

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

Statement of Passing Over: This documentation has been supplied to us by the Earthquake Commission under the Official Information Act. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

Released Under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010104152	252 WAIMAIRI ROAD, ILAM		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-N R Johnston Builders Limited ***** (S927)		Property F2'd By:	Blair Jones	F2 Completed Date:	09-03-2015
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/157037 252 WAIMAIRI ROAD	E004	F3	0	30,974.39	30,974.39	0.00	8,399.31	8,399.31	0.00	39,373.70	39,373.70
Property Total			0	30,974.39	30,974.39	0.00	8,399.31	8,399.31	0.00	39,373.70	39,373.70

Assignments

EQC Claim Number + Address		Subcontractor	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status	Assignment						
CLM/2011/157037 252 WAIMAIRI ROAD	Substantive Works - Primary	CLOSED OUT-N R Johnston Builders Limited ***** (S927)	COMPLETIONS	39,373.70	17	39,373.70	39,373.70
Transmitted To Hub -> Claim File Review Complete		DLC SIGNED 9/5/14 JY					
Property Total				39,373.70	17	39,373.70	39,373.70

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/157037	E004-00074	Substantive Works - Primary - 19-Jan-2012	CLOSED OUT-N R Johnston Builders Limited ***** (S927)	COMPLETIONS	Stephen Lawlor	Issued	07/03/2013	38,403.71
CLM/2011/157037	E004-00074-01	Substantive Works - Primary - 19-Jan-2012	CLOSED OUT-N R Johnston Builders Limited ***** (S927)	COMPLETIONS	Ronald Ram	Issued	13/12/2013	791.79
CLM/2011/157037	E004-00074-02	Substantive Works - Primary - 19-Jan-2012	CLOSED OUT-N R Johnston Builders Limited ***** (S927)	COMPLETIONS	Ronald Ram	Issued	13/12/2013	178.20
Property Total								39,373.70

Released Under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010104152	252 WAIMAIRI ROAD, ILAM		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-N R Johnston Builders Limited ***** (S927)		Property F2'd By:	Blair Jones	F2 Completed Date:	09-03-2015
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Claims / Certs / Payables

S927 CLOSED OUT-N R Johnston Builders Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim											
CLM/2011/157037	Subst OB	Substantive Works	21	EQR\RonaldR	\$0.00	30-Jan-2014	\$30,974.39											
CLM/2011/157037	Subst BV	Scope Addition	21	EQR\RonaldR	\$0.00	30-Jan-2014	\$6,268.53											
CLM/2011/157037	Subst BV	Scope Addition	21	EQR\RonaldR	\$0.00	30-Jan-2014	\$1,160.79											
CLM/2011/157037	Subst BV	Variation	21	EQR\RonaldR	\$0.00	30-Jan-2014	\$791.79											
CLM/2011/157037	Subst BV	Variation	21	EQR\RonaldR	\$0.00	30-Jan-2014	\$178.20											
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes										
CLM/2011/157037	Subst OB	Substantive Works	18	EQR\RonaldR	\$0.00	30-Jan-2014	\$30,974.39	Inv # 140101										
CLM/2011/157037	Subst BV	Scope Addition	18	EQR\RonaldR	\$0.00	30-Jan-2014	\$6,268.53	Inv # 140101										
CLM/2011/157037	Subst BV	Scope Addition	18	EQR\RonaldR	\$0.00	30-Jan-2014	\$1,160.79	Inv # 140101										
CLM/2011/157037	Subst BV	Variation	18	EQR\RonaldR	\$0.00	30-Jan-2014	\$791.79	Inv # 140101										
CLM/2011/157037	Subst BV	Variation	18	EQR\RonaldR	\$0.00	30-Jan-2014	\$178.20	Inv # 140101										
S927	CLOSED OUT-N R Johnston Builders Limited ***** Total						Claims	\$39,373.70	Certs	\$39,373.70	Payables	\$0.00						
Property Total													Claims	\$39,373.70	Certs	\$39,373.70	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Released Under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator	
2010104152	252 WAIMAIRI ROAD, ILAM		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	CLOSED OUT-N R Johnston Builders Limited ***** (S927)		Property F2'd By:	Blair Jones	F2 Completed Date: 09-03-2015
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date: 07-05-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/157037	Defects Liability Certificate	Colombo	08/05/2014
CLM/2011/157037	Practical Completion Certificate (PCC)	Colombo	31/01/2014
CLM/2011/157037	Construction Completion Inspection	Colombo	31/01/2014

