.90 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 11.00 l/m)	No Earthquake Damage		

Ground Floor - Dining Room

Room Size: 2.90 x 3.32 = 9.63 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.63 m2)	Cosmetic Damage	Rake out, plaster and paint	9.63 m2
Floor (Concrete - Carpet - 9.63 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 29.86 m2)	Cosmetic damage	Rake out, plaster and paint	22.85 m2

Ground Floor - Lounge

Room Size: 4.90 x 4.54 = 22.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 22.25 m2)	No Earthquake Damage		
Door (External) (SG Sliding - Aluminium - 1.00 item)	Cosmetic damage	Paint jambs and trims	1.00 item
Floor (Concrete - Carpet - 22.25 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 49.09 m2)	Cosmetic damage	Rake out, plaster and paint	49.09 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Window (Aluminium Fixed - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.51 x 17.58 = 26.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 26.55 m2)	Cosmetic Damage	Rake out, plaster and paint	26.55 m2
Door (External) (Solid Door - Timber - 1.00 item)	Cosmetic damage	Paint jambs and trims	1.00 item
Door (External) (SG Sliding - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 19.09 m2)	Cosmetic damage	Remove, dispose and install tiles	19.09 m2
Wall covering (Gib - Paint - 73.58 m2)	No Earthquake Damage		

Ground Floor - Bedroom

Room Size: 4.00 x 4.20 = 16.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.80 m2)	No Earthquake Damage		
Door (External) (DG Sliding - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 16.80 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 42.64 m2)	Cosmetic damage	Rake out, plaster and paint	42.64 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - En Suite

Room Size: 1.90 x 2.20 = 4.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.18 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 4.18 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.32 m2)	Cosmetic damage	Rake out, plaster and paint	21.32 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Walk In Wardrobe

Room Size: 2.00 x 2.20 = 4.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
No Damage			

Ground Floor - Laundry

Room Size: 1.80 x 1.78 = 3.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 3.20 m2)	No Earthquake Damage		
Door (External) (SG Sliding - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 3.20 m2)	Cosmetic damage	Remove, dispose and install tiles	3.20 m2
Wall covering (Gib - Paint - 17.18 m2)	Cosmetic damage	Rake out, plaster and paint	17.18 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		

Ground Floor - Bedroom

Room Size: 3.00 x 4.00 = 12.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.00 m2)	Cosmetic Damage	Rake out, plaster and paint	12.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 12.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.40 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.90 x 1.87 = 1.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.68 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 1.68 m2)	Cosmetic damage	Remove, dispose and install tiles	2.28 m2
Toilet (Standard - Standard Spec - 1.00 item)	Remove and install for other trades	Remove and install for other trades	1.00 item
Wall covering (Gib - Paint - 13.30 m2)	No Earthquake Damage		

Ground Floor - Bedroom

Room Size: 3.40 x 4.00 = 13.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.60 m2)	Cosmetic Damage	Rake out, plaster and paint	13.60 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 13.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 35.52 m2)	Cosmetic damage	Rake out, plaster and paint	35.52 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom

Room Size: 3.00 x 4.00 = 12.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (Concrete - Carpet - 12.00 m2)	No Earthquake Damage		

Wall covering (Gib - Paint - 33.60 m2)	Cosmetic damage	Rake out, plaster and paint	33.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 1.75 x 3.65 = 6.39 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	Fitment damage	Replace silicon seal	1.00 l/m
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.39 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 6.39 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.12 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.92 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage

Room Size: 5.50 x 6.00 = 33.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 33.00 m2)	Cosmetic Damage	Rake out, plaster and paint	33.00 m2
Door (External) (SG Single - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 33.00 m2)	No Earthquake Damage		
Garage door (Rolla Door Steel - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 59.80 m2)	Cosmetic damage	Rake out, plaster and paint	59.80 m2

Scope of Works - Glossary of Terms

Cosmetic Damage	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'.
Impact Damage	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.
Structural Damage	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

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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EQC Full Assessment Report

Claim Number: CLM/2011/167862
Claimant: TAIARAHIA BLACK
Property Address: 28 PUHARA AVENUE
 PARKLANDS
 CHRISTCHURCH 8083

Assessment Date: 13/07/2011 14:34
Assessor: Cockroft, Andrew
Estimator: Beber, Michael
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	TAIARAHIA, BLACK				
Owner					

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
QBE Insurance	Dwelling			

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
QBE Insurance	Dwelling		Yes	

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
WESTPAC NEW ZEALAND LIMITED

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. 30% Sept, 70% Feb

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	Post 1980	Rectangular	181.21

