



**Property
Info Pack**

Property Info Pack

1/106 Huxley Street, Sydenham

OFFICE ROAD
REAL ESTATE



80m²



0m²



3



1



1



1

PROPERTY DETAILS

ADDRESS:

1/106 Huxley Street, Sydenham

LEGAL DESCRIPTION:

Lot 1 Deposited Plan 42813

RATEABLE VALUE:

\$300,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE

Prior to 1920s

PRICING:

By Negotiation

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 021 0896 5594

LISTING:

https://www.officeroad.co.nz//property?property_id=1324343

PROPERTY DESCRIPTION

OPPORTUNITY AWAITS

Nestled in the heart of Sydenham at 1/106 Huxley Street, fully insured for your peace of mind, beckons with unparalleled street appeal and potential. A canvas for your dreams, the renovation has begun, but a change in circumstances prompts the current owner to pass on this opportunity. Boasting a potential 3 bedrooms, 1 bathroom, and a separate lounge, this home is tailor-made for those handy on the tools. The property is currently set up to allow you to live in the home while finishing the renovation.

Step into a warm and inviting open-plan kitchen and dining space, complemented by additional rooms like an attic and an office/study. The patio invites you to enjoy your morning coffee, while the expansive grounds allow your imagination to run free. This property is more than a home; it's a promise of potential and a chance to create your haven.

Conveniently close to Christchurch city centre, enjoy the vibrancy of nearby cafes, parks, and shopping centres.

Note - A renovation is in progress and suitable footwear and precautions should be followed upon viewing.

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

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





**Proof
of Insurance**

**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE

13 September 2023

**Home Insurance**

Mr R Wenlock
106 Huxley Street
Sydenham
Christchurch 8023

Policy number	AHM030783579
Period of insurance	13 September 2023 to 13 September 2024
Instalment amount	\$145.91
First instalment date	2 October 2023

Page 1 of 2

Relax, your cover is sorted.

Dear Mr Wenlock,

Thanks for insuring your home with us. You're now covered with New Zealand's Most Trusted General Insurer* and you can relax, safe in the knowledge that if anything goes astray, we'll get it sorted for you.

We're giving you AA Home Response with your home policy.

AA Home Response is a pay per call out subscription service that connects you to qualified, reliable AA Home tradespeople for a range of home emergencies. We'll cover the cost of your subscription for the time you hold this policy with us, and you'll pay upfront for any callouts. Whether it's a blocked pipe, a power issue, or you lock yourself out, you can get these things fixed anytime with just one call to AA Home. Find out more, upgrade to AA Home Response Plus or view terms and conditions for AA Home at aahome.co.nz

What happens now?

As you've chosen to pay by direct debit, your payments will be automatically deducted. You'll find the details outlined below and the terms and conditions related to your instalment payments enclosed. On page two we've provided a breakdown of your total premium, so that you can see what's included in this amount. You'll also find the premium discounts that you're eligible for, right below.

What else do I need to know?

Along with this document you'll also find your policy schedule for your new cover. Your policy schedule tells you what's insured, and you should read it together with the relevant policy document found at aainsurance.co.nz/policy-documents, so that you know what's included in your cover.

If you have any questions, simply give us a call on **0800 500 213**. If you change your mind, you can cancel your policy within 21 days from the day your cover began and get a full refund, provided you have not made a claim.

Thanks again for choosing AA Insurance.

Kind regards

The AA Insurance Team*Voted Most Trusted General Insurer in the Reader's Digest Trusted Brands Survey

We're here to
get things sorted.
0800 500 213
aainsurance.co.nz

Thanks for arranging to pay by direct debit.

Account name Rollo Wenlock**Instalment amount** **\$145.91****First instalment date^** **2 October 2023****Future instalments^** On the 2nd of every month**Bank account** 03 0802 0922701 29**Authorised by** Rollo Wenlock

^We endeavour to process your payment on the date due. However, in some situations, **it may be deducted before or after this date**. The first instalment will proceed unless you advise otherwise at least one weekday before the instalment date. Choosing to pay by instalments is a factor in determining your premium.

Your Home Insurance premium.

Type of cover	Base premium	Fire and Emergency Levy	Earthquake Levy	GST	Total amount
106 Huxley St, Sydenham, Christchurch					
Home Insurance	\$936.60	\$106.00	\$480.00	\$228.39	\$1,750.99

Tax Invoice: GST No: 22-514-784 AA Insurance Limited.

Taxes and Levies:

The following are legal requirements, and are charged by the Government. These are included in your premium.

- Fire and Emergency Levy paid to Fire and Emergency NZ
- Earthquake Levy paid to the Earthquake Commission*
- Goods and Services Tax (GST).

*Please note the NZ Government has imposed recent levy changes that may affect your premium. Visit aainsurance.co.nz/levies for the most up-to-date information.

Premium discounts:

For more information on discounts we offer, see aainsurance.co.nz/discount-terms

AA Member Discount. As you're an AA Member, you've received a member discount.

Multi Policy Discount. There is no Multi Policy Discount applied to this policy. If this is an error or you would like a quote for an additional policy to obtain a discount on your insurance, please contact us on 0800 500 213.

Fair Insurance Code:



AA Insurance is a member of the Insurance Council of New Zealand, who has developed the Fair Insurance Code. This Code sets out industry best-practice standards, which its members must comply with. A copy of this Code is available at icnz.org.nz

Why it's great being insured with us:



Simple claims process

We can arrange everything for your claim over the phone – any time of day – so there's no lengthy paperwork to fill in.



Personal Customer Manager

If you make a claim, your personal Customer Manager will guide you through the entire process, making sure everything goes smoothly.



Award-winning service and cover

You can relax knowing you're covered by New Zealand's Most Trusted General Insurer. We've also picked up Quality Service Awards for our Car Insurance and Home and Contents Insurance.



More options, better value

We have a range of discounts to help you save on your premium, such as Multi Policy Discounts and AA Member Discounts. Plus, our flexible excess options allow you to choose a higher excess for a lower premium.





Certificate
Of Title

Certificate Of Title

OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **CB42B/735**
Land Registration District **Canterbury**
Date Issued 12 September 1996


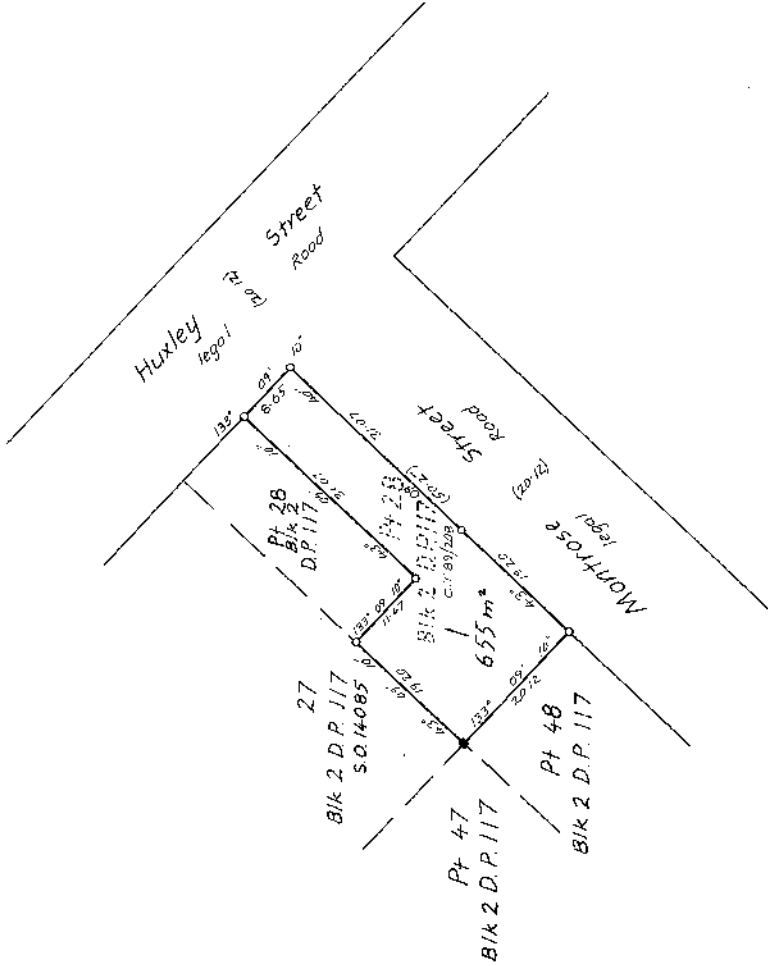
Prior References
CB42A/843

Estate Fee Simple - 1/3 share
Area 655 square metres more or less
Legal Description Lot 1 Deposited Plan 72813
Registered Owners
Rollo Wenlock

Estate	Leasehold	Instrument	L A258241.2
		Term	999 years commencing on 12.9.1996
Legal Description	Flat 1 Deposited Plan 73299		
Registered Owners	Rollo Wenlock		

Interests

A258241.2 Lease of Flat 1 DP 73299 Term 999 years commencing on 12.9.1996 Composite CT CB42B/735 issued
A332991.2 Lease of Flat 2 DP 77030 Term 999 years commencing on 1.12.1997 Composite CT CB44B/219 issued -
23.12.1997 at 9.10 am
A332991.4 Lease of Flat 3 DP 77030 Term 999 years commencing on 1.12.1997 Composite CT CB44B/220 issued -
23.12.1997 at 9.10 am
12530294.2 Mortgage to Secure Funding Limited - 9.9.2022 at 12:38 pm

		<p>Approvals</p> <p><i>A. Hyde</i> Cm-a Hyde Registered Owners</p>	
		<p>New Title Issued Lot 1 C.T. 42B/735</p> <p>Total Area 655 m² Comprised in C.T. 89/208</p>	
<p>LAND DISTRICT Canterbury SURVEY BLK. & DIST. XV Christchurch NZMS 261 SH1 RECORD MAP No</p>		<p>TERRITORIAL AUTHORITY Christchurch City Surveyed by B.A. Craig Scale 1:400 Date June 1996</p>	
<p>W.A. ROBERTSON, DIRECTOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND</p>		<p>Approved as to Survey 16/8/96 A. Newell Chief Surveyor</p> <p>Deposited this 13th day of August 1996 M. J. O'Connell Assistant Deputy Land Registrar</p> <p>DP72813</p>	

Guaranteed Search Copy Dated 14/11/23 10:20 am, Page 3 of 3
Register Only



**Council
Rates & Fees**

Council Rates & Fees

OFFICE ROAD
REAL ESTATE

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

If you're having trouble finding a unit or flat, try the advanced search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2023 to 30 June 2024

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	300,000	0.211986	\$635.96
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	300,000	0.067836	\$203.51
Land Drainage	Capital Value	300,000	0.035731	\$107.19
Sewerage	Capital Value	300,000	0.075347	\$226.04
Waste Minimisation	Per Unit	1	184.750000	\$184.75
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	300,000	0.001886	\$5.66
Heritage Arts Centre	Capital Value	300,000	0.000416	\$1.25
Total for Christchurch City Council				\$1,543.88

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	300,000	0.000257	\$0.77
WEC Class D	Capital Value	300,000	0.000364	\$1.09
General Rate	Capital Value	300,000	0.035381	\$106.14
Urban Transport:Chch	Capital Value	300,000	0.030308	\$90.92
WFPP Class A	Capital Value	300,000	0.000565	\$1.70
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	300,000	0.000982	\$2.95
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	300,000	0.000419	\$1.26
Total for Canterbury Regional Council				\$259.32

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$1,803.20

A photograph of a modern, minimalist interior space, likely a living room or studio. The room features a high ceiling with exposed wooden beams and a large window with a white frame and multiple panes. The walls are white, and the floor is made of light-colored wood. A black wood-burning stove is visible on the right side, with a tall, dark chimney pipe extending to the ceiling. A wicker basket filled with logs sits next to the stove. In the foreground, a wooden table holds various items: a metal cup with pens, a blue cup, a bottle of hand sanitizer, and some papers. A red sofa is visible in the background, and a framed abstract painting hangs on the wall. The overall atmosphere is warm and rustic.

A photograph of a wooden workbench or desk. On the left, there are two metal cups filled with colorful pens and pencils. Next to them is a blue stapler. In the center, a black stapler sits on top of a stack of papers with purple horizontal stripes. To the right of the staplers is a light blue plastic cup and a clear spray bottle. The background shows more stacks of paper and a wicker basket on the far right. A dark grey rectangular box with the word "Additional" in white bold font is overlaid at the bottom left.

Additional



Electrical Certificate of Compliance & Electrical Safety Certificate

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Reference / Certificate ID Number JB1306

Location Details

106 Huxley Street, Sydenham, Canterbury, 8023,
New Zealand

Contact Details (Name & address)

Rollo Wenlock
rollowenlock@gmail.com
02109074967


Name of Electrical worker	Registration/Practising licence number	Phone	Email
Corey Thomas Hughes	E264066	0226771695	C.t.Hughes@Protonmail.com
Name and registration number of person(s) supervised			

Certificate of Compliance

Type of work <input checked="" type="checkbox"/> Additional <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> New Work	Means of compliance <input checked="" type="checkbox"/> Part 1 of AS/NZS 3000 <input type="checkbox"/> Part 2 of AS/NZS 3000
The prescribed electrical work is <input type="checkbox"/> Low Risk <input checked="" type="checkbox"/> General <input type="checkbox"/> High Risk: _____	Additional Standards or electrical code of practice were required <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: _____
Contains fittings that are safe to connect to a power supply? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	The installation has an earthing system that is correctly rated (where applicable) <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Date or range of dates that prescribed electrical work undertaken 28th September 2022 to 15th November 2023	Specify type of supply system 230/400v MEN
Parts of the installation to which this certificate relates that are safe to connect to a power supply? <input checked="" type="checkbox"/> All <input type="checkbox"/> Parts: _____	
The work relies on manufacturers instructions If yes, identify the instruction manual including name, date and version, or provide reference to readily accessible resource. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: _____	
The work has been done in accordance with a certified design If yes, identify the certified design including name, date and version, or provide reference to readily accessible resource. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: _____	
The work relies on a Supplier Declaration of Conformity (SDoC) If yes, identify the SDoC including name, date and version OR EESS registration, or provide reference to readily accessible resource. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: _____	
The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	


Description of Work	Test Results
Rewire of house. New mains, switchboard and main earth (covered in COC JB1306-inspection) Lights x17, Sockets x11, Switches x8. Shower instant hot water.	Polarity (Independent earth) 239-239-0 Insulation resistance >999M Ohms Earth Continuity 0.18 Ohms Bonding 0.27 Ohms Fault Loop impedance 0.51 Ohms Other (specify)
The following circuits are in place but are yet to be fitted off: Kitchen Sockets Kitchen Hot water Oven Pizza Oven Master bedroom lights Front room sockets and lights.	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature	Date
	18th November 2023

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:	Registration/Practising licence number	Certificate Issue Date	Connection Date
Corey Thomas Hughes	E264066	18th November 2023	18th November 2023
Certifier's Signature			Customer Copy
			THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS
			This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.
			Customer's Notes

1 July 2022

Mr R Wenlock

Sent by email to: rollovenlock@gmail.com

Dear Mr Wenlock

Information request – CLM/2011/084479 - 106 Huxley Street, Sydenham, Christchurch 8023.

Thank you for your information request received on 15 June 2022. You asked for *the full file including: EQC assessment, of the damage to the property and how payments were calculated; and all photographs EQC have on file, before, during and post repair.* in relation to 106 Huxley Street. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

There is an invoice for Active Plumbing Limited under claim number CLM-2011-084479 that shows the address as 105 Huxley Street, i can confirm that it is an error and is in fact for 106 Huxley Street.