Property Total Finalisation Documents Present: 3

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/157037	252 WAIMAIRI ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S927 CLOSED OUT-N R Johnston Builders Limited *****	Rationalised	EQRC0670	Main Contractor	Substantive Works

Property Total Number of Contractors: 1



Statement of Claim Checklist / Repair Strategy

Date: 18-1-11

Author: A COOPER

CIM/2010/104152

252 WAIMAIRI ROAD

ILAM

CHRISTCHURCH

H:

W:

M:

LA: A COOPER

Estimator: R-SHAHADAT

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	-	-	✓	CARPET UPCUT, INSPECT REPAIR RECORDING REPAIR CARPET
Dining Room	Y	-	✓	✓	GAP FILL TIMBER TRIM & REPAIR 4-06M UPCUT & REPAIR 1 X 400 X 400 FLOOR TILE ADJUST ALUMINIUM DOOR ALLOW 2 HRS RAKE PLASTER REPAIR CEILING RAKE PLASTER REPAIR CEILING
Kitchen	Y	-	✓	-	
B601 Room	Y	✓	-	✓	RAKE PLASTER REPAIR WALLS UPCUT CARPET RE LEVEL TIMBER FLOOR REPAIR CARPET
FAMILY Room	N	-	-	-	
Ensuite	Y	-	-	✓	REPAIR CRACKS TOILET PAN
Bedroom 2	N	-	-	-	
Bedroom 3	Y	✓	-	-	RAKE PLASTER REPAIR WALLS

XGDM

SOC / Repair Strategy – Page 2

252 WAIMAIRI ROAD
ILAM
CHRISTCHURCH
H
W
M

Repair Strategy

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	Y	✓	-	-	RAKE PLASTER REPAIR WALLS
Bathroom	Y	✓	-	✓	EASE & REPAIR WOODEN DOOR FIX LEAKY TOILET PAN - ALLOW PLUMBER 2 HRS
Toilet 1	N/A	-	-	-	
Toilet 2	N/A	-	-	-	
Office / Study	Y	-	✓	-	RAKE PLASTER REPAIR CEILING
Rumpus	N/A	-	-	-	
Entry / Hall(s)	Y	✓	✓	-	RAKE PLASTER REPAIR WALLS & CEILING GAP FILL & REPAIR 25.0 CM OF TIMBER TRIM
Stairwell	N/A	-	-	-	
Laundry	Y	✓	-	-	ADJUST ALUMINIUM DOOR ALLOW 2 HRS RAKE & GAP FILL TIMBER TRIM & REPAIR. 2.0 CM
Garage	N	-	-	-	
B60 Other	Y	✓	-	-	RAKE PLASTER REPAIR WALLS

XGDM
Initials

SOC / Repair Strategy – Page 3

Item		Event Damage	Repair Strategy
		Y / N	
Roof		Y	
EXTERNAL WALLS	North	Y	GRIND & REMORTAR REPAIR CRACKS IN STUCCO
	South	Y	GRIND & REMORTAR REPAIR CRACKS IN STUCCO
	East	Y	GRIND & REMORTAR REPAIR CRACKS IN STUCCO
	West	Y	GRIND & REMORTAR REPAIR CRACKS IN STUCCO
Decks		N/A	
CHIMNEY	Base	N/A	
	Ceiling Cavity	N/A	
	Above Roof	N/A	
	Fireplace	N/A	



 (Initials)

SOC / Repair Strategy – Page 4

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N	
Services	N	
Other Dwelling Items	N	
Outbuildings	Y	SPIND & REMOVAL CRACK IN WALL - NO PAINT 2.0LM
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

ROOF INSPECTION COMPLETED WITH CLAIMANT AT GROUND LEVEL DUE TO INCLEMENT WEATHER
CLAIMANT [REDACTED]

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: 18-1-11

Initials)