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 (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Hebal	Plaster	Cracking			
			Repair cracks to texture coat	36.90 m2	65.00	3,690.00
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	Hebal	Plaster	Cracking			
			Repair cracks to texture coat	34.00 m2	65.00	3,400.00
			Cracking			
			Repair cracks to texture coat	31.20 m2	65.00	3,120.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 4m height section of wall to middle of elevation x8.5m
13m section at 2.4 m height

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Hebal	Plaster	Cracking			
			Grind out and epoxy fill	5.00 l/m	35.00	175.00
			Cracking to paint			
			Paint wall	29.76 m2	29.00	863.04
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Hebal	Plaster	Cracking			
			Repair cracks to texture coat	30.00 m2	65.00	3,000.00
			Cracking			
			Grind out and epoxy fill	4.00 l/m	35.00	140.00
			Cracking to paint			
			Paint wall	37.20 m2	29.00	1,078.80

Wall framing Timber Frame Timber No Earthquake Damage

General Comments:**Foundations**

Damage: No damage

Require Scaffolding? No

General Comments: Concrete slab
21.5x12.4

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Profile metal sheets

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.38 m2	34.00	352.92
Floor	Chipboard	Carpet	Cosmetic damage			
			Remove, dispose and install tiles	7.86 m2	170.00	1,336.20
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	17.90 m2	34.00	608.74
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Dining Room**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	9.63 m2	34.00	327.35
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	22.85 m2	34.00	776.83

General Comments: Paint around columns in adjoining kitchen area for walls. Three walls to paint. Large opening between dining and kitchen allowed for in coverage. Replacement of tiles allowed for in hall to include tiled border in dining area.

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Sliding	Aluminium	Cosmetic damage			
			Paint jambs and trims	1.00 item	110.00	110.00
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	49.09 m2	34.00	1,668.99
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	26.55 m2	34.00	902.56
Door (External)	Solid Door	Timber	Cosmetic damage			
			Paint jambs and trims	1.00 item	110.00	110.00
Door (External)	SG Sliding	Aluminium	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	19.09 m2	170.00	3,244.69
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Hallway includes tiled area entrance to laundry also allows for skirting tiles**Ground Floor - Bedroom****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	DG Sliding	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	42.64 m2	34.00	1,449.76
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments: Master bed**Ground Floor - En Suite****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	21.32 m2	34.00	724.88
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Sliding	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			

Floor	Concrete	Tiles	Remove, dispose and install tiles	3.20 m2	170.00	544.68
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	17.18 m2	34.00	584.26
Wash tub	Single	Stainless Steel	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	12.00 m2	34.00	408.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	2.28 m2	170.00	387.09
Toilet	Standard	Standard Spec	Remove and install for other trades			
			Remove and install for other trades	1.00 item	120.00	120.00
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Tiles include skirtings.**Ground Floor - Bedroom****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	13.60 m2	34.00	462.40
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	35.52 m2	34.00	1,207.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Bedroom 3 (east corner of house) thomas tank engine room**Ground Floor - Bedroom****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	130.00	130.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	33.60 m2	34.00	1,142.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Bedroom 4 south side of house

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	Fitment damage			
			Replace silicon seal	1.00 l/m	12.00	12.00
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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	33.00 m2	34.00	1,122.00
Door (External)	SG Single	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	59.80 m2	34.00	2,033.20

General Comments:

Fees

Fees

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
Preliminary and general	2,818.68
Margin	3,805.21
GST	6,278.60

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	1,038.04
	Elevation (North)	4,218.80
	Elevation (South)	6,520.00
	Elevation (West)	3,690.00
		15,466.84

Floor	Description	Estimate
Ground Floor	Bathroom	12.00
	Bedroom	4,800.24
	Dining Room	1,104.18
	En Suite	724.88
	Hallway	4,257.25
	Internal Garage	3,155.20
	Kitchen	2,297.86
	Laundry	1,128.94
	Lounge	1,778.99
	Toilet	507.09
	Walk In Wardrobe	0.00
		19,766.62

19,766.62

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	2,818.68
Margin	3,805.21
GST	6,278.60
	12,902.49

Total Estimate	48,135.96
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Inspection Sign Off

Description	Answer	comments
Land Damage		
Is there land damage?	No	
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010 / 109572

File Notes

Date Created: 13/07/2011 09:58

Created : Cockroft, Andrew

Subject: File note

Note: This file has two claims. Sept and Feb. This was their first assessment by EQC. No contents claim as it is a rental property.

No land damage.