In accordance with the provisions of section 31A of the EQC Act, I have included all documentation relating to the assessments and repairs carried out at the property at 106 Huxley Street 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 Potential Purchaser you have an interest in understanding what assessments and repairs have been undertaken at the property.

For information about transferring ownership of the claim you can visit our website [here](#).

Please find the enclosed documentation in response to your request. The following information has been withheld:

- EQC staff surnames and contact details to protect the privacy of those individuals under section 9(2)(a) of the OIA and section 53(b) of the PA;
- Information relating to the previous homeowners and third parties to protect the privacy of those individuals under section 9(2)(a) of the OIA and section 53(b) of the PA;
- information relating to other properties to protect the privacy of the respective owners under section 9(2)(a) of the OIA and section 53(b) of the PA.

Personal information has been made available to you. If you believe any of this information is incorrect, you can ask us to correct it. If you have questions about the claim or would like an explanation of the information provided, please contact us.

You have the option of approaching the Office of the Ombudsman and Privacy Commissioner should you wish.

Yours sincerely,

Kelly Phillips

Kelly Phillips
OIA Advisor

IN CONFIDENCE-CUSTOMER

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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



26 K

6 K SCAEOLD

new claim #
2011/084479.

Version 2



Statement of Claim Checklist / Repair Strategy

Date: 27-12-10

Author: Paul STEPHAN

Linda
L M Stanton
106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH
E:
W:
M:

CLM/2010/131185

MISS

LA: A/A

Estimator: Stephen KEARNS

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y		✓	✓	Re fill re paint ceiling Re level floor ✓
Dining Room	N				
Kitchen	Y	✓		✓	Re fill re paint door architraves ✓ Re level floor
Family Room	N/A				
Bedroom 1	Y		✓	✓	Fill & paint perex ceiling cracks ✓ Re level floor
Ensuite	N/A				
Bedroom 2	N				
Bedroom 3	N				

18

CLM/2010/131185

L M Stanton
 106 HUXLEY STREET
 SYDENHAM
 CHRISTCHURCH
 H:

SOC / Repair Strategy - Page 2

Ver: W
 M

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
Bathroom	N				
Toilet 1	N				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
Entry / Hall(s)	Y	✓			Fill & re point wall cracks.
Stairwell	N/A				
Laundry	N				
Garage	N				
Other	N				

CLM/2010/131185

I M Stanton
 106 HUXLEY STREET
 SYDENHAM
 CHRISTCHURCH

H:

V W:

M:

SOC / Repair Strategy - Page 3

Item		Event Damage Y / N	Repair Strategy
Roof		N	
EXTERNAL WALLS	North	N	
	South	N	
	East	Y	Break out stucco cracks, re fill & re point
	West	N	
Decks		N/A	
CHIMNEY	Base	N/A	
	Ceiling Cavity		
	Above Roof		
	Fireplace		

.....
 Initials

B

CLM/2010/131185

L M Stanton
 106 HUXLEY STREET
 SYDENHAM
 CHRISTCHURCH

SOC / Repair Strategy - Page 4

E:
 Ve W
 M

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	Y	Pile movement evident (vertical) causing uneven floors in B/R/I & lounge area.
Services	N	
Other Dwelling Items	N	
Outbuildings	N	
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant:

Dated:

27-12-10

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

Initials)

18

OFFICE USE ONLY – LOSS ADJUSTER TO COMPLETE

Date: 27/12/10Claim No: 2010/ 131185Loss Adjuster: Paul STEEHANCOSTING ESTIMATE

\$1350

Lounge

\$

Dining Room

\$560-00

Kitchen

\$

Family Room

\$562—

Bed 1

\$

Ensuite

\$

Bed 2

\$

Bed 3

\$

Bed 4

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$420-00

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 27/12/10Claim No: 2010/ 131185Loss Adjuster: Paul SHEEHAN

External East

Floors Bed 1
Lounge

\$2147.66

\$7000-

\$

\$

\$

\$

\$

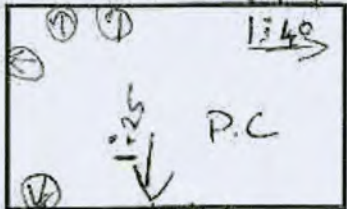
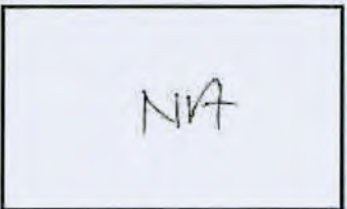
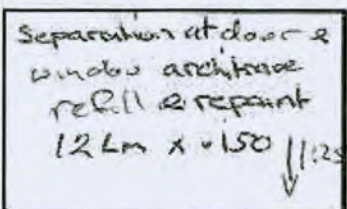
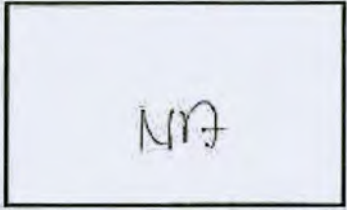
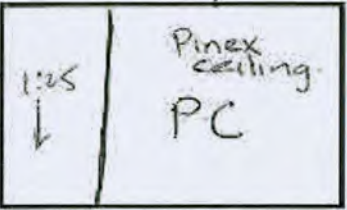
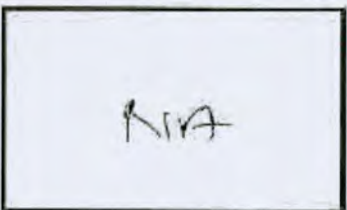


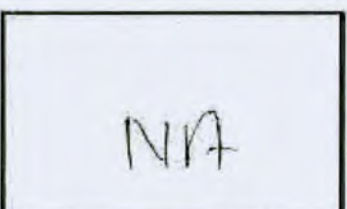
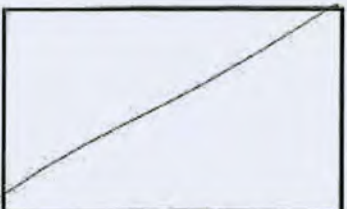

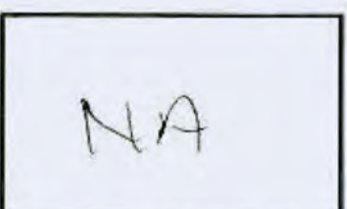
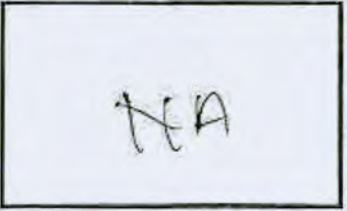
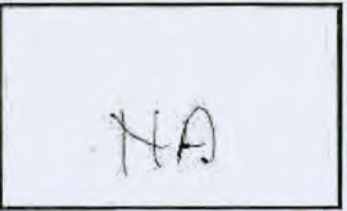
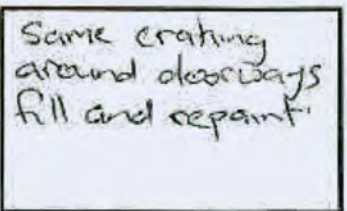
\$

\$

Sub Totals:

\$ 3497.66\$ 7562-\$ 980-Total Estimate \$ 12 039.66

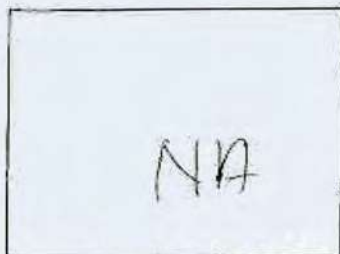
Date: 27/12/10Claim No: 2010/131185Estimator's Name: Stephen KearnsDwelling Inspection Checklist: Show measurements, indicate damage

<p>7.2 NA</p>  <p>Lounge</p>	 <p>Dining Room</p>	<p>Separation at door & window architrave retille & repaint 12.6m x 1.50m</p>  <p>Kitchen</p>
 <p>Family Room</p>	<p>3-4</p>  <p>Bed 1</p>	 <p>Ensuite</p>
 <p>Bed 2</p>	 <p>Bed 3</p>	 <p>Bed 4</p>
 <p>Bathroom</p>	 <p>Toilet 1</p>	 <p>Toilet 2</p>
 <p>Office/Study</p>	 <p>Rumpus</p>	<p>Some craking around doorways fill and repaint</p>  <p>Entry/Halls Back door</p>

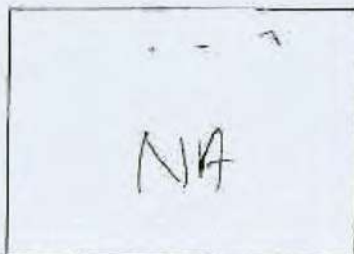
Date: 27/12/10

Claim Number: 2010/131185

Estimators Name: Stephen Kearns



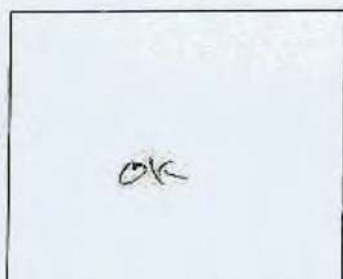
Stairwell



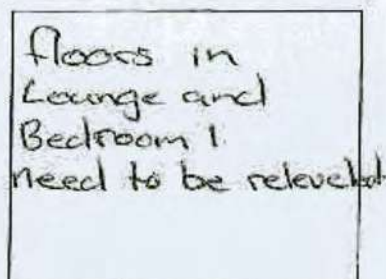
Laundry



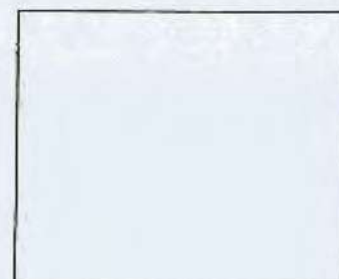
Outbuildings/Garage



Roof



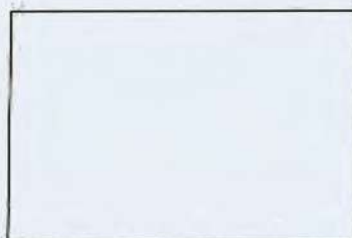
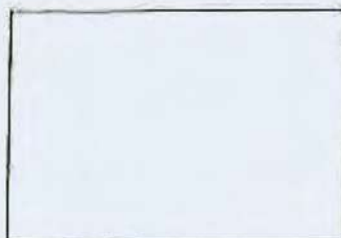
Foundation



Exterior

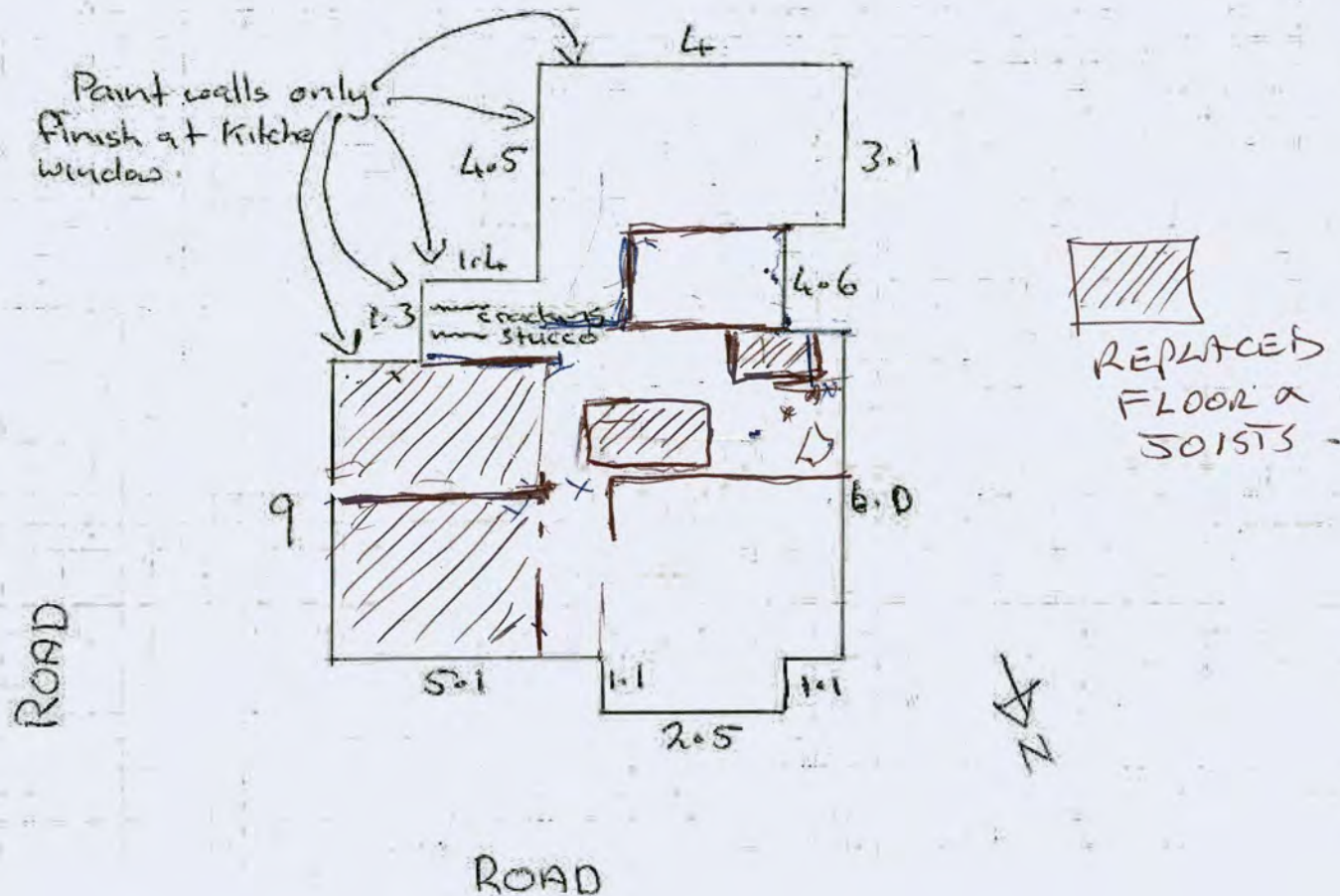
East

Break out old stucco and replace and repaint (Kitchen window)
Paint Back door area around to fence doors of Kitchen.



Legend

—	Crack to ceiling (show length)	JD	Jamming Door
W	Crack to wall (show length)	J.W	Jamming Window
X	External damage	P.W	Paint wall
O	Foundation damage	P.C	Paint ceiling
+	Floor damage	W.P	Wall Paper
L.P	Linting Paper	—	Crack concrete floor
N	Doorway	↑	Floor, unlevel
⊕	Crack to slab cover.		