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

Date: 18-1-11

Claim N

252 WAIMAIRI ROAD

Estimate ILAM

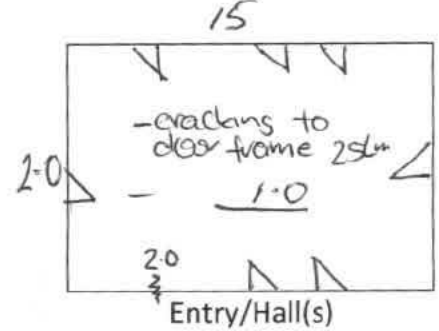
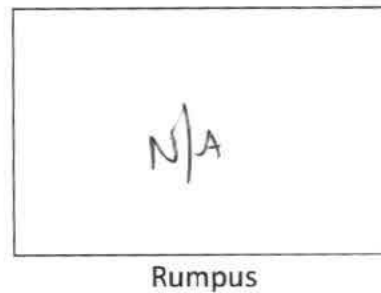
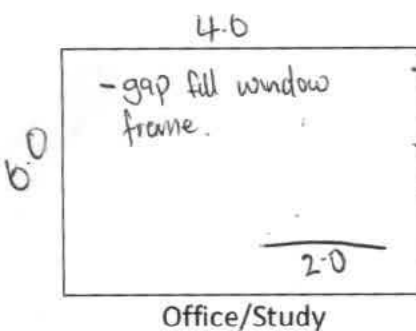
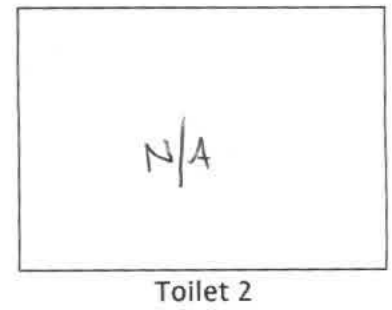
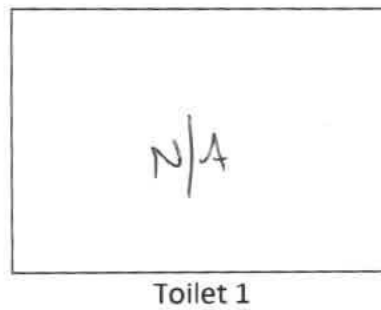
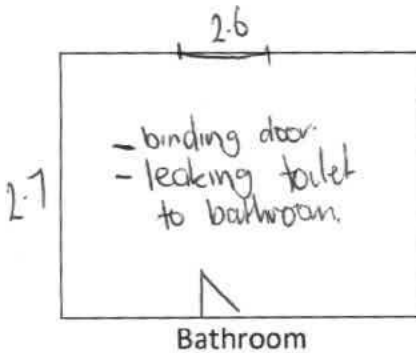
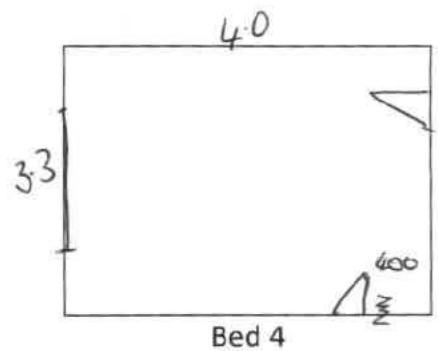
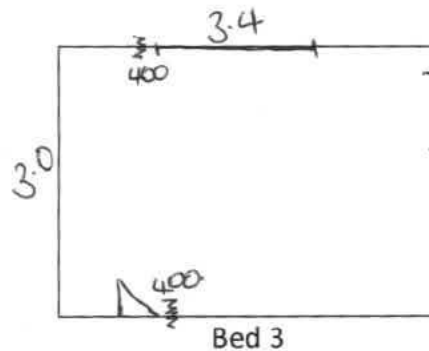
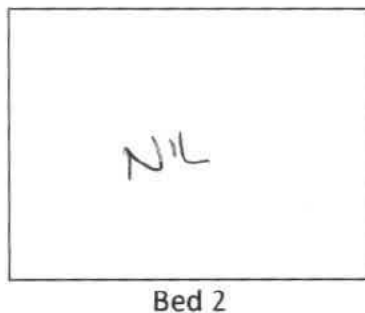
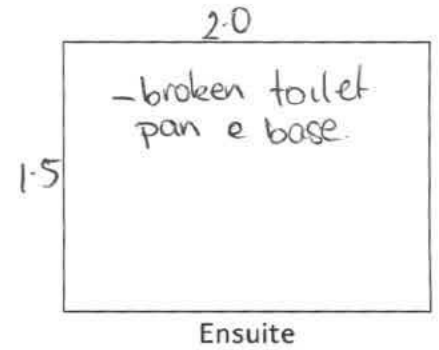
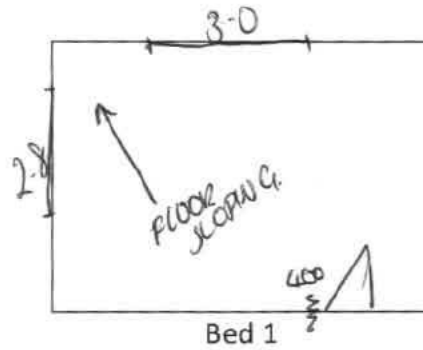
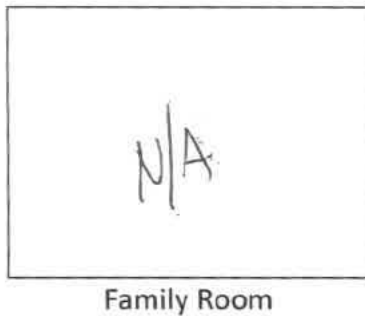
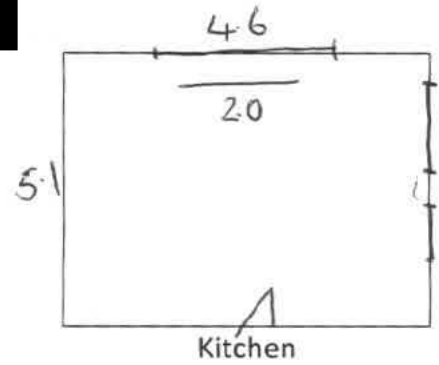
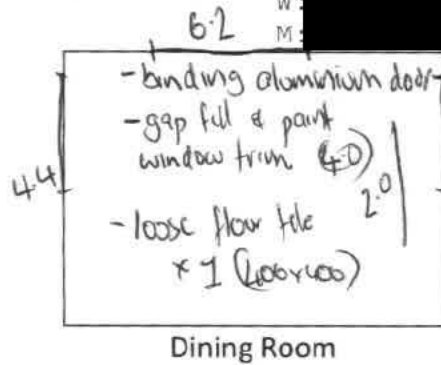
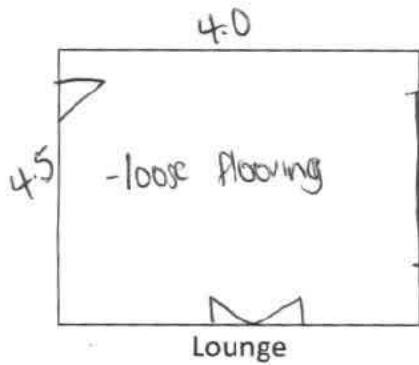
CHRISTCHURCH