Next Action:

Urgent Works Items

CLM/2011/167862 - Scope Change Summary

Scope Change Summary- Property Details

Claim Number	CLM/2011/167862	Hub Zone	Bishopdale Hub
Contractor Name	Pattersons Insurerbuild Limited	Supervisor	Rodger Jones
Property Address	28 PUHARA AVENUE, PARKLANDS	Main Contact Name	
Customer name	TAIARAHIA BLACK	Customer Email	
Home Phone		Mobile Phone	
Created By	Phillip Glover (EQR)	Form Completed	24/09/2012 08:59:01 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Additional Damage	West Elevation	Walls	Remeasure - 76.8 m2 Repair cracks to texture coating, 76.8m2 Elastomeric paint, 76.8 m2m 2 Allow for scaffolding, 1item	
Additional Damage	South Elevation	Walls	Remeasure - 80m2 Repair cracks to texture coating, 80 m 2 Elastomeric paint, 80m2 Allow for scaffolding, 1item	
Additional Damage	East Elevation	Walls	Remeasure - 63.08m2 Repair cracks to texture coating, 63.08m2. Elastomeric paint, 63.08m2 Allow for scaffolding, 1item	
Additional Damage	North Elevation	Walls	Remeasure - 74.54 Repair cracks to texture coating, 74.54 Elastomeric paint, 74.54 Allow for scaffolding, 1item	
Additional Damage				
Additional Damage	Hallway	Walls	Rake-Stop-Paint, 73.58m2	
Additional Damage	Bedroom Master		Ext Door Gap fill and paint.	
Additional Damage	Laundry		Allow to remove/refix tub for others, 1item	
Non-Earthquake Damage	Bedroom - South		DELETE Ease and repaint, (1#of)	
Additional Damage	Bathroom	Walls	Rake-Stop-Paint, wall including cornice, 25.92m2	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Rodger Jones

20/09/2012

Name

Signature

Date

EQC Representative:

CLM/2011/167862 - Scope Change Summary

Name

Signature

20/09/2012

Date

EQC Claim Assessment

Address	28 PUHARA AVENUE, PARKLANDS, CHRISTCHURCH, 8083	EQC Claim Number	CLM/2011/167862
Hazards	Nil. 30% Sept, 70% Feb	EQC Assessor (L,F)	Cockroft, Andrew
Inspection Date	13-Jul-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Beber, Michael

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
BLACK TAIARAHIA <i>owner</i>				

agent

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	750 m2

MAIN BUILDING	Age Post 1980	Area 181.2m2	Footprint Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure

Elevation (West)

Wall framing	Timber Frame, Timber (36.90 m2)	
Wall cladding	Hebal, Plaster (36.90 m2)	
	Cracking <i>scaffolding - centre patio area.</i>	
	Repair cracks to texture coat	36.9 m2 ✓

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (South)

Wall framing	Timber Frame, Timber (30.00 m2)	
Wall cladding	Hebal, Plaster (34.00 m2)	
	Cracking	
	Repair cracks to texture coat	34 m2
	Repair cracks to texture coat	31.2 m2

Comments: 4m height section of wall to middle of elevation x 8.5m 13m section at 2.4m height

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (East)

Wall framing	Timber Frame, Timber (29.76 m2)	
Wall cladding	Hebal, Plaster (29.76 m2)	
	Cracking	
	Grind out and epoxy fill	5 m ✓

EQC Claim Number CLM/2011/167862

Cracking to paint
Paint wall 29.76 m2 ✓

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

Wall framing	Timber Frame, Timber (51.60 m2)	
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Wall cladding	Hebal, Plaster (30.00 m2)	
---------------	---------------------------	--

Cracking

Grind out and epoxy fill 4 m ✓

Repair cracks to texture coat 30 m2 ✓

Cracking to paint

Paint wall 37.2 m2 ✓

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Foundations**Comments:** Concrete slab 21.5x12.4

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Roof**Comments:** Profile metal sheets**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen (L=3.5m W=3.0m H=2.4m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)	
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Floor	Chipboard, Carpet (10.38 m2)	
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Cosmetic damage

Remove, dispose and install tiles 7.86 m2 ✓

Hob	Electric, Standard Spec (1.00 Item)	
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Wall covering	Gib, Paint (31.01 m2)	
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Cosmetic damage

Rake out, plaster and paint 17.9 m2 ✓

Ceiling	Gib, Paint (10.38 m2)	
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Cosmetic Damage

Rake out, plaster and paint 10.38 m2 ✓

Work top	Kitchen work top, Laminate (11.00 m)	
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Kitchen joinery	Medium Spec, MDF (1.00 Item)	
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Range Hood	Over Head, Standard spec (1.00 Item)	
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Room - Additional Notes:**Dining Room (L=3.3m W=2.9m H=2.4m)**

Floor	Concrete, Carpet (9.63 m2)	
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Wall covering	Gib, Paint (29.86 m2)	
---------------	-----------------------	--

Cosmetic damage

Rake out, plaster and paint 22.85 m2 ✓

Ceiling	Gib, Paint (9.63 m2)	
---------	----------------------	--

EQC Claim Number CLM/2011/167862

Cosmetic Damage

Rake out, plaster and paint

9.63 m2 ✓

Room - Comments: Paint around columns in adjoining kitchen area for walls. Three walls to paint. Large opening between dining and kitchen allowed for in coverage. Replacement of tiles allowed for in hall to include tiled border in dining area.