Date: 27/12/10Claim Number: 2010/131185Estimator's Name: Stephen Kearns

Area m ² : <u>75</u>				
Room Heights: <u>2.4</u>				
Wall Finish:	Wallpaper	Plastered	<u>Paint finish</u>	
Services:	Specify damage: <u>NA</u>			
Chimneys:	Construction type: <u>NA</u>			
	Height: <u>NA</u>			
	Damage description: Above Roof Below Roof Total Repair			
Foundations Damage:	<u>Timber</u> one concrete blocks	Concrete Ring	Concrete Slab	Other (specify):
	Minor moderate severe			
	House moved off foundations?:			
	Concrete slab cracked? Crack width Crack length			
Roof:	Framed Trussed			
	Type: Clay Tiles Concrete tiles Metal tiles <u>Rolled Metal</u>	Other (specify):		
	Damage:			
Cladding Type:	Weatherboard	Brick Veneer	Hardi Plank	Other

Additional Information

Stucco

CON STRUCT DEVELOPMENTS LIMITED

MARK EVERITT – REGISTERED BUILDER

58 Landsdowne Terrace, Cashmere CHRISTCHURCH

Telephone/ Facsimile: 03 331 8090

Mobile: 027 233 4134

Email: j.everitt@extra.co.nz

Website: www.constructdevelopments.co.nz

19 January 2012

Kevin Chappell
Fletchers EQR
Middleton Hub
Christchurch

Dear Kevin

SCOPE HISTORY

1st Scope – 18th March 2011 – Client not present, Kevin Chappell was supervisor at this time. Scope was rebooked.

2nd Scope – 25 March 2011 – Client 25 minutes late, Kevin Chappell phoned to remind her. We were let on to the property, Linda Stanton had another commitment and told us to carry on, she would be back in half an hour.

19 May 2011 – Start date delayed as when we arrived a discussion ensued in regard to rent compensation and container.

It was agreed that Linda S was to pack away the small and personal items, this was never done. So we moved furniture from room to room.

The carpet chosen was the most expensive and high quality available as opposed to the mid range carpet selection presented by Carpet One.

LOUNGE

Floor – Foam back carpet stuck to Linoleum

- Consultation with carpet layer and Steve McConnochie (Owner/operator) from Carpet One who affirmed that the carpet could not be relaid as is.
- South end lounge floor and sub floor found to be completely rotten and sitting on the ground with an 80mm drop when existing carpet was removed.

- East end of lounge floor area had dropped 45 -60mm.
- All the house flooring was tight to underside of existing skirting which indicated that it had been possibly in this condition for some time.
- Bottom shelf of a fixed bookcase in the lounge was shaped to the fall of the existing floor.
- Levels were taken from the highest point of the floor as the floor wall connection had to be left intact.
- There were 3 points to work from – High point, entrance hall and back door.
- It was mentioned to Linda Stanton that the floor could not be a laser level floor due to the points mentioned above. She acknowledged this favourably.
- Relined around the skylight as goodwill.

KITCHEN

The scope mentions to fill and paint 12 m x 150m of trim, the painter painted the door as goodwill.

The Kitchen floor relevening was deleted from the scope – see scope – piling.
BACK DOOR HALLWAY

The kitchen flooring meeting the corner of the hallway had rotted away, after consultation with Linda S (who was adamant that it was earthquake related) we agreed to lift the vinyl corner although we made it clear to her that doing this could cause damage to the vinyl as this product did not lift easily.

The corner was concrete patched and unfortunately a small tear of 20mm was made in the vinyl. To allow concrete drying time we placed a board under the vinyl and asked the occupiers not to stand on it during drying period. Two days later we returned and found a split of approx. 60-70mm. The vinyl was reglued firmly to secure split.

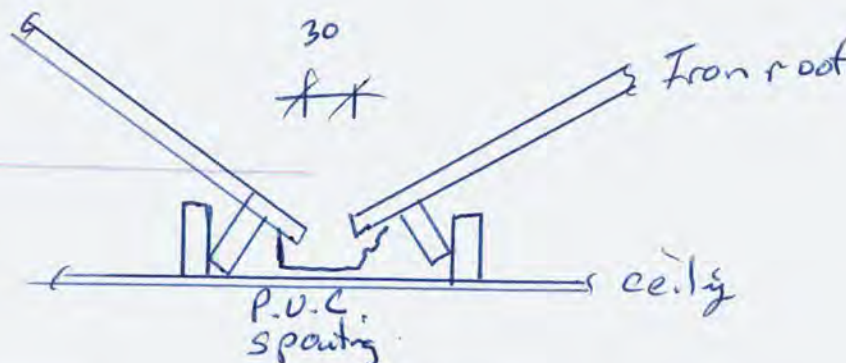
WATER ISSUE

At no time was there discussion with Linda S about waste water from the kitchen going under the floor.

There was dampness and mould present on the wall directly above the area of patched floor. After inspection of internal gutter above this area, it was found to be letting water into the end wall mainly because of leaf buildup. See sketch plan for internal gutter.

Yours faithfully

Mark Everitt



Contract Quotation



Claims No:	CLM/2010/131185	Contacts:	Mark Everitt
Claimant:	L M Stanton	Address:	58 Landsdowne Terrace
Situation Loss:	106 Huxley Street	Phone:	331 8090
EQR Supervisor:	Kevin Chappell	Mobile:	027 2334 134
Date:	9 May 2011		

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.

Rooms	Description of work	Contractor's Quote	Variation Quote
Lounge	Refill, repaint ceilings Relevel floor	1,060.00	
Dining Room			
Kitchen	Refill, repaint door architraves Relevel floor	463.00	
Family Room			
Bedroom 1	Fill and paint pinex ceiling cracks Relevel floor	450.00	
Bedroom 2			
Bedroom 3			
Bedroom 4			
Bedroom 5			
En-suite Bathroom			

Contract Quotation



Room	Description of Work	Contractor's Quote	Variation Quote
Other			
Roof			
External Walls North			
External Walls South			
External Walls East	Break out stucco cracks, refill and repaint	1,860.00	
External Walls West			
Decks			
Chimney Base			
Chimney Cavity			
Chimney Above Roof			
Fireplace			
Foundation			

Contract Quotation



Room	Description of work	Contractor's Quote	Variation Quote
Bathroom 1			
Bathroom 2			
Toilet 1			
Toilet 2			
Office/Study			
Rumpus			
Entry	Fill and repaint wall cracks	440.00	
Hallway			
Stairwell			
Laundry			
Garage			
Conservatory			

Contract Quotation



Room	Description of work:	Contractor's Quote	Variation Quote
Piling	Pile movement evident (vertical) causing uneven floors in Bedroom 1 and Lounge areas	6,460.00	
Services			
Other Dwelling Items			
Outbuildings			
Land & Retaining Walls			
Preliminary and General items			
Subtotal Excluding GST		\$10,733.00	
Add 15% GST		1,609.00	
Total Including GST		\$12,342.45	

Estimate Time of Completion

Days 20

Start Date 30 May 2011

Finish Date 18 June 2011

Date 9 May 2011

283

Contract Variation Quotation



Claims No:	2010/131185	Company name:	ConStruct Developments Ltd
Claimant:	Linda Stanton	Contractor	Mark Everitt
Claimant address:	106 Huxley Street	Mobile	027 2334 134
EQR Supervisor:	Steve Hunter	Home	03 331 8090
Date:	22 June 2011		

Rooms	Description of work	2010 Quote	2011 Quote
Lounge	Replace carpet and underlay in Lounge area as it tore as it was being lifted during repair process authorise contract variation <i>[Signature]</i> EQC 1109 23/6/11		\$2,347.00
Dining Room			
Kitchen			
Family Room			
Bedroom 1			
Bedroom 2			

WORKS ORDER



TO: CONSTRUCT DEVELOPMENTS
MARK EVERITT
58 LANDSDOWNE TERRACE
CASHMERE CHRISTCHURCH

ORDER NUMBER

EQW 00304

Please quote on all invoices,
correspondences etc

Authorised by: JOHN PEEZ Q/S

Date :

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
	KEVIN SHED 1		E 006	
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 (HOURS)

2010/131185	106 Huxley street	12/5/11	\$10,733.00	20	h.c
PRICING (excl GST)					
AGREED FIXED PRICE	\$	or refer attachment			
SCHEDULE OF RATES	refer attachment				
HOURLY RATES					
TRADE QUALIFIED	(i.e. carpenter)	\$	p/h		
EXPERIENCED	(not trade qualified)	\$	p/h		
LABOURER	\$	p/h			
APPRENTICE	\$	p/h			

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

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

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

Works Order V1.0. 6/12/10

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

Contract: ~ Fletchers EQR
Claim Number: ~ CLM/2010/131185 // 2011/084479
Location: ~ 106 Huxley Street, Sydenham

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: _____

25 / 07 / 12

(Date signed)

Note: For the purposes of this contract the Principal is represented by the Hub Supervisor.

Project Sign – Off Form:

Claim Number: 2011/084479

Home Owner: LINDA STANTON

Street Address: 106 HUXLEY STREET

Contractor: CONSTRUCT.

Completion Certificate:

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 to their satisfaction as per EQC Scope and EQC Variations.

The Homeowner/Occupant acknowledges that they will notify the Supervisor prior to the expiration of 90 working days from the date of this Certificate of any defects arising from the repair work which requires remedying and will permit the Contractor to perform such repairs.

➤ Owner/Agent Signature:

LINDA STANTON X [Signature] 20/7/11

Print Name Signature Date

➤ Fletchers Construction Company LTD Signature:

S. Hunter X [Signature] 20/7/11

Print Name Signature Date

➤ Contractor Signature:

M. L. Everett X [Signature] 20/7/11

Print Name Signature Date

Schedule **E1(a) Contractor's Producer Statement for Construction PS3**

Contract: - L. M. Stanton
 Location: - 106 Huxley Street.

Issued by

Contractor: - Construct Developments Ltd.
 LBP Licence No - 102884.

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 Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement I Mark Everett (name of LPB) 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: 2010 - 131185

- Lounge - To relevel areas of floor as shown
- To paint ceiling
- Kitchen - To paint door and architrave
- Bedroom ① - To relevel floor and paint ceiling
- Back Door area - To paint walls
- External wall east - To fill + paint from back door to French Doors as described by scope.
- Variation - To replace carpet lounge area

Signed by/date:

M. L. Stanton

July 21st - 11
 (Date signed)

Project Transactions By EQC Claim Number

Company Fletcher EQR (division of FCC) as agent for EQC
Profit Centre 350 - Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 24-04-2018

EQC Claim Number / Address

Vendor (Payables)	Source	Period	Date	Batch	Voucher No	Invoice No	Order No	Description	Value
CLM/2010/131185 - 106 HUXLEY STREET, SYDENHAM									
Project	E009 - Hub 6 Middleton Contract Works								
Resource	S102 - CLOSED OUT-Construct Developments Limited *****								
	Subcontractors	Aug-2011	25-Aug-2011	1245	INV 159	SubsClaim No. 23		106 HUXLEY STREET, SYDENHAM	\$12,773.87
S102 Resource Total									\$12,773.87
E009 Project Total									\$12,773.87
CLM/2010/131185 - 106 HUXLEY STREET, SYDENHAM Total									\$12,773.87

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		
2010131185	106 HUXLEY STREET, SYDENHAM		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Construct Developments Limited ***** (S102)		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												
				Original Budget			Budget Variation			Gross		
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated	Claimed	Gross	Certified
CLM/2010/131185 106 HUXLEY STREET	E009	F3	0	12,773.87	12,773.87	0.00	0.00	0.00	0.00	12,773.87	12,773.87	
Property Total			0	12,773.87	12,773.87	0.00	0.00	0.00	0.00	12,773.87	12,773.87	

Assignments								
EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2010/131185	106 HUXLEY STREET	Substantive Works - Primary	CLOSED OUT-Construct Developments Limited ***** (S102)	COMPLETIONS	10,733.00	4	12,773.87	12,773.87
Transmitted To Hub -> Claim File Review Complete			Full Scope					
Property Total					10,733.00	4	12,773.87	12,773.87

No Works Orders on this Property

Claims / Certs / Payables													
S102		CLOSED OUT-Construct Developments Limited *****											
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim						
CLM/2010/131185	Subst OB	Substantive Works	23	EQR\AlexU	\$0.00	25-Aug-2011	\$12,773.87						
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes					
CLM/2010/131185	Subst OB	Substantive Works	20	EQR\AlexU	\$0.00	25-Aug-2011	\$12,773.87						
S102						CLOSED OUT-Construct Developments Limited ***** Total		Claims	\$12,773.87	Certs	\$12,773.87	Payables	\$0.00
Property Total								Claims	\$12,773.87	Certs	\$12,773.87	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

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		
2010131185	106 HUXLEY STREET, SYDENHAM		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Construct Developments Limited ***** (S102)		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

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2010/131185	Construction Completion Inspection	Middleton Hub	04/07/2013
CLM/2010/131185	Defects Liability Certificate	Middleton Hub	04/07/2013

Property Total **Finalisation Documents Present: 2**

No Technical Services Referrals on this Property

Asbestos Test Information

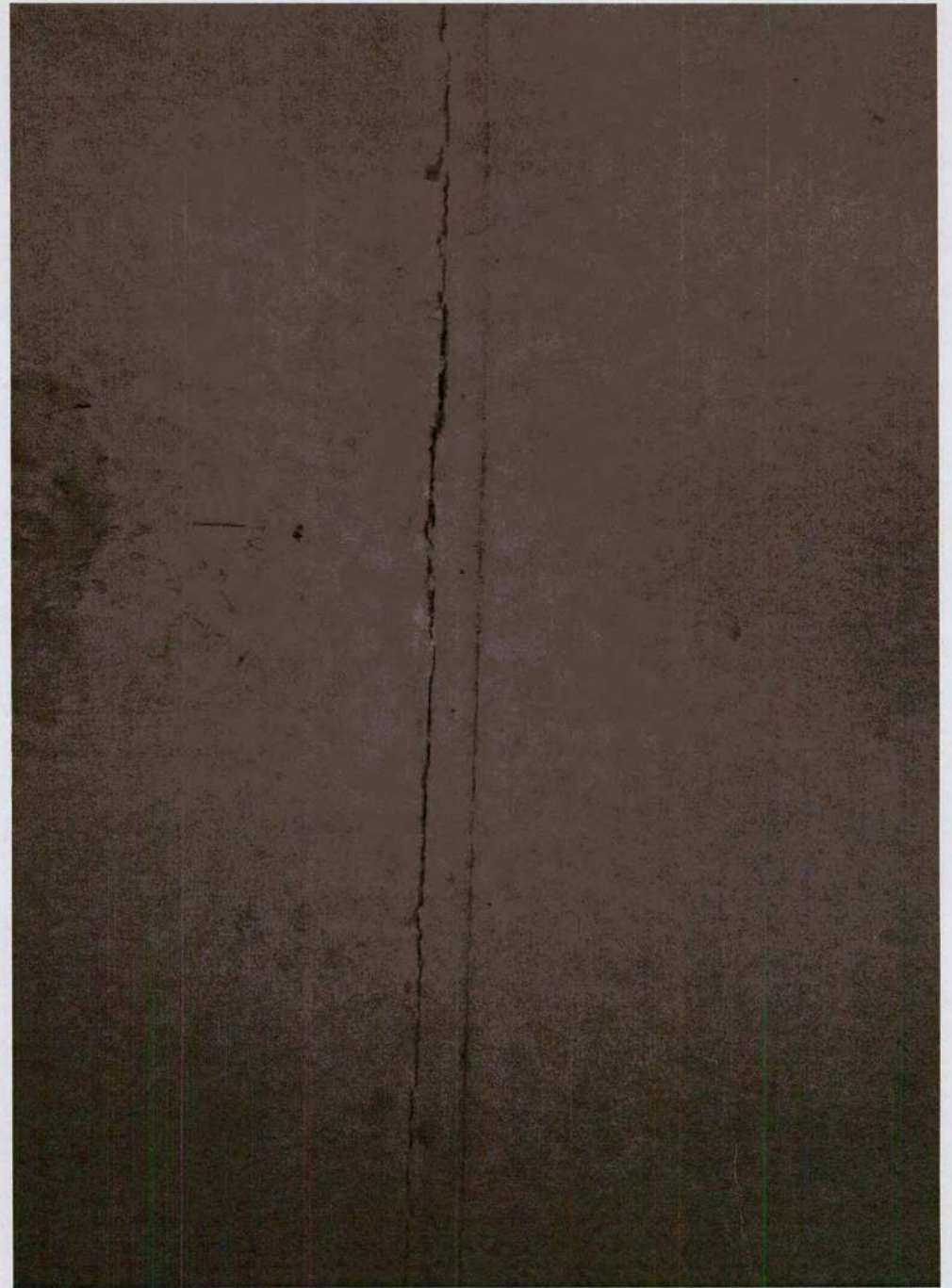
EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/131185	106 HUXLEY STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 1**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S102 CLOSED OUT-Construct Developments Limited *****	No longer wishes to work	EQRC0117	Main Contractor	Substantive Works