Dwelling Inspection Checklist: Sh

H:

W:

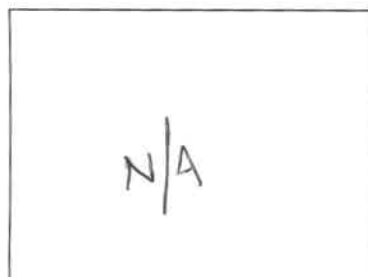
M:

R. Shohed

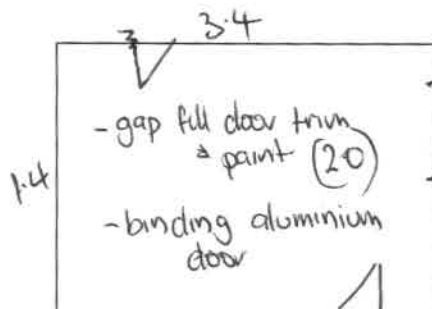
Date: 18-1-11

Claim Number: 2010/104152

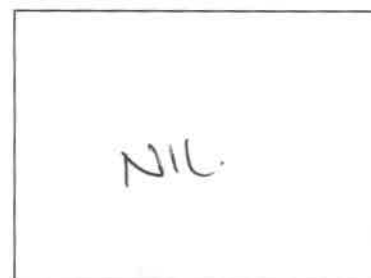
Estimators Name: R. Mohadd



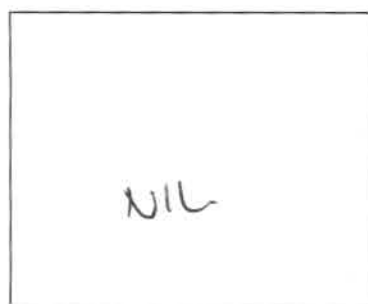
Stairwell



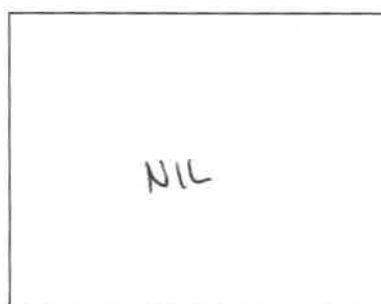
Laundry



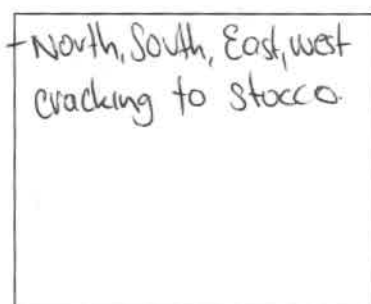
Outbuildings/Garage