Room - Additional Notes:

Lounge (L=4.5m W=4.9m H=2.6m)

Window Aluminium Awning, Pane single glazed (2.00 No of)

Window Aluminium Fixed, Pane single glazed (2.00 No of)

Floor Concrete, Carpet (22.25 m2)

Heating Electric, Heat pump (1.00 Item)

Ceiling Gib, Paint (22.25 m2)

Wall covering Gib, Paint (49.09 m2)

Cosmetic damage

Rake out, plaster and paint

49.09 m2 ✓

Door (External) SG Sliding, Aluminium (1.00 Item)

Cosmetic damage

Paint jambs and trims

1 Item ✓

Room - Additional Notes:

Hallway (L=17.6m W=1.5m H=2.6m)

Floor Concrete, Tiles (19.09 m2)

Cosmetic damage

Remove, dispose and install tiles

19.09 m2 ✓

Ceiling Gib, Paint (26.55 m2)

Cosmetic Damage

Rake out, plaster and paint

26.55 m2 ✓

Wall covering Gib, Paint (73.58 m2) *include crack + continuous*

Door (External) SG Sliding, Aluminium (1.00 Item)

Door (External) Solid Door, Timber (1.00 Item)

Cosmetic damage

Paint jambs and trims

1 Item ✓

Room - Comments: Hallway includes tiled area entrance to laundry also allows for skirting tiles

Room - Additional Notes:

Bedroom (L=4.2m W=4.0m H=2.6m)

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

Floor Concrete, Carpet (16.80 m2)

Door (External) DG Sliding, Aluminium (1.00 Item) *gap- paint.*

Ceiling Gib, Paint (16.80 m2)

Wall covering Gib, Paint (42.64 m2)

Cosmetic damage

EQC Claim Number CLM/2011/167862

Rake out, plaster and paint

42.64 m2

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

Room - Comments: Master bed**Room - Additional Notes:***Window Architrave -
historical moisture***En Suite (L=2.2m W=1.9m H=2.6m)**

Window Aluminium Awning, Pane single glazed (2.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (4.18 m2)

Shower Cubical shower unit, Acrylic shower (1.00 m2)

Ceiling Gib, Paint (4.18 m2)

Wall covering Gib, Paint (21.32 m2)

Cosmetic damage

Rake out, plaster and paint

21.32 m2

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

Toilet Standard, Standard Spec (1.00 Item)

Mirror (Fixed) Standard Spec, Mirror (1.00 m2)

Room - Additional Notes:**Walk In Wardrobe (L=2.2m W=2.0m H=2.6m)****Room - Additional Notes:***N.D.***Laundry (L=1.8m W=1.8m H=2.4m)**

Floor Concrete, Tiles (3.20 m2)

Cosmetic damage

Remove, dispose and install tiles

3.2 m2

Wall covering Gib, Paint (17.18 m2)

Cosmetic damage

Rake out, plaster and paint

17.18 m2

Ceiling Gib, Paint (3.20 m2)

Door (External) SG Sliding, Aluminium (1.00 Item)

Wash tub Single, Stainless Steel (1.00 Item)

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

Room - Additional Notes:*Allow to remove Tub***Bedroom (L=4.0m W=3.0m H=2.6m)**

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

Floor Concrete, Carpet (12.00 m2)

Ceiling Gib, Paint (12.00 m2)

Cosmetic Damage

Rake out, plaster and paint

12 m2

EQC Claim Number CLM/2011/167862

Wall covering Gib, Paint (36.40 m2)
 Door (Internal) Single Hollow Core, Timber (1.00 No of)

Room - Comments: Bedroom 2 end of hallway (gym room)

Room - Additional Notes:

Toilet (L=1.9m W=0.9m H=2.4m)

Floor Concrete, Tiles (1.68 m2)
 Cosmetic damage
 Remove, dispose and install tiles 2.28 m2 ✓

Wall covering Gib, Paint (13.30 m2)
 Ceiling Gib, Paint (1.68 m2)
 Door (Internal) Single Hollow Core, Timber (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)
 Remove and install for other trades
 Remove and install for other trades 1 Item ✓

Room - Comments: Tiles include skirtings.