Property Total **Number of Contractors: 1**



FRONT BED ROOM



im Checklist / Renair Strate

CIM/2010/1

Linda

L M Stanton

106 HUXLEY STREET

SYDENHAM

CHRISTCHURCH

H:

W:

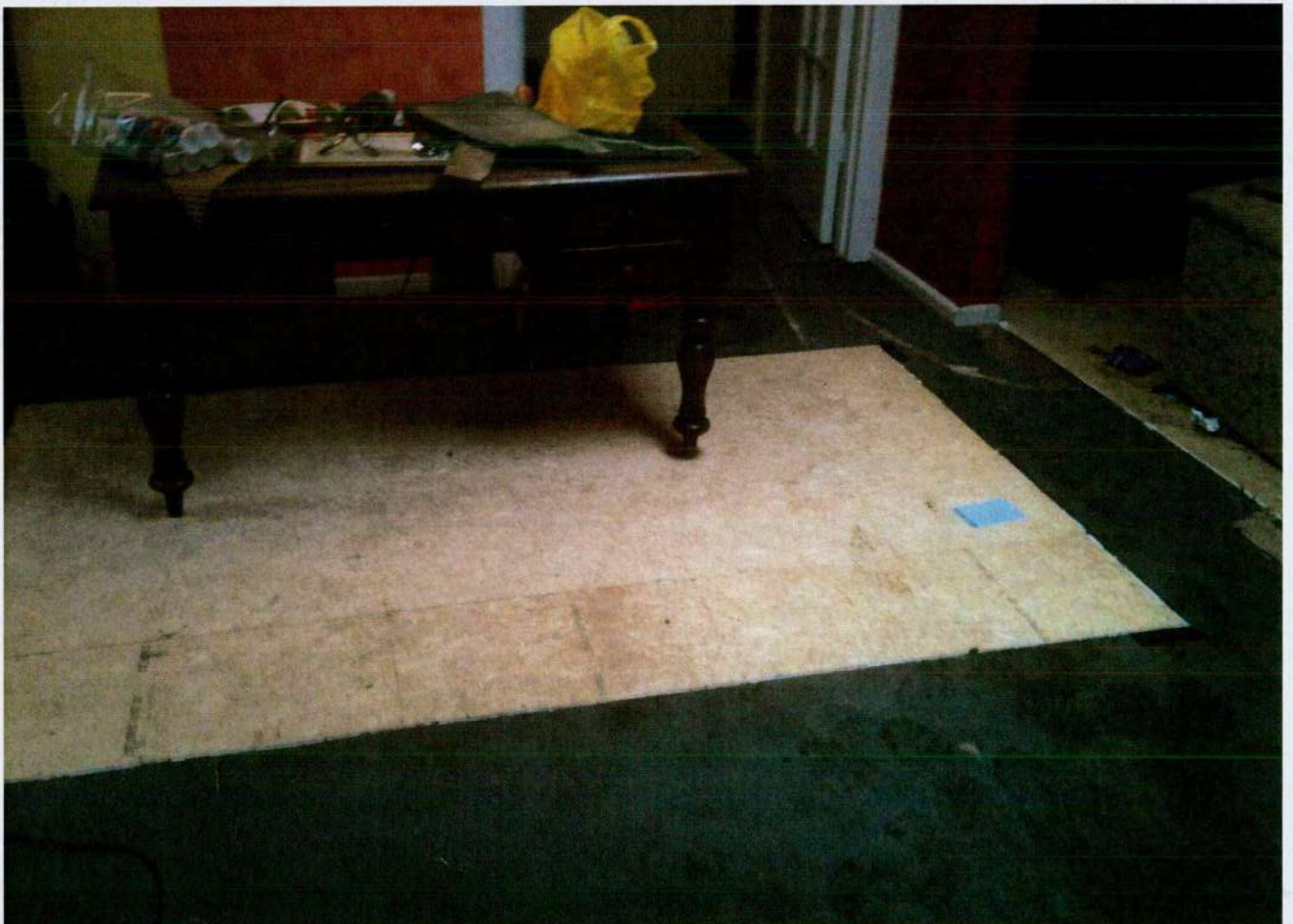
[REDACTED]

Estimator:

Heffer

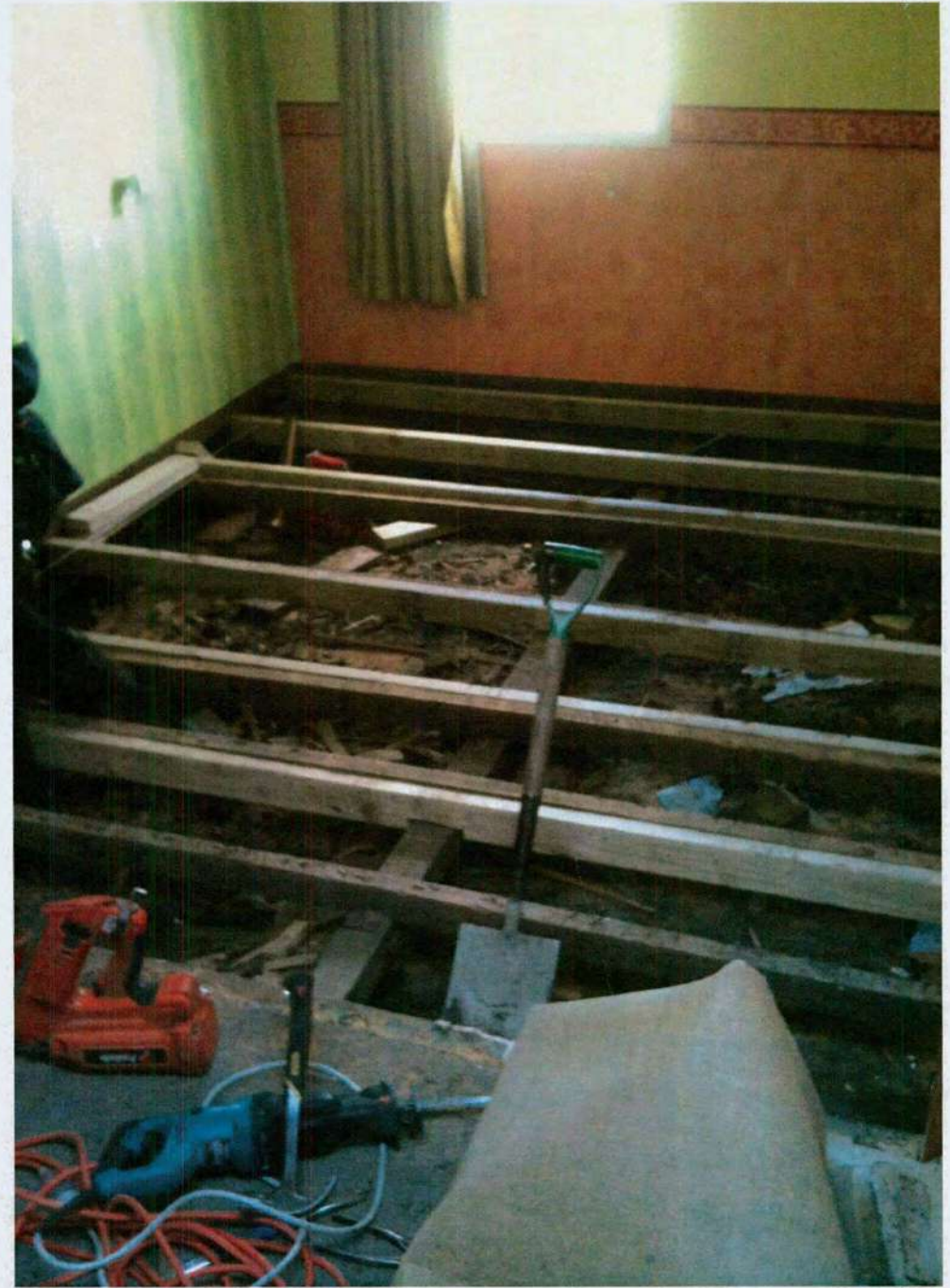
KE

LOUNGE BY TOILET WALL.



LOUNGE

Lounge South.



Lounge East.



Version 2



Statement of Claim Checklist / Repair Strategy

CLM/2010/131185

Date: 27-12-10

Author: Paul Sheehan

L. M. Stanton
106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH
H:
W:
M:

LA: A/A

Estimator: Stephen KEARNS

Room	Earthquake Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy
Lounge	Y		✓	✓	Re fill & paint ceilings Re level floor
Dining Room	N				
Kitchen	Y	✓		✓	Re fill & paint door architraves Re level floor
Family Room	N/A				
Bedroom 1	Y		✓	✓	Fill & paint plaster ceiling cracks Re level floor
Ensuite	N/A				
Bedroom 2	N				
Bedroom 3	N				

18

CLM/2010/131185

L M Stanton
 106 HUXLEY STREET
 SYDENHAM
 CHRISTCHURCH
 H:

SOC / Repair Strategy – Page 2

Ver:

W:

M:

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
Bathroom	N				
Toilet 1	N				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
Entry / Hall(s)	Y	✓			Fill - re paint wall cracks
Stairwell	N/A				
Laundry	N				
Garage	N				
Other	N				

CLM/2010/131185

I M Stanton
106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH

H:

SOC / Repair Strategy – Page 3

V W:

M:

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	N	
	South	N	
	East	Y	Break out stucco cracks, re fill & re paint
	West	N	
Decks		N/A	
CHIMNEY	Base	N/A	
	Ceiling Cavity		
	Above Roof		
	Fireplace		

Initials

13

CLM/2010/131185

L M Stanton
 106 HUXLEY STREET
 SYDENHAM
 CHRISTCHURCH

SOC / Repair Strategy – Page 4

E:
 Ve W:
 M

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	Y	Pile movement evident (vertical) causing uneven floors in S/R/I & lounge areas
Services	N	
Other Dwelling Items	N	
Outbuildings	N	
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: _____

Dated: _____

27-12-10

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

 Initials)

18

OFFICE USE ONLY – LOSS ADJUSTER TO COMPLETE

Date: 27/12/10Claim No: 2010/131185Loss Adjuster: Paul STECHANCOSTING ESTIMATE

\$1350

Lounge

\$

Dining Room

\$560-00

Kitchen

\$

Family Room

\$562-

Bed 1

\$

Ensuite

\$

Bed 2

\$

Bed 3

\$

Bed 4

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$420-00

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$

Outbuildings/Garage

OFFICE USE ONLY – LOSS ADJUSTER TO COMPLETE

Date: 27/12/10Claim No: 2010/ 131185Loss Adjuster: Paul SHEEHAN

External East

\$2147.66

Floors Bed 1
Lounge

\$7000-

\$

\$

\$

\$

\$

\$

\$

Sub Totals:

\$ 3497.66\$ 7562-\$ 980-Total Estimate \$ 12 039.66



File Note

CLM/2010/131185

Date:

27-12-10

Author:

Paul SHEEHAN

L M Stanton
106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH
H:
W:
M:

Topic

<input checked="" type="checkbox"/> General			
<input checked="" type="checkbox"/> Building Claim	<input type="checkbox"/> Pay Claimant \$0-\$10,000	<input checked="" type="checkbox"/> PMO \$10-\$100,000	<input type="checkbox"/> Pay over cap \$100,000 +
<input checked="" type="checkbox"/> CSU Letter	<input type="checkbox"/> Contents	<input type="checkbox"/> 2 Building	<input type="checkbox"/> 1 Land
<input type="checkbox"/> Decline Claim			

Subject:

FIRST INSPECTION

Related To:

None (Claim Level)

Confidential:

☐

Yes

☒

No

Notes: ATTENDANCE

TIME/DATE

27-12-10

CLAIMANT PRESENT?

YES.

INSURANCE DETAILS:

IAG

P/No

MORTGAGEE:

ANZ

ALTERNATIVE PHONE NO.

A/A

EMAIL

LAND DAMAGE?

Nil APPARENT

RESERVE

CONTENTS?

Nil REPORTED

RESERVE

DWELLING?

\$ 12 039.66.

RESERVE

\$ 12 500 -

NEXT ACTION:

Recommended for Managed Repairs.

DAMAGE DESCRIPTION

LAND: (one sentence, indicating type and location)

Residential - Nil apparent damage

CONTENTS: (brief outline, type & classification, as per contents schedule)

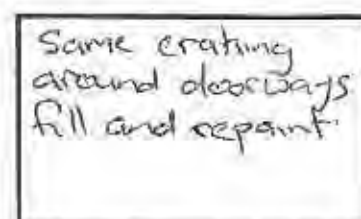
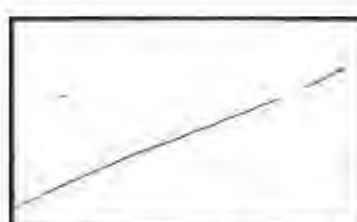
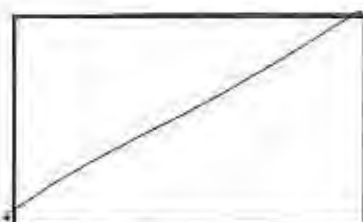
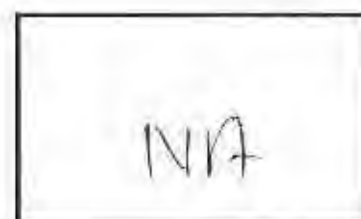
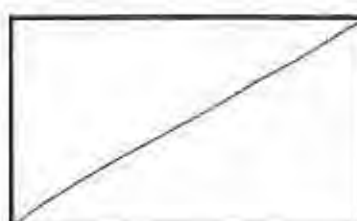
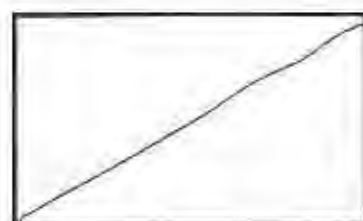
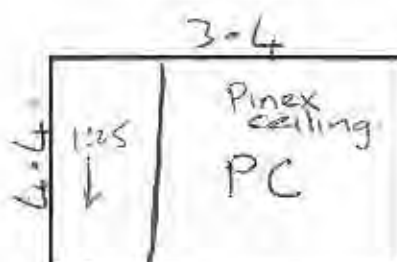
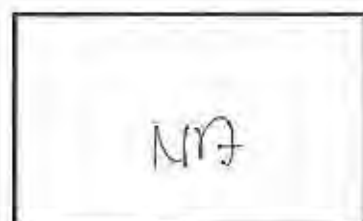
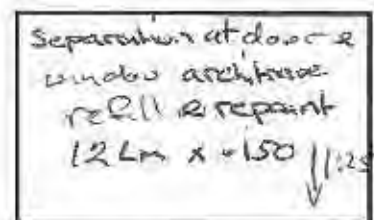
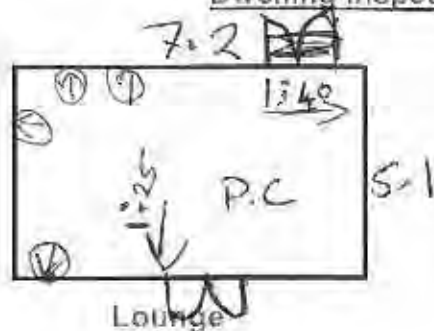
Nil reported by claimant or tenants

DWELLING: (one or two sentences at most, describing the damage. Note if major/minor structural or major/minor cosmetic.)