Room - Additional Notes:

Bedroom (L=4.0m W=3.4m H=2.4m)

Window Aluminium Awning, Pane single glazed (1.00 No of)
 Floor Concrete, Carpet (13.60 m2)

Wall covering Gib, Paint (35.52 m2)
 Cosmetic damage
 Rake out, plaster and paint 35.52 m2 ✓

Ceiling Gib, Paint (13.60 m2)
 Cosmetic Damage
 Rake out, plaster and paint 13.6 m2 ✓

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

Room - Comments: Bedroom 3 (east corner of house) thomas tank engine room

Room - Additional Notes:

Bedroom (L=4.0m W=3.0m H=2.4m)

Window Aluminium Awning, Pane single glazed (1.00 No of)
 Floor Concrete, Carpet (12.00 m2)
 Ceiling Gib, Paint (12.00 m2)

Wall covering Gib, Paint (33.60 m2)
 Cosmetic damage
 Rake out, plaster and paint 33.6 m2 ✓

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

Delete Cosmetic damage
 Ease and repaint door 1 No of

EQC Claim Number CLM/2011/167862

Room - Comments: Bedroom 4 south side of house**Room - Additional Notes:****Bathroom (L=3.7m W=1.8m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)	
	Fitment damage	
	Replace silicon seal	1 m
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Floor	Concrete, Tiles (6.39 m2)	
Shower	Cubical shower unit, Acrylic shower (1.00 m2)	
Fans	Extract, Manrose fan (1.00 Item)	
Wall covering	Gib, Paint (25.92 m2)	
Ceiling	Gib, Paint (6.39 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Mirror (Fixed)	Standard Spec, Mirror (1.12 m2)	

Room - Additional Notes:*Wall + cornice. r s p***Internal Garage (L=6.0m W=5.5m H=2.6m)**

Floor	Concrete (33.00 m2)	
Ceiling	Gib, Paint (33.00 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	33 m2
Wall covering	Gib, Paint (59.80 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	59.8 m2
Garage door	Rolla Door Steel, Steel (1.00 No of)	
Door (External)	SG Single, Aluminium (1.00 Item)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

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

6
 3 5
 3 3
 1 8
 3
 17.6
 4.0
 21.6
 x 2.4
 51.84

MS-SF0405

CLM/2011/167862 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/167862	Hub Zone	Bishopdale Hub
Contractor Name	Pattersons Insurerbuild Limited	Supervisor	Rodger Jones
Property Address	28 PUHARA AVENUE, PARKLANDS	Main Contact Name	[REDACTED]
Customer name	TAIARAHIA BLACK	Customer Email	[REDACTED]
Home Phone		Mobile Phone	[REDACTED]
Created By	Phillip Glover (EQR)	Form Completed	24/09/2012 08:59:01 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Additional Damage	West Elevation	Walls	Remeasure - 76.8 m2 <i>PATIO AREA GRIND OUT + EPOXY 10LM.</i> Repair cracks to texture coating, 76.8m2 <i>RETEXTURE 16 X 4.2 = 67.2m2</i> Elastomeric paint, 76.8 m2m 2 Allow for scaffolding, 1item	
Additional Damage	South Elevation	Walls	Remeasure - 80m2 <i>GRIND OUT + EPOXY 3LM.</i> Repair cracks to texture coating, 80 m 2 <i>RETEXTURE 28M2</i> Elastomeric paint, 80m2 Allow for scaffolding, 1item	
Additional Damage	East Elevation	Walls	Remeasure - 63.08m2 Repair cracks to texture coating, 63.08m2. Elastomeric paint, 63.08m2 Allow for scaffolding, 1item	
Additional Damage	North Elevation	Walls	Remeasure - 74.54 <i>GRIND OUT + EPOXY 10LM.</i> Repair cracks to texture coating, 74.54 Elastomeric paint, 74.54 <i>RETEXTURE: 14X2.5=35m2</i> Allow for scaffolding, 1item <i>RETEXTURE: 3X4 = 12m2</i> <i>(By Garage)</i>	
Additional Damage				
Additional Damage	Hallway	Walls	Rake-Stop-Paint, 73.58m2 <i>CHANGE AMOUNT TO 50M2</i>	
Additional Damage	Bedroom Master		Ext Door Gap fill and paint.	
Additional Damage	Laundry		Allow to remove/refix tub for others, 1item	
Non-Earthquake Damage	Bedroom - South		DELETE Ease and repaint, (1#of)	
Additional Damage	Bathroom	Walls	Rake-Stop-Paint, wall including cornice, 25.92m2	<i>DELETE NOT EQ DAMAGE</i>

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Rodger Jones

Name

Signature

Date

EQC Representative:

THE FLETCHER CONSTRUCTION COMPANY

Status: 24/09/2012 08:59:01 a.m.

MIKE GUDSELL

Helping the recovery in Canterbury
as agent of the Earthquake Commission

EQC

23/10/12.

otation

Claim No:	CLM/2011/167862	Contractor:		Pattersons Insurer Build	
Claimant/ Owner:	Taiarahia Black	Contractor		03 348 9496	
Claimant Phone:		LBP No:		103565	
Claimant address:	28 Puhara Avenue, Parklands	Accreditation No:		2636	
Situation Loss:	28 Puhara Avenue, Parklands	EQC Supervisor:		R. Jones	
Date:	3/10/2012	EQC Visit			

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.

Rooms	Description of Work/s	Dimension	m2/hrs	\$ Rate	Contractors	Scope Change
Elevation West (patio area)	Walls- Grind out and epoxy fill	10	LM	37.5		375 ✓
	Walls- Retexture	67.2	M2	55		3696 ✓
Elevation South	Walls- Grind out and epoxy fill	3	LM	37.5		112.5 ✓
	Walls- Retexture	28	M2	55		1540 ✓
Elevation East	Wall-Repair cracks to texture coat	63.08	m2	35	0	2207.80 ✓
	Elastomeric Paint Required					
Elevation North	Walls- Grind out and epoxy fill	10	LM	37.5		375 ✓
	Walls- Retexture	35	M2	55		1925 ✓
	Walls-Retexture (by garage)	12	M2	55		660 ✓
Kitchen	Floor-Remove, dispose & replace tiles	7.86	m2	190	1493.40 ✓	
	Walls-Rake out, plaster & paint	17.90	m2	27	483.30 ✓	
	Ceiling-Rake out, plaster & paint	10.38	m2	27	280.26 ✓	
Dining Room	Walls-Rake out, plaster & paint	22.85	m2	27	616.95 ✓	
	Ceiling-Rake out, plaster & paint	9.63	m2	27	260.01 ✓	
Lounge	Walls-Rake out, plaster & paint	49.09	m2	27	1325.43 ✓	
	Ext. Door- Paint Jambs & Trim	1	set	65	65.00 ✓	
Hallway	Floor-Remove, dispose & install tiles	19.09	m2	190	3627.1 ✓	
	Ceiling-Rake out, plaster & paint	26.55	m2	27	716.85 ✓	
	Ext. Door- Paint jambs & trims	1	set	65	65.00 ✓	
	Walls-Rake out, plaster & paint	50	m2	27	0	1350.00 ✓
Master Bedroom	Walls-Rake out, plaster & paint	42.64	m2	27	1151.28 ✓	
	Ext. Door- Gap, fill & paint	8.00	lm	15	0	120.00 ✓
Ensuite Bathroom	Walls-Rake out, plaster & paint	21.32	m2	27	575.64 ✓	

	Remove, dispose, install tiles	3.20	m2	190	608.00 ✓	
	Walls-Rake out, plaster & paint	17.18	m2	27	463.86 ✓	
	Remove/ Reinstall Tub	1	only	140	0	140.00 ✓
Bedroom Two (Gym)	Ceiling-Rake out, plaster & paint	12.00	m2	27	324.00 ✓	
Toilet 1	Floor-Remove, dispose & install tiles	2.28	m2	190	433.20 ✓	
	Toilet-Remove & install for other trades	1	only	140	140.00 ✓	
Bedroom Three (Thomas Tank Engine Room)	Walls-Rake out, plaster & paint	35.52	m2	27	959.04 ✓	
	Ceiling-Rake out, plaster & paint	13.60	m2	27	367.20 ✓	
Bedroom Four	Walls-Rake out, plaster & paint	33.60	m2	27	907.20 ✓	
Bathroom	Bath-Replace silicon to bath	1	only	65	65.00 ✓	
Internal Garage	Ceiling-Rake out, plaster & paint	33.00	m2	27	891.00 ✓	
	Walls-Rake out, plaster & paint	59.80	m2	27	1614.60 ✓	
Preliminary & General Items	Floor & furniture coverings	1		300	300.00 ✓	
	Project management	15		45	675.00 ✓	
	Rubbish removal	1		150	150.00 ✓	
	Daily clean	15		45	675.00 ✓	
	Scaffolding- Tower	1		700	700.00 ✓	
Total (excl.GST)					\$ 19,933.32	\$ 12,501.30
Add 15% GST					\$ 2,990.00	\$ 1,875.20
Total Incl. GST					\$ 22,923.32	\$ 14,376.50
Grand Total (excl. GST)					\$ 32,434.62	
Grand Total GST					\$ 4,865.19	
Grand Total incl. any Variation (Incl. GST)					\$ 37,299.81	

Works Order



To: Pattersons insurebuild Ltd.
 PO Box 31043
 Ilam 8444

Order Number **EQW 0668**

Please quote on all invoices, correspondences etc

Accreditation no.: Tom furnish.
 Authorised by: EQRC 0951

PA code: 5678
 Date: 8/6/12

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
8/6/12	Phillip Glover		E 015	13

EQC claim no.	Address	\$ Ex GST	Start date	Finish date
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Work Order Issue Date.