Built approx 1900, Stucco, tenanted (presently vacant & furnished) 3/2/2 dwelling approx 75 sq. mtrs. Minor external Stucco cracks evident at east face. floors uneven in 3/2/1 & lounge area and minor damage evident in lounge, kitchen & 3/2/1.

WAS A FULL INSPECTION DONE? (On roof, in roof space & under sub floor) IF NOT, REASONS.

Yes. Nil further damage

Date: 27/12/10Claim No: 2010/131185Estimator's Name: Stephen KearnsDwelling Inspection Checklist: Show measurements, indicate damage

Date: 27/12/10

Claim Number: 2010/131185

Estimators Name: Stephen Kearns



Stairwell



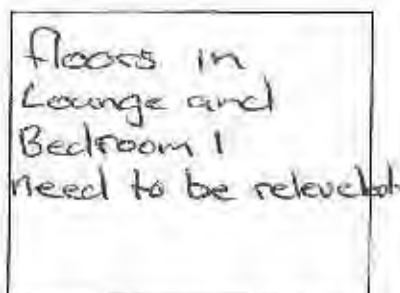
Laundry



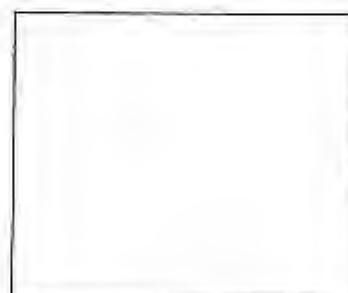
Outbuildings/Garage



Roof



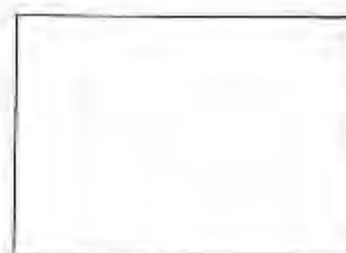
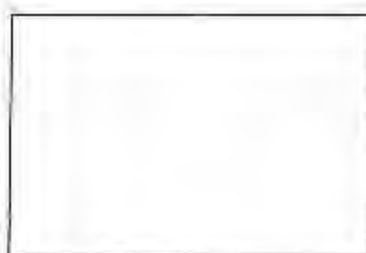
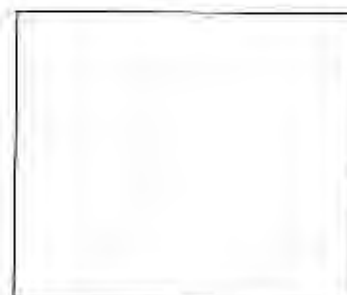
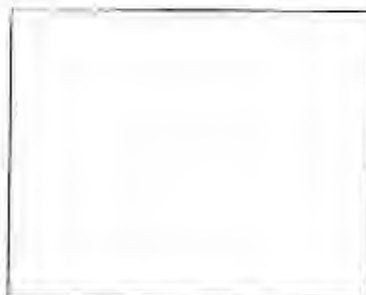
Foundation



Exterior

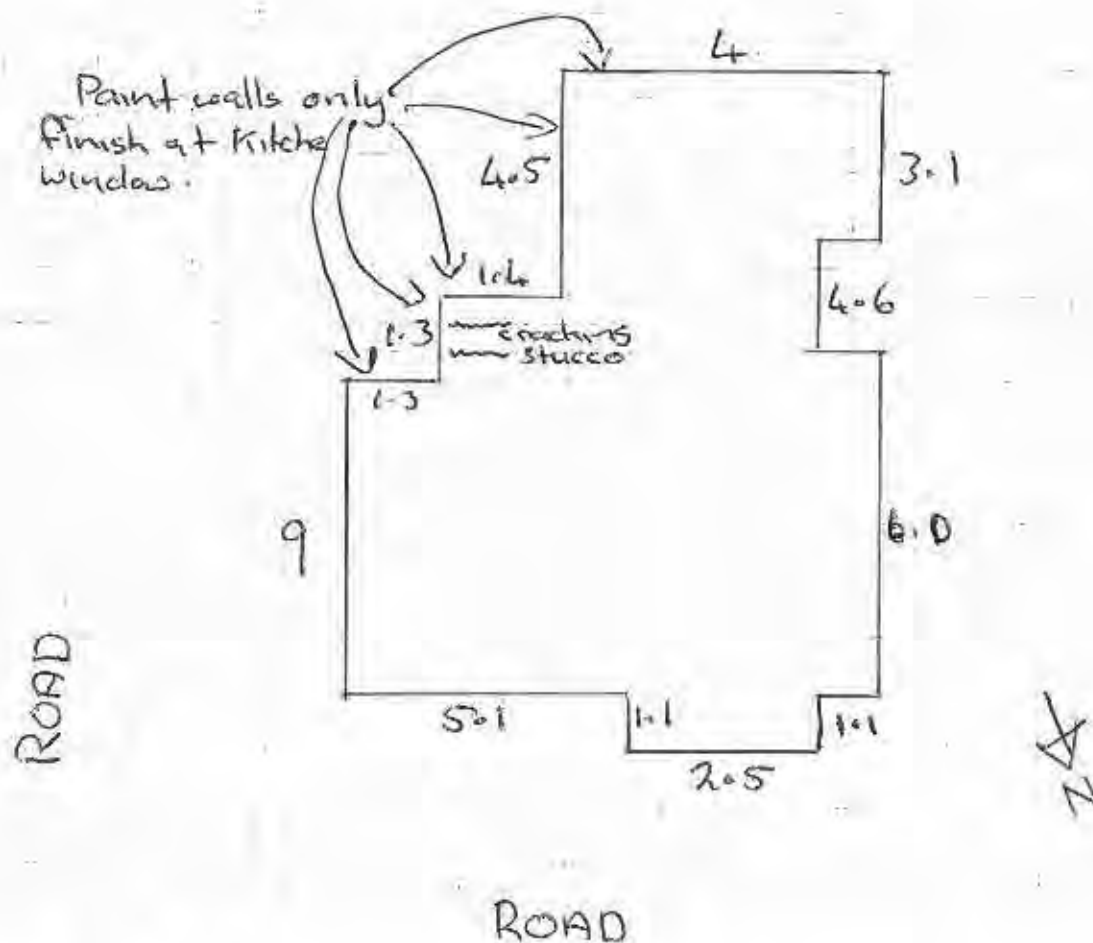
East

Break out old
stucco and replace and
repaint (Kitchen window)
Paint Back door
area around to fence
doors of Kitchen.



Legend

—	Crack to ceiling (show length)	JD	Jamming Door
W	Crack to wall (show length)	J.W	Jamming Window
X	External damage	P.W	Paint wall
O	Foundation damage	P.C	Paint ceiling
+	Floor damage	W.P	Wall Paper
L.P	Liming Paper	—	Crack concrete floor
N	Doorway	↑	Floor, unlevel
⊕	Crack to Sib cave.		

Date: 27/12/10Claim Number: 2010/131185Estimator's Name: Stephen Kearns

Area m ² :	<u>75</u>			
Stud Heights:	<u>2.4</u>			
Wall Finish:	Wallpaper	Plastered	<u>Paint finish</u>	
Other:				
Services:	Specify damage: <u>NA</u>			
Chimneys:	Construction type: <u>NA</u>			
	Height: <u>NA</u>			
	Damage description: Above Roof Below Roof Total Repair			
Foundations Damage:	<u>Timber</u> one concrete blocks.	Concrete Ring	Concrete Slab	Other (specify):
	Minor moderate severe			
	House moved off foundations?:			
	Concrete slab cracked? Crack width Crack length			
Roof:	Framed Trussed			
	Type: Clay Tiles Concrete tiles Metal tiles <u>Rolled Metal</u>	Other (specify):		
	Damage:			
Cladding Type:	Weatherboard	Brick Veneer	Hardi Plank	Other

Additional information

Stucco

Scope of Works

Claim Number	CLM/2011/084479	Damage Location	106 HUXLEY STREET, SYDENHAM, CHRISTCHURCH 8023
Claimant	LINDA STANTON	Reviewed by	null
SOW Status	Draft	Reviewed on	null
Main Contact	LINDA STANTON	Contact Address	
P & G Rate	8.0%	Edited by	
Margin Rate	10.0%		

Summary

Base Total	\$0.00
P & G	\$0.00
Margin	\$0.00
GST	\$0.00
Total inc GST	\$0.00

Elements

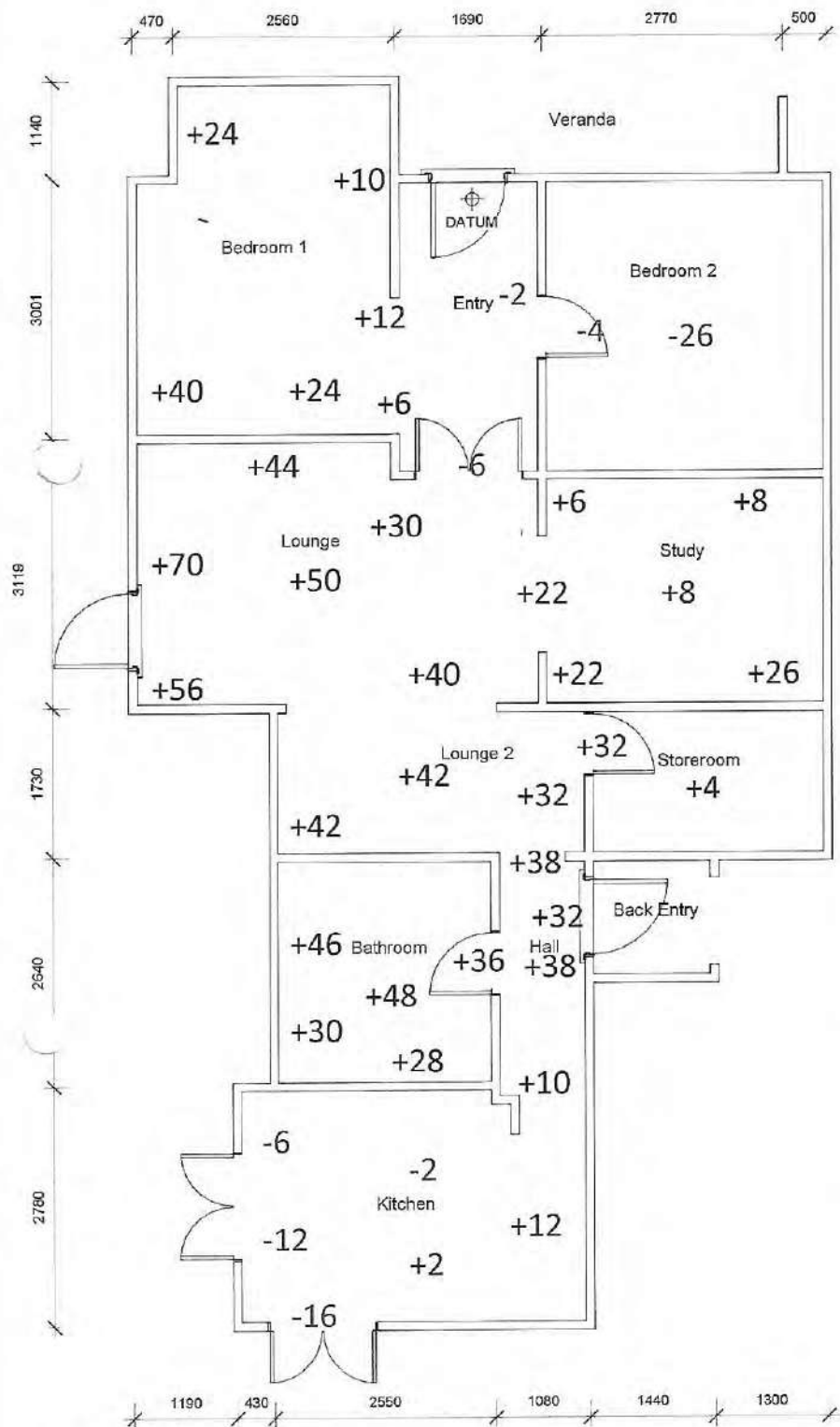
#	Element type	Description	Total Cost	Approved
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HUB FILE NOTE

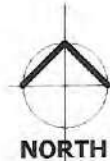
DATE: 16 FEBRUARY 2012		CLAIM NO: 2011/084479			
AUTHOR: PAUL THOMPSON		CLAIMANT: LINDA STANTON			
<input type="checkbox"/> L.A. <input checked="" type="checkbox"/> Estimator (Tick One)		SITUATION OF LOSS: 106 HUXLEY STREET, SYDENHAM			
ASSIGNED HUB:					
Tick as applicable	<input type="checkbox"/>	SCOPE/COST VARIATION	<input type="checkbox"/>	RE-ASSESSMENT	
	<input checked="" type="checkbox"/>	NEW/ADDITIONAL DAMAGE	<input type="checkbox"/>	CHIMNEY/HEAT REPORT	
	<input type="checkbox"/>	RE-ASSESSMENT REQUEST	<input type="checkbox"/>	EMERGENCY WORKS	
	<input type="checkbox"/>	LAND	<input type="checkbox"/>	OTHER	
SUBJECT:					
INSURANCE VERIFIED: (Tick One)		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
AUTHORISATION FOR PMO TO PROCEED: (Tick One)		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
ASSOCIATED CLAIMS:					
2010/ 131185					
2011/ 212674					
2011/ 144484					
2012/					
NOTES/DESCRIPTION:					
<p>Met with Linda Stanton, [REDACTED] and the EQR supervisor (Kevin) from Middleton Hub . The purpose of this site visit was to discuss and address workmanship issues.</p> <p>During our site we have discovered new EQ damage to the lounge walls. Please see SOW attached.</p> <p>Due to the concerns with EQR repairs to date and based upon the value of this new damage, I would like to recommend a settlement directly to our customer.</p> <p>Please note: Linda has claimed a wall unit fell during Earthquakes causing marking to the entry/hall walls. I can confirm this is not Earthquake damage but rather paint brush markings. I have declined this claim.</p>					
NEXT ACTION/ RECOMMENDATION:					
<p>Please attach this file note and attached SOW to file.</p> <p>Please authorise a settlement directly to this customer via (DCA)</p>					

Subtotal	2423.52
P&G, Margin, Gst.	887.49
Total	3311.01



Independent Damage Assessment
For Linda Stanton
106 Huxley Street

By Anson and Evelin
21/01/2013



Room Schedule

Name	Area	Volume
Back Entry	1.7 m ²	4.25 m ³
Bathroom	6.2 m ²	15.17 m ³
Bedroom 1	11.3 m ²	27.57 m ³
Bedroom 2	10.6 m ²	25.74 m ³
Entry	5.3 m ²	12.91 m ³
Hall	2.5 m ²	6.07 m ³
Kitchen	10.5 m ²	25.67 m ³
Lounge	13.2 m ²	32.24 m ³
Lounge 2	5.8 m ²	14.03 m ³
Room	Not Placed	Not Placed
Storeroom	4.3 m ²	10.49 m ³
Study	8.2 m ²	20.02 m ³
Veranda	3.8 m ²	9.36 m ³

TAX INVOICE / STATEMENT

INVOICE FROM:

**DAVE McMILLAN GLASS
LIMITED**

P O Box 37092

Halswell, Christchurch 8245

Phone: 344 1399, Mobile 0274 359 746, Fax 344 1099

DATE

16.05.11

Claim No.