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18.	2011/167862 28 Puhara Avenue	\$32,434.60	3/11/12	
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Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
 11 Deans Avenue, PO Box 80 105, 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 V2.0. 12/12/11

Variation to Works Order



Claim Number	CLM/2011/167862	Contractor Name	Pattersons Insurerbuild
Customer Name	T Black	Supervisor	Rodger Jones
Main Contact	T Black	Date	7/02/2013
Property Address	28 Puhara ave	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be

filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1 Completed by Contractor

Reason for Submitting a Variation
Works to be under taken have not been allowed for

Item	Description	Quantity	Unit	Rate	Amount
	Scaffolding for exterior plastering	1	of		\$1,660.00
	negative variation for mobile tower	1	of		-700
	Pattersons margin				\$960
					\$1,037.83
One Budget printed for 2 V/O's					
Total					\$1,037.83

Section 2 Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☒ Work sighted Yes ☒ No ☐

Notes A MOBILE SCAFFOLDING WAS ALLOWED FOR IN THE QUOTE. IT HAS BEEN DISCOVERED THAT A FIXED SCAFFOLD WILL BE REQUIRED.

Name RODGER JONES Date 12/02/13 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____
Variation Total \$ 1,037.83 Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ Date 21/2/13 Signature David Lamb

Section 5 Completed by EQC Representative

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes Nike Gubbell [Signature] 18/2/13

Variation to Works Order



Claim Number	CLM/2011/167862	Contractor Name	Pattersons Insurerbuild
Customer Name	T Black	Supervisor	Rodger Jones
Main Contact		Date	14/02/2013
Property Address	28 Puhara Ave	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be

filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1 Completed by Contractor

Reason for Submitting a Variation
unforeseen additional scope work

Item	Description	Quantity	Unit	Rate	Amount
	quote for exterior plastering				\$19,680.00
	Margin				\$1,595.67
	total				\$21,275.67
	negative variation from previous quote				-\$10,891
Total					\$10,384.67

APPROVED

ENTERED

Section 2 Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☒ Work sighted Yes ☒ No ☐

Notes VISITED SITE WITH MIKE GUDSELL EQC AND PREMIER PLASTERING TO DISCUSS EXTERIOR CLADDING REPAIR. THE ABOVE REPAIR COST ARE ACCEPTED

Name RODGER JONES Date 15/02/13 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____

Variation Total \$ 10,384.67 Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ Date 21/2/13 Signature David Coth

Section 5 Completed by EQC Representative

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes Mike Gudsell [Signature] 15/2/2013

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

Contract: Rodger Jones

Claim Number: 2011/167862

Location: 28 Puhara Avenue

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

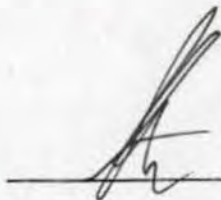
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

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:



3-7-13
(Date signed)

ENTERED

CLM/2011/167862 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/167862	Hub Zone	Bishopdale Hub
Contractor Name	Pattersons Insurerbuild Limited	Supervisor	Rodger Jones
Property Address	28 PUHARA AVENUE, PARKLANDS	Main Contact Name	[REDACTED]
Customer name	TAIARAHIA BLACK	Customer Email	[REDACTED]
Home Phone		Mobile Phone	[REDACTED]
Date Started	15/04/2013 04:09:36 p.m.	Date Completed	15/04/2013 05:00:00 p.m.

Description of Works

As per scope of works, scope changes and variations

Defects

None

Deferred Works

None

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:

Josh Blomquist



15/04/2013

Name

Signature

Date

Owner/Agent Signature:

Mike Ward. Property manager



15/04/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/167862 - Construction Completion Inspection

Rodger Jones



15/04/2013

Name

Signature

Date

Contractor's Producer Statement for Construction PS3

Contract: 504713
Location: 28 Puhara Ave, Christchurch

Issued by

Contractor: ~ Pattersons Insurerbuild
LBP Licence No ~ BP103565

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 the Hub Supervisor.

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

Statement I, Neal Manson..... (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 2011/167862.....

Repairs to plaster board wall and ceiling linings in multiple rooms

Painting too multiple ceilings and walls

Repaired cracks in Exterior Cladding system and paint with elastomeric paint

Ground out and epoxy fill cracks in Patio

Remove and re-laid tiles in toilet and Laundry

Signed by/date:



17/04/2013

(Date signed)

**CONTRACTORS FINAL ACCOUNT
AGREEMENT**

Hub	Bishopdale	Company	Pattersons Insurerbuild Ltd
Claim no	CLM/2011/167862	Address	157 Lichfield Street, CHCH
Customer Name	T Black & [REDACTED]	Phone	3489496
Site Address	28 Puhara Ave	Mobile	297700966
EQR Contracts Supervisor	Phillip Glover	Accreditation No	2836
Date	17/04/2013	GST	104-197-744

(a) Original Contract Value \$ 32434.60

(b) Variations \$ 11422.50

\$

Final Contract Value

Less Previous Payments

\$ 43857.10

\$

\$ 43,857.10

Amount for Final payment

\$ 43857.10 EXCL GST

we hereby
confirm that this

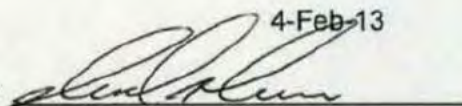
Start Date:

4-Feb-13

Finish Date:

25-Feb-13

Signature of Contractor:



Date: 17/04/2014

Signature of Supervisor:



Date: _____

Signature of Quantity Surveyor:



Date: 18/04/2013

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		
2010109572	28 PUHARA AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Pattersons Insurerbuild Limited ***** (S678)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	28-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

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/2011/167862 28 PUHARA AVENUE	E015	F3	0	30,124.62	30,124.62	0.00	13,732.50	13,732.50	0.00	43,857.12	43,857.12
Property Total			0	30,124.62	30,124.62	0.00	13,732.50	13,732.50	0.00	43,857.12	43,857.12

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/167862	28 PUHARA AVENUE	Substantive Works - Primary	CLOSED OUT-Pattersons Insurerbuild Limited ***** (S678)	COMPLETIONS	32,434.60	7	43,857.12	43,857.12
Transmitted To Hub -> Claim File Review Complete			trying to book SO with Prop Manager cancelled twice OD 10/4					
Property Total					32,434.60	7	43,857.12	43,857.12

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		
2010109572	28 PUHARA AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Patterns Insurerbuild Limited ***** (S678)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	28-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Claims / Certs / Payables

S678 CLOSED OUT-Patterns Insurerbuild Limited *****									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/167862	Subst OB	Substantive Works	49	EQR\PhilipL	\$0.00	18-Apr-2013	\$30,124.62		
CLM/2011/167862	Subst BV	Scope Addition	49	EQR\PhilipL	\$0.00	18-Apr-2013	\$2,310.00		
CLM/2011/167862	Subst BV	Variation	49	EQR\PhilipL	\$0.00	18-Apr-2013	\$1,037.83		
CLM/2011/167862	Subst BV	Variation	49	EQR\PhilipL	\$0.00	18-Apr-2013	\$10,384.67		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/167862	Subst OB	Substantive Works	40	EQR\PhilipL	\$0.00	18-Apr-2013	\$30,124.62	Invoice Nr: 103022	
CLM/2011/167862	Subst BV	Scope Addition	40	EQR\PhilipL	\$0.00	18-Apr-2013	\$2,310.00	Invoice Nr: 103022	
CLM/2011/167862	Subst BV	Variation	40	EQR\PhilipL	\$0.00	18-Apr-2013	\$1,037.83	Invoice Nr: 103022	
CLM/2011/167862	Subst BV	Variation	40	EQR\PhilipL	\$0.00	18-Apr-2013	\$10,384.67	Invoice Nr: 103022	
S678	CLOSED OUT-Patterns Insurerbuild Limited ***** Total					Claims	\$43,857.12 Certs	\$43,857.12 Payables	\$0.00
Property Total						Claims	\$43,857.12 Certs	\$43,857.12 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/167862	Final Account Agreement	Bishopdale Hub	22/10/2014
CLM/2011/167862	Defects Liability Certificate	Bishopdale Hub	22/10/2014
CLM/2011/167862	Construction Completion Inspection		15/04/2013
CLM/2011/167862	Construction Completion Inspection	Bishopdale Hub	22/10/2014
Property Total			Finalisation Documents Present: 4

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		
2010109572	28 PUHARA AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Patterns Insurerbuild Limited ***** (S678)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	28-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/167862	28 PUHARA AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims:** 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S678 CLOSED OUT-Patterns Insurerbuild Limited *****	Rationalised	EQRC0951	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 / 167862

Street Address 28 Puhara Ave

Suburb Parklands

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(A) 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) Phillip Glover Signature PGlover

Position⁷ Contract Supervisor Hub 13 Bishopdale Date 19-9-12

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

Note¹ 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).

Note² Only work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004 is recorded on this form.

Note³ 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).

Note⁴ 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.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Works Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).