2011/084479

Order No.

INVOICE NO.

18894

GST NO.

84-080-381

INVOICE TO:

Earthquake Commission
P O Box 790
WELLINGTON 6140

DELIVERY ADDRESS:

Linda Stanton, 106 Huxley St.
Sydenham, Christchurch
Earthquake damage

DESCRIPTION	QUANTITY	RATE	AMOUNT
(reglaze kitchen window on 13.5.11)			
4mm clear glass 515 x 536	1		19.65
LABOUR	1hr		35.00
wood putty			5.00
mileage			10.00



No receipts issued unless requested

Total 69.65CONDITIONS OF SALE PAYMENT DUE ON THE 20TH OF THE MONTH
FOLLOWING DATE OF INVOICE**Sub Total** 69.65**GST** 10.45**TOTAL** 80.10

PLEASE PAY ON THIS INVOICE - NO STATEMENT WILL BE ISSUED

REMITTANCE ADVICE - Please detach this portion and return with your payment to:

Direct Credit A/c 06 0821 0374245 00

DAVE McMILLAN GLASS LTD

P O Box 37092

Halswell, Christchurch 8245

INVOICE NO:

18894

E.Q.C.

AMOUNT DUE:

\$80.10

4847

Active Plumbing Ltd
7 St Keverne Close
Burwood
Christchurch 8083
0800 367 277
ASB: 12 3147 0100616 00
GST # 68-077-699



DATE: 31/ 7 / 11

CM/2011/084479
ORDER No.

No.Y 147440

M

EQS claims dept

CM/2011/084479

TAX INVOICE

PURCHASE ORDER

STATEMENT



DESCRIPTION

QTY.

RATE

AMOUNT

Job Address 105 Huxley St

Re fit down pipe

Labour

1.5 67.50 101 00

Mileage

1 27 50

Misc

1 6 50

Screws + 65mm clip

1 4 00

EARTHQUAKE COMMISSION

12 AUG 2011

WELLINGTON

G.S.T. Reg. No.

SPECIAL INSTRUCTIONS

Emergency Repair

SUB TOTAL

139.00

G.S.T.

21.00

TOTAL

\$ 160.00

REDIFORM®

RE-ORDER REF. R/MULTIBK3 447775

FORMS LAYOUT & DESIGN © WICKLIFFE LIMITED

TAX INVOICE**BUILD IT**

RECEIVED

23 MAY 2012

LIMITED

BY: _____

**Contact: Simon Barron****Cell: (021) 521 101****Ph: (03) 960 3552****Email: enquiries@buildit.net.nz****PO Box 8911****Riccarton****Christchurch 8440****INVOICE TO:**EQC
PO Box 311
Wellington 6140**Invoice no:**

53

SITE LOCATION:106 Huxley Street
Sydenham
Christchurch 8023

RECEIVED

23 MAY 2012

BY: _____

Date:

30/12/2012

Page:

01 of 01

Gst no:

97-502-056

Home Owner:

Linda Stanton, PO Box 7613, Sydenham, Christchurch, 8240.

EQC # CLM2011/084479

Quantity**Amount****Description:**

An old water main under the house has been damaged by the ongoing earthquakes, and has caused some damage to the floor and also the wall.

Scope of Work:

- 1/ Demo wall and floor to open up for an inspection, then left for a period of time to dry.
- 2/ Thought the leak was from a waste pipe, plumbers checked, found it was the old water main. Damaged from the earthquakes.
- 3/ Plumbers in to replace/repair damaged water main.
- 4/ Repaired wall framing and flooring.
- 5/ Retro fitted building paper to wall and installed insulation batts. Old batts soaked with water.
- 6/ Installed flooring and gib board (client supplied).
- 7/ Site left tidy. Rubbish to tip.

Labour (28/10/11, 5.0hrs, 15/11, 3.0hrs, 16/11, 2.0hrs, 21/11/11, 6.0hrs)	16.0 hrs	\$	720.00
Materials (see attached)	1	\$	104.25
Subcontractors	none	\$	-
Tip (see attached)	1 of	\$	29.97
Mileage/Cartage	79.0 kms	\$	55.30
Insurance and H & S Levy	2 of	\$	40.00
Margin	7.50%	\$	17.21
Admin: Labour, Supplies, Mobile	2.0 hrs	\$	40.00
Subtotal			\$ 1,006.73
Gst			\$ 151.01
TOTAL AMOUNT			\$ 1,157.74

Notes:

Payment by direct credit can be made to, ASB, Westfield Manukau, 12-3083-0458415-00.
Or a cheque written out to: BUILD IT LIMITED. Please use your invoice number as a reference.

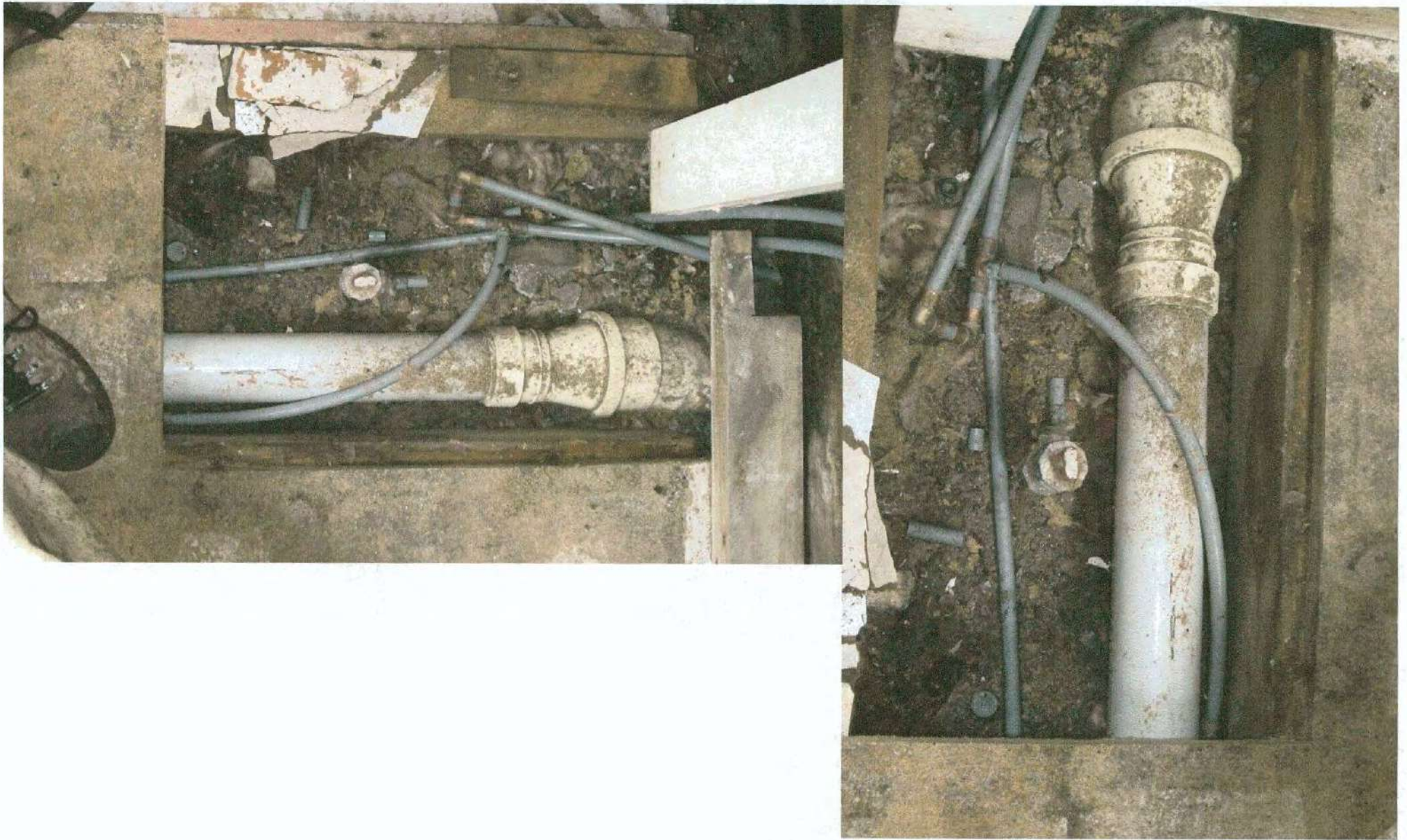
Payment is due before the 20th of the following month.

No statement will be sent.

No receipt will be sent unless requested.

All materials supplied remain the property of the contractor until payment received in full.

Thank you for your business.





Station.

9 Baigent Way, Middleton
Christchurch 8024, New Zealand

Tax Invoice

GST Number 102-833-082

Transaction No T2P01662387

Trans Date : 21-Nov-2011 3:53 pm
Print Date: 21-Nov-2011 3:53 pm
Vehicle ID : ECC255
Account ID : CASH SALES ECODROP

Order No :
Pieces : 0

Product/Tone \$187.30 Excluding GST

Product Refuse

Gross Weight 3020 kg

Tare Weight 2860 kg

Net Weight: 160kg

Notes

Invoice Total : \$34.46
including GST
Waste Levy Inclusive Where Applicable

Open Daily 7am to 4.30pm

For all Enquiries

PHONE : 941 7513



Stanton

Build It Ltd
PO Box 8911
Riccarton
Christchurch 8440

\$72.91

Invoice No: 5447120

Building Choices Ltd
PlaceMakers Riccarton
2-20 Mandeville Street
PO Box 2653
Christchurch Mail Centre
Christchurch 8140
Phone: 03-348 2039
Fax: 03-348 9483
Email: pmriccarton@placemakers.co.nz
GST. No: 70-094-258
Bank No: 02-0820-0609209-000
Account Code - BU1B

Standard terms and conditions of trade apply. For full details go to the PlaceMakers website <http://www.placemakers.co.nz/terms.html> and click on the link on the left hand side, or contact your local branch

Page 1 of 1

Date: 16/11/11

Customer Reference: Stanton

Packing Slip No: 5622523

Product Code	Description	Qty	Unit	Price \$	Selling Price	Amount
3588761	Vent Alum Utility Wh 225x75mm A46aevw2275	1	ea	10.66	9.75	9.75



Please call 343-8600 to place an order
Please call 348-2039 for accounts and general enquiries
Accounts due on the 20th of month following purchase

All prices exclude GST

Additional Information	Carrier ID	Cartage:	\$0.00
Build It Ltd	No Carrier		
Po Box 8911		Taxable amount:	\$9.75
Riccarton		Plus GST:	\$1.46
Christchurch			

Internal References

Source	Loc	Pick No	Salesperson	Register ID	Time
Call	167	2709972	Vic Mason	08	18:12:08

Total
\$11.21



2011/084479.
Stanton.

Build It Ltd
PO Box 8911
Riccarton
Christchurch 8440



Invoice No: 5451103

Building Choices Ltd
PlaceMakers Riccarton
2-20 Mandeville Street
PO Box 2653
Christchurch Mail Centre
Christchurch 8140
Phone: 0-3-348 2039
Fax: 0-3-348 9483
Email: pmriccarton@placemakers.co.nz
GST. No: 70-094-258
Bank No: 02-0820-0609209-000
Account Code - BU11B

Standard terms and conditions of trade apply. For full details go to the PlaceMakers website <http://www.placemakers.co.nz/terms.html> and click on the link on the left hand side, or contact your local branch

Page 1 of 1

Date: 21/11/11

Customer Reference: stanton

Packing Slip No: 5626977

Product Code	Description	Qty	Unit	Price \$	Selling Price	Amount
3400135	Pink Batts Ultra R2.6 Wall 9.9m2/Bale	1	bl	137.77	119.99	119.99

106 Huxley St
Materials
- Batts (half a bale) — \$60.00
- Vent \$ 9.75
- Bldg paper (1/4 roll) \$ 9.50
- Fixings, (glue, nails, screws etc). \$ 25.00
\$ 104.25 (ex gst).

Please call 343-8600 to place an order
Please call 348-2039 for accounts and general enquiries
Accounts due on the 20th of month following purchase

All prices exclude GST

Additional Information

Build It Ltd
Po Box 8911
Riccarton
Christchurch

Carrier ID

No Carrier

Cartage:

\$0.00

Taxable amount:

\$119.99

Plus GST:

\$18.00

Internal References

Source	Loc	Pick No	Salesperson	Register ID	Time
Call	167	2712722	Josh T	13	21:31:48

Total

\$137.99

2011/084479.
stanton

Build It Ltd
PO Box 8911
Riccarton
Christchurch 8440

Invoice No: 5447430

Building Choices Ltd
PlaceMakers Riccarton
2-20 Mandeville Street
PO Box 2653
Christchurch Mail Centre
Christchurch 8140
Phone: 0-3-348 2039
Fax: 0-3-348 9483
Email: pmriccarton@placemakers.co.nz
GST. No: 70-094-258
Bank No: 02-0820-0609209-000
Account Code - BU1IB

Standard terms and conditions of trade apply. For full details go to the PlaceMakers website
<http://www.placemakers.co.nz/terms.html> and click on the link on the left hand side, or contact
your local branch

Page 1 of 1

Date: 16/11/11

Customer Reference: stanton

Packing Slip No: 5623003

Product Code	Description	Qty	Unit	Price \$	Selling Price	Amount
Buiib	Remote Transaction: 15/11/11 Cust-Id: Buiib Name: Build It Ltd From: Pm Antigua Street (15000) Cust-Po: Stanton Pack No: 132656 D/L: Bu161158/00501, Invoice Number: 128056					
3421779	Bitumac 850 (710) Bld Paper 1000mmx25m	1	ro	41.53	38.00	38.00

Please call 343-8600 to place an order
Please call 348-2039 for accounts and general enquiries
Accounts due on the 20th of month following purchase
All prices exclude GST

Carrier ID

No Carrier

Cartage:

\$0.00

Car Registration

128056

Taxable amount:

\$38.00

Plus GST:

\$5.70

Internal References

Source	Loc	Pick No	PO No	Salesperson	Register ID	Time
lbch	167	2710278	818148	Root	55	18:12:41

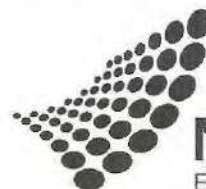
Total

\$43.70

MULFORD ENGINEERING PLASTIC

18 Sonter Road
 Sockburn, Christchurch 8042, New Zealand
 PO Box 4289, Christchurch 8140

Telephone.....:0800 808 809
 Fax.....:+64 3 3437951
 Tax number.....:97-161-135



MULFORD
 ENGINEERING PLASTICS
delivering solutions

Bill to :
 CASH SALES CHCH
 CHRISTCHURCH

Ship to :
 CASH SALE CHCH
 MULFORD ENGINEERING PLASTICS
 18 SONTER ROAD
 CHRISTCHURCH 8024

Tax Invoice copy

Invoice Number.....: SINV064266
 Date: 21/06/2011
 Page: 1 of 1
 Sales order: SO067543
 Requisition.....: Linda
 Your ref.....: Ryan - Active Plumbing
 Our ref.....: Adam Waterman
 Payment.....: Cash Sales
 Account.....: CASHCHCH

Item number	Description	Quantity	Unit	Unit price	Amount
ACS006	ACRYLIC SHEET CLEAR 6MM	0.75	sqm	127.27	95.45
	1 pcs @ 1280mm x 560mm				

****For Full Terms and Conditions Please refer to our Website****

Remit payment to Bank A/C number: ANZ 01-0102 0848221-000

Leaking skylight after earthquake due to cracks in perspex.

*Please pay claimant - Westpac 03 1594 0114578.00
 deposit slip provided.*

PAID

Sales balance	Total discount	Misc. charges	Total	Prepaid	Remainder
95.45	0.00	0.00	109.77	109.77	0.00 NZD
			GST	Round-off	Total
			14.32	0.00	109.77 NZD
Payment per	21/06/2011				

RECEIPT

A 351061

Cim-2011-084479 DATE 20 / 5 / 11

RECEIVED FROM

Linda Stanton
106 Hixley St, Sydenham

THE SUM OF:

Four hundred and sixty dollars
only

DESCRIPTION:

Leak from roof into pantry
Repair roof and replace shelves

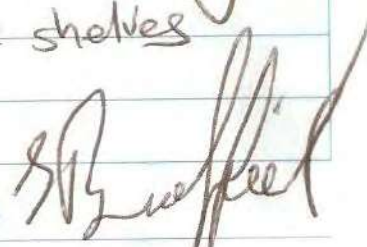
G.S.T. No.:

TOTAL

\$

460 : 00

SIGNATURE



REDIFORM®

FORMS LAYOUT & DESIGN © WICKLIFFE LIMITED

RE-ORDER REF. R/RECSML 449078

Con Struct Developments Ltd

58 Landsdowne Tce, Cashmere, CHRISTCHURCH

Ph/Fax: 03 331 8090

Mob: 027 233 4134

TAX INVOICE/STATEMENT

FLETCHER CONSTRUCTION COMPANY
11 Deans Ave
PO Box 80 105
Christchurch 8440

00000282
GST Number: 72847997
07/21/2011
Terms: C.O.D.

ACCREDITATION NUMBER: EQRC0117

CONTRACT WORK ORDER FCCL- CONTIN-000160
EQC CLAIM NUMBER 2010/131185

Lynda Stanton
106 Huxley Street

SUPERVISOR: Steve Hunter
DATE COMPLETED: 21 July 2011

PAYMENT CLAIM AS PER CONTRACT \$10,733.00

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

Sub Total:	\$10,733.00
GST:	\$1,609.95
Total Amount:	\$12,342.95

Thank you very much for your business.

Please make payment by direct credit to Con Struct Development, bank account 02 0820 0600124 000

Con Struct Developments Ltd

58 Landsdowne Tce, Cashmere, CHRISTCHURCH

Ph/Fax: 03 331 8090

Mob: 027 233 4134

TAX INVOICE/STATEMENT

FLETCHER CONSTRUCTION COMPANY
11 Deans Ave
PO Box 80 105
Christchurch 8440

00000284
GST Number: 72847997
07/21/2011
Terms: C.O.D.

ACCREDITATION NUMBER: EQRC0117

CONTRACT VARIATION PAYMENT CLAIM
WORKS ORDER: FCCL-CONTIN- 00466
EQC CLAIM NUMBER 2011/131185

Linda Stanton
106 Huxley Street, Beckenham

SUPERVISOR: Steve Hunter
DATE COMPLETED: 21 July 2011

CONTRACT VARIATION PAYMENT CLAIM AS AUTHORISED BY EQC 1109

\$2,040.87

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

Sub Total:	\$2,040.87
GST:	\$306.13
Total Amount:	\$2,347.00

Thank you very much for your business.

Please make payment by direct credit to Con Struct Development, bank account 02 0820 0600124 000

Scope of Works



Customer: LINDA STANTON

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 106 HUXLEY STREET, SYDENHAM, CHRISTCHURCH 8023 on 11/05/2012

Site

Element	Damage	Repair
Land (Exposed - Soil - 600.00 m2)		
Land (Under dwelling - Soil - 90.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Corraguted iron)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Foundations (Timber floor Rock piles No access)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Bedroom (First left from front door)**

Room Size: 3.20 x 3.20 = 10.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Entry (Bedroom/lounge)

Room Size: 3.70 x 4.30 = 15.91 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Softboard - Paint - 16.77 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Double glass panel door - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Carpet - 16.77 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 39.36 m2)		
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Lounge (With wood burner)

Room Size: 3.80 x 3.20 = 12.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Dining Room

Room Size: 2.80 x 3.30 = 9.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
No Damage		

Ground Floor - Living (Tiny room off lounge)

Room Size: 2.50 x 2.60 = 6.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Hallway (Next to bathroom)

Room Size: 1.20 x 2.70 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Wallpaper / paint - 3.24 m2)	No Earthquake Damage	
Floor (T&G - Vinyl - 3.24 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 18.72 m2)	Cosmetic damage	Rake out, plaster and paint 18.72 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bathroom

Room Size: 1.90 x 2.70 = 5.13 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Kitchen

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

Stud Height: 1.80 m

Element	Damage	Repair
Ceiling (Gib - Wallpaper - 12.00 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Vinyl - 12.00 m ²)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Gas - Standard spec Gas - 1.00 item)	No Earthquake Damage	
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Wall paper / paint - 25.20 m ²)	No Earthquake Damage	
Window (Timber medium - Pane single glazed - 3.00 No of)	Cosmetic damage	Repaint window and frame 3.00 l/m
Work top (Kitchen work top - Laminate - 3.00 l/m)	No Earthquake Damage	

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/2011/212674
Claimant: LINDA STANTON
Property Address: 106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH 8023

Assessment Date: 11/05/2012 14:47
Assessor: Haley, Justin
Estimator: Hicks, Mike
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	LINDA, STANTON				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Dwelling			

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

Mortgage Details - Added in COMET

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
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	<1935	Rectangular	76.85

Full Assessment

Site

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

Roof (Corraguted iron)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: stucco 14x2.4

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: stucco 14x2.4

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: stucco 7x2.4

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: stucco 7x2.4

Foundations (Timber floor Rock piles No access)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (First left from front door)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Entry (Bedroom/lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Double glass panel door	Timber	No Earthquake Damage			

Floor	T&G	Carpet	No Earthquake Damage
Wall covering	Gib	Paint	

Window	Timber medium	Pane single glazed	No Earthquake Damage
--------	---------------	--------------------	----------------------

General Comments: 1 x feature wall
Impact damage

Ground Floor - Lounge (With wood burner)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Historic settlement cracks on walls

General Comments:

Ground Floor - Dining Room

Damage: No damage

Require Scaffolding? No

General Comments: Softboard paint ceiling
Gib paint/lining paper walls
TG carpet floor
Timber windows

Ground Floor - Living (Tiny room off lounge)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway (Next to bathroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	18.72 m2	27.00	505.44

Window	Aluminium Awning	Pane single glazed	No Earthquake Damage
--------	------------------	--------------------	----------------------

General Comments:

Ground Floor - Bathroom

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Historic settlement cracks in ceiling

General Comments: Hardboard paint ceiling
Seratone walls
TG vinyl floor
Timber windows
Timber internal door

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Gas	Standard spec Gas	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Repaint window and frame	3.00 l/m	8.00	24.00

Work top

Kitchen work top

Laminate

No Earthquake Damage

General Comments:

Gib ceiling with wallpaper

Timber floor

Timber windows

Gib walls with wallpaper

Fees

Fees

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

Overheads

Name	Estimate
------	----------

Preliminary and general

42.36

Margin

57.18

GST

94.35

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Roof (Corraguted iron)	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Foundations (Timber floor Rock piles No access)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (First left from front door)	0.00
	Dining Room	0.00
	Entry (Bedroom/lounge)	0.00
	Hallway (Next to bathroom)	505.44
	Kitchen	24.00
	Living (Tiny room off lounge)	0.00
	Lounge (With wood burner)	0.00
		529.44

529.44

Fees

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

Overheads

Description	Estimate
Preliminary and general	42.36
Margin	57.18
GST	94.35
	193.88

Total Estimate	723.32
-----------------------	--------

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- Nil

File Notes

Date Created:	11/05/2012 14:46
Created :	Haley, Justin
Subject:	Status
Note:	<p>Early 1900's single story dwelling. Stucco veneer. Rolled metal roof. Very old piles-no access.</p> <p>Weathertight yes. Habitable yes.</p> <p>Minor internal cosmetic damage.</p> <p>Fletchers repaired previous claims.</p> <p>No land damage.</p>
Next Action:	

Urgent Works Items

SoW Summary

Scope Of Works - Estimate

Claim Number : CLM/2011/212674

Property Address : 106 HUXLEY STREET, SYDENHAM, CHRISTCHURCH 8023

Estimate : \$ 723.32

Property	Description	Estimate
	Site	0.00
	Services	0.00
	Sub Total	0.00

Main Building	Description	Estimate
	Exterior Element	
	Roof (Corraguted iron)	0.00
	Elevation (South)	0.00
	Elevation (North)	0.00
	Elevation (East)	0.00
	Elevation (West)	0.00
	Foundations (Timber floor Rock piles No access)	0.00
	Sub Total	\$0.00

Ground Floor	Bedroom (First left from front door)	0.00
	Entry (Bedroom/lounge)	0.00
	Lounge (With wood burner)	0.00
	Dining Room	0.00
	Living (Tiny room off lounge)	0.00
	Hallway (Next to bathroom)	505.44
	Bathroom	0.00
	Kitchen	24.00
	Sub Total	529.44

Fees	Description	Estimate
	Sub Total	0.00

Overheads	Description	Estimate
	Preliminary and general	42.36
	Margin	57.18
	GST	94.35
	Sub Total	193.88

SoW Summary

Re-calculate

Live

You are logged in as : Alchemy Administrator

[Change Password](#)

ALCHEMY

Turnover Build Software

Scope Of Works - (Completed)

Claim Number : CLM/2011/212674
Claimant : LINDA, STANTON
Contact Number :

Assessor : Haley, Justin
Estimator : Hicks, Mike

Property Address : 106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH 8023

Hazards : Nil

View Estimate

Scope Of Works

Generate Uncosted SOW

Property

Main Building

Fees

Property :



Site



Services

Live

You are logged in as : Alchemy Administrator
[Change Passw.ord](#)

ALCHEMY
Purposive Built Software

Overview

Scope Of Works - (Completed)

Claim Number :

CLM/2011/212674

Claimant :

LINDA, STANTON

Contact Number :

Assessor :

Haley, Justin

Estimator :

Hicks, Mike

Property Address :

106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH 8023

Hazards : Nil

View Estimate

Scope Of Works

Generate Uncosted SOW

Property

Main Building

Fees

Exterior :



Roof (Corraguted iron)



Elevation (South)



Elevation (North)



Elevation (East)



Elevation (West)



Foundations (Timber floor
Rock piles No access)

Ground Floor :
(76.85 m²)



Bedroom (First left from
front door)



Entry (Bedroom/lounge)



Lounge (With wood burner)



Dining Room



Living (Tiny room off
lounge)



Hallway (Next to bathroom)



Bathroom



Kitchen

Live

You are logged in as : Alchemy Administrator
[Change Passw.ord](#)

ALCHEMY
Purposive Built Software

Scope Of Works - (Completed)

Claim Number : CLM/2011/212674
Claimant : LINDA, STANTON
Contact Number :

Assessor : Haley, Justin
Estimator : Hicks, Mike

Property Address : 106 HUXLEY STREET
SYDENHAM
CHRISTCHURCH 8023

Hazards : Nil

View Estimate

Scope Of Works

Generate Uncosted SOW

Property

Main Building

Fees

Fees :

Overheads :

Description	Action
Preliminary and general Covering incidental costs.	
Margin Contractor's margin	
GST Goods and services tax	

Live

You are logged in as : Alchemy Administrator
[Change Passw.ord](#)

ALCHEMY
Purpose Built Software

Active Plumbing and Drainage Ltd

82b Kingsley Street
Sydenham
Christchurch

**EQC Claims Department**

17 NOV 2011

P.O BOX 311
Wellington 6140

Tax Invoice

Invoice Date: 02/09/2011
Invoice No: R000258
GST No: 68-077-699

Job Name: CLM/2011/212674

Job No: J000202

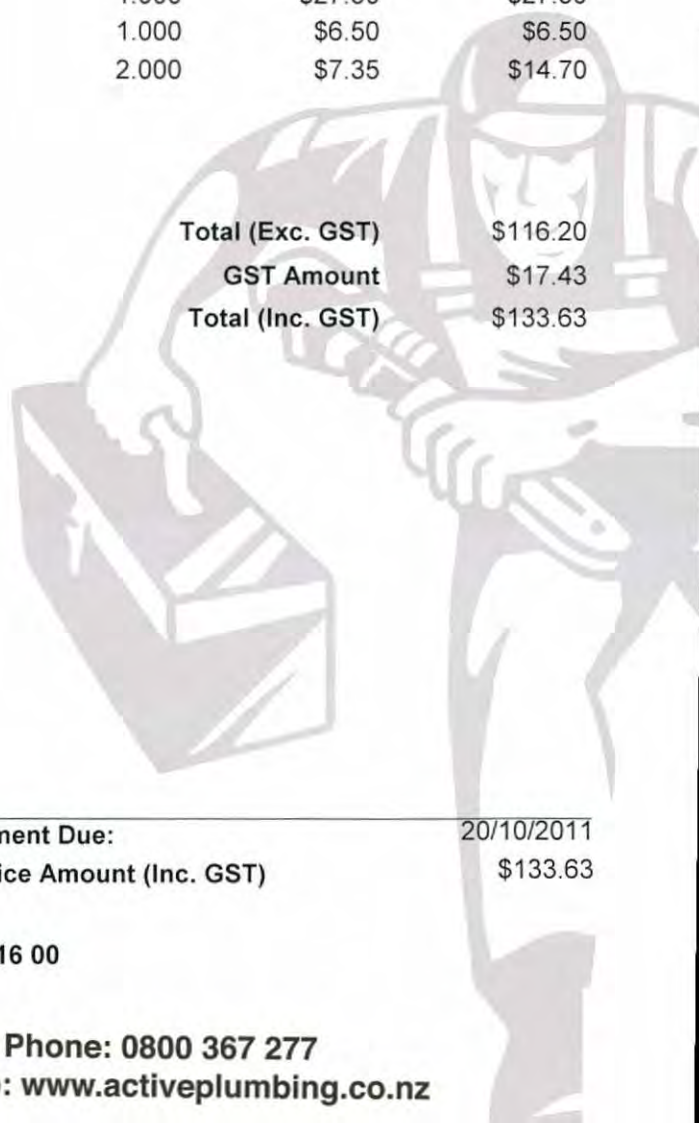
Site Address: : 106 Huxley Street

Your Ref: Linda Stanton

Emergency Repair
Customer advised us to invoice EQC.
Fixed Leak in water pipe damaged due to EQ

Description	Quantity	Unit Price	Total
Labour - Plumber	1.000	\$67.50	\$67.50
Mileage	1.000	\$27.50	\$27.50
Misc	1.000	\$6.50	\$6.50
Secura Connector 15mm	2.000	\$7.35	\$14.70

Total (Exc. GST) \$116.20
GST Amount \$17.43
Total (Inc. GST) \$133.63



Please contact Erin on 021 1096435 if you have any queries.

Job No:	J000202	Payment Due:	20/10/2011
Invoice No:	R000258	Invoice Amount (Inc. GST)	\$133.63

Direct Debit Payments can be made to: ASB 12 3147 0100616 00

82b Kingsley Street, Sydenham Phone: 0800 367 277
Email: info@activeplumbing.co.nz Web: www.activeplumbing.co.nz

Active Plumbing and Drainage Ltd

82b Kingsley Street
Sydenham
Christchurch

**EQC Claims Department**

P.O BOX 311
Wellington 6140

Tax Invoice

Invoice Date: 18/11/2011
Invoice No: R000297
GST No: 68-077-699

Job Name: CLM/2011/212674

Job No: J000238

Site Address: 106 Huxley Street

Your Ref: Linda Stanton

Emergency Repairs

Replaced water main from toby box to house. Cut concrete and asphalt and replaced asphalt

Description	Quantity	Unit Price	Total
Labour - Plumber	10.000	\$67.50	\$675.00
Mileage	2.000	\$27.50	\$55.00
Misc	1.000	\$6.50	\$6.50
Labour - Plumber 1	1.500	\$67.50	\$101.25
Pipe	17.000	\$3.50	\$59.50
15mm Rx fittings	3.000	\$13.20	\$39.60
Secura straight joiner	1.000	\$7.20	\$7.20
15mm Secura elbows	2.000	\$6.20	\$12.40
Ashphalt	1.000	\$160.00	\$160.00
Concrete	3.000	\$32.00	\$96.00

Total (Exc. GST) \$1,212.45
GST Amount \$181.87
Total (Inc. GST) \$1,394.32

Please contact Erin on 021 1096435 if you have any queries.

Job No:	J000238	Payment Due:	20/12/2011
Invoice No:	R000297	Invoice Amount (Inc. GST)	\$1,394.32

Direct Debit Payments can be made to: ASB 12 3147 0100616 00

82b Kingsley Street, Sydenham Phone: 0800 367 277
Email: info@activeplumbing.co.nz Web: www.activeplumbing.co.nz

JH 2011 084479 EV

17 Pages

Active Plumbing Ltd
7 St Keverne Close
Burwood
Christchurch 8083
0800 367 277



ASB: 12 3147 0100616 00
GST # 68-077-699

DATE: 31 / 7 / 11

Clm 2011/084479
ORDER No.

No.Y 147449

M

EQC claims department

clm 2011/084479

TAX INVOICE

PURCHASE ORDER

STATEMENT

DESCRIPTION

QTY.

RATE

AMOUNT

Linda Stanton 106 Huxley St
Christchurch

Replaced Internal & repaired
guttering damaged in EQ

Labour Ryan

Labour Josh

Mileage

Misc

Silicon

Rivets

Spouting Materials

Internal guttering (Sheetmetal)



IN

6.5

67.50

439 00

6.5

67.50

439 00

1

27 50

1

6 50

2

16.00

32 00

1pk

12 00

1

42 00

1

172 00

G.S.T. Reg. No.

SPECIAL INSTRUCTIONS

Emergency Repair

SUB TOTAL 1170.00

G.S.T. 176.00

TOTAL \$ 1346.00

REDIFORM®


FORMS LAYOUT & DESIGN © WICKLIFFE LIMITED



pse
refer
to

Cash Settlement recommended
RECEIVED
18 APR 2012
 BY: *Paul Thompson who is aware of this customer issues*
Tiles Gregoryson

HUB FILE NOTE

DATE: 10 April 2012		CLAIM NO: 2012/037328	
AUTHOR: Graeme Scott		CUSTOMER: L M Stanton	
(Tick One)	<input checked="" type="checkbox"/> L.A	<input type="checkbox"/> Estimator	SITUATION OF LOSS:
ASSIGNED HUB: Middleton		106 Huxley St Sydenham Christchurch	
(Tick One)	<input type="checkbox"/> SCOPE/COST VARIATION	<input type="checkbox"/> RE-ASSESSMENT	OTHER
	<input checked="" type="checkbox"/> NEW/ADDITIONAL DAMAGE	<input type="checkbox"/> CHIMNEY/HEAT REPORT	
	<input type="checkbox"/> RE-ASSESSMENT REQUEST	<input type="checkbox"/>	
SUBJECT: Inspection re 2012 damage			
INSURANCE VERIFIED: (Tick One)		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
AUTHORISATION FOR PMO TO PROCEED: (Tick One)		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LAND CHECK	Cat TC	Proceed	<input type="checkbox"/> YES <input type="checkbox"/> NO
ASSOCIATED CLAIMS:		RESERVE:	
2010/ 131185		\$	
2011/ 084479		\$	
2011/ 212674		\$	
2012/ 144484		\$	
RESERVE TOTAL		\$	
NOTES/DESCRIPTION:			
06/03/12 1600 hrs: Call at customers address with EQR staff and contractor to discuss issues with repairs on 2010 claim.			
All issues resolved on site, however there was additional damage noted that had been caused on 23 Dec 2011. New claim made by customer.			
A new SoW and SoC are attached.			
Recommend a cash settlement be made on this claim. All other EQ repairs have been made by EQR. This is new damage caused since the repairs have been made.			
NEXT ACTION/ RECOMMENDATION:			
 Recommend cash settlement of \$2654.53. Claimant will then make own repairs. Customer has requested any payment be made by Direct Credit to her account - details previously supplied on this claim.			

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.



New Damage
Only:

Statement of Claim Checklist / Repair Strategy

Date: 6/3/12

Author: Graeme Scott

Claim No: 2012/037328

Claimant: L M Stanton

Situation of Loss: 106 Huxley St
Sydenham

LA: Graeme Scott

Estimator: Greg Webley

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
702, S01 Lounge	Y	✓			w - rake out, stop, paint 5m ²
Dining Room	/				N/A
Kitchen	Y	✓			w - prep - goodill n paint door architrave - prep - paint french doors 2x
Family Room	/				N/A
Bedroom 1	N				
Ensuite	/				N/A
Bedroom 2	N				
Bedroom 3	N				

SOC / Repair Strategy – Page 2

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	/				N/A
Bathroom	N				
Toilet 1	N				
Toilet 2	/				N/A
Office / Study	/				N/A
Rumpus	/				N/A
Back Entry / Hall(s)	Y				W-g.b. strip wallpaper, gapfill, stop, & paper paint " paint 9 m ² - varnish 4 1m skirting. F- vinyl 1 m ² - skc - allow \$300. - upst supply 10y 5 m ² vinyl.
Stairwell	/				N/A
Laundry	/				N/A
Garage	N				
Other					

SOC / Repair Strategy – Page 3

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	N	
	South	N	
	East	N	
	West	N	
Decks		/	N/A
CHIMNEY	Base	/	N/A
	Ceiling Cavity	/	N/A
	Above Roof	/	N/A
	Fireplace	/	N/A

SOC / Repair Strategy – Page 4

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N	
Services	N	
Other Dwelling Items	/	
Outbuildings	N	
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: **Dated:**

.....
(Initials)

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

CON STRUCT DEVELOPMENTS LIMITED

MARK EVERITT – REGISTERED BUILDER

58 Landsdowne Terrace, Cashmere CHRISTCHURCH

Telephone/ Facsimile: 03 331 8090

Mobile: 027 233 4134

Email: j.everitt@xtra.co.nz

Website: www.constructdevelopments.co.nz

19 January 2012

Kevin Chappell
Fletchers EQR
Middleton Hub
Christchurch

Dear Kevin

SCOPE HISTORY

1st Scope – 18th March 2011 – Client not present, Kevin Chappell was supervisor at this time. Scope was rebooked.

2nd Scope – 25 March 2011 – Client 25 minutes late, Kevin Chappell phoned to remind her. We were let on to the property, Linda Stanton had another commitment and told us to carry on, she would be back in half an hour.

19 May 2011 – Start date delayed as when we arrived a discussion ensued in regard to rent compensation and container.

It was agreed that Linda S was to pack away the small and personal items, this was never done. So we moved furniture from room to room.

The carpet chosen was the most expensive and high quality available as opposed to the mid range carpet selection presented by Carpet One.

LOUNGE

Floor – Foam back carpet stuck to Linoleum

- Consultation with carpet layer and Steve McConnochie (Owner/operator) from Carpet One who affirmed that the carpet could not be relaid as is.
- South end lounge floor and sub floor found to be completely rotten and sitting on the ground with an 80mm drop when existing carpet was removed.

- East end of lounge floor area had dropped 45 -60mm.
- All the house flooring was tight to underside of existing skirting which indicated that it had been possibly in this condition for some time.
- Bottom shelf of a fixed bookcase in the lounge was shaped to the fall of the existing floor.
- Levels were taken from the highest point of the floor as the floor wall connection had to be left intact.
- There were 3 points to work from – High point, entrance hall and back door.
- It was mentioned to Linda Stanton that the floor could not be a laser level floor due to the points mentioned above. She acknowledged this favourably.
- Relined around the skylight as goodwill.

KITCHEN

The scope mentions to fill and paint 12 m x 150m of trim, the painter painted the door as goodwill.

The Kitchen floor relevelling was deleted from the scope – see scope – piling.

BACK DOOR HALLWAY

The kitchen flooring meeting the corner of the hallway had rotted away, after consultation with Linda S (who was adamant that it was earthquake related) we agreed to lift the vinyl corner although we made it clear to her that doing this could cause damage to the vinyl as this product did not lift easily.

The corner was concrete patched and unfortunately a small tear of 20mm was made in the vinyl. To allow concrete drying time we placed a board under the vinyl and asked the occupiers not to stand on it during drying period. Two days later we returned and found a split of approx. 60-70mm. The vinyl was reglued firmly to secure split.

WATER ISSUE

At no time was there discussion with Linda S about waste water from the kitchen going under the floor.

There was dampness and mould present on the wall directly above the area of patched floor. After inspection of internal gutter above this area, it was found to be letting water into the end wall mainly because of leaf buildup. See sketch plan for internal gutter.

Yours faithfully

Mark Everitt

Project Sign – Off Form:

Claim Number: 2011 084479

Home Owner: LINDA STANTON

Street Address: 106 HUXLEY STREET

Contractor: CONSTRUCT

Completion Certificate:

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 to their satisfaction as per EQC Scope and EQC Variations.

The Homeowner/Occupant acknowledges that they will notify the Supervisor prior to the expiration of 90 working days from the date of this Certificate of any defects arising from the repair work which requires remedying and will permit the Contractor to perform such repairs.

➤ Owner/Agent Signature:

LINDA STANTON X [Signature] 20/7/11
Print Name Signature Date

➤ Fletchers Construction Company LTD Signature:

S. Hunter X [Signature] 20/7/11
Print Name Signature Date

➤ Contractor Signature:

M. L. Everett X [Signature] 20/7/11
Print Name Signature Date

Contract Quotation



Claims No:	CLM/2010/131185	Contacts:	Mark Everitt
Claimant:	L M Stanton	Address:	58 Landsdowne Terrace
Situation Loss:	106 Huxley Street	Phone:	331 8090
EQR Supervisor:	Kevin Chappell	Mobile:	027 2334 134
Date:	9 May 2011		

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.

Rooms	Description of work	Contractor's Quote	Variation Quote
Lounge	Refill, repaint ceilings Relevel floor	1,060.00	
Dining Room			
Kitchen	Refill, repaint door architraves Relevel floor	463.00	
Family Room			
Bedroom 1	Fill and paint pinex ceiling cracks Relevel floor	450.00	
Bedroom 2			
Bedroom 3			
Bedroom 4			
Bedroom 5			
En-suite Bathroom			

Contract Quotation



Room	Description of work	Contractor's Quote	Variation Quote
Bathroom 1			
Bathroom 2			
Toilet 1			
Toilet 2			
Office/Study			
Rumpus			
Entry	Fill and repaint wall cracks	440.00	
Hallway			
Stairwell			
Laundry			
Garage			
Conservatory			

Contract Quotation



Room	Description of Work	Contractor's Quote	Variation Quote
Other			
Roof			
External Walls North			
External Walls South			
External Walls East	Break out stucco cracks, refill and repaint	1,860.00	
External Walls West			
Decks			
Chimney Base			
Chimney Cavity			
Chimney Above Roof			
Fireplace			
Foundation			

Contract Quotation



Room	Description of work:	Contractor's Quote	Variation Quote
Piling	Pile movement evident (vertical) causing uneven floors in Bedroom 1 and Lounge areas	6,460.00	
Services			
Other Dwelling Items			
Outbuildings			
Land & Retaining Walls			
Preliminary and General items			
Subtotal Excluding GST		\$10,733.00	
Add 15% GST		1,609.00	
Total Including GST		\$12,342.45	

Estimate Time of Completion

Days 20

Start Date 30 May 2011

Finish Date 18 June 2011

Date 9 May 2011

Schedule **E1(a) Contractor's Producer Statement for Construction PS3**

Contract: - L - M - Stanton
 Location: - 106 Huxley Street.

Issued by

Contractor: - Construct Developments Ltd.
 LBP Licence No - 102884.

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 Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement I Mark Everett (name of LPB) 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: 2010 - 131185

- Lounge - To relevel areas of floor as shown
- To paint ceiling
- Kitchen - To paint door and architrave
- Bedroom ① - To relevel floor and paint ceiling.
- Back Door area - To paint walls.
- External wall east - To fill + paint from back door to French Doors as described by scope.
- Variation - To replace carpet lounge area

Signed by/date: M. Everett

July 21st - 11
 (Date signed)

Project Sign – Off Form:

Claim Number:

2011 084479

Home Owner:

LINDA STANTON

Street Address:

106 HUXLEY STREET

Contractor:

CONSTRUCT.**Completion Certificate:**

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 to their satisfaction as per EQC Scope and EQC Variations.

The Homeowner/Occupant acknowledges that they will notify the Supervisor prior to the expiration of 90 working days from the date of this Certificate of any defects arising from the repair work which requires remedying and will permit the Contractor to perform such repairs.

➤ Owner/Agent Signature:

LINDA STANTON

Print Name

X

Signature

20/7/11

Date

➤ Fletchers Construction Company LTD Signature:

S. Hunter

Print Name

X

Signature

20/7/11

Date

➤ Contractor Signature:

M. L. Everitt

Print Name

X

Signature

20/7/11

Date

OFFICE USE ONLY – LOSS ADJUSTER TO COMPLETE

Date: 27/12/10Claim No: 2010/ 131185Loss Adjuster: Paul STEPHANCOSTING ESTIMATE

\$1350	\$	\$560-00
Lounge	Dining Room	Kitchen
\$	\$562—	\$
Family Room	Bed 1	Ensuite
\$	\$	\$
Bed 2	Bed 3	Bed 4
\$	\$	\$
Bathroom	Toilet 1	Toilet 2
\$	\$	\$420-00
Office/Study	Rumpus	Entry/Hall(s)
\$	\$	\$
Stairwell	Laundry	Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 27/12/10Claim No: 2010/ 131185Loss Adjuster: Paul SHEEHAN

External East

\$2147.66

Floors Bed 1
Lounge

\$.7000-

\$

\$

\$

\$

\$

\$

\$

Sub Totals:

\$ 3497.66\$ 7562-\$ 980-Total Estimate \$ 12 039.66





lounge south



Lounge East

Bookcase
attached to
this wall





Sisilation going
down

Lounge by bathroom wall
Note skirting line





Lounge fireplace side

Front bedroom





A BIT ABOUT RICHIE

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

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

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

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

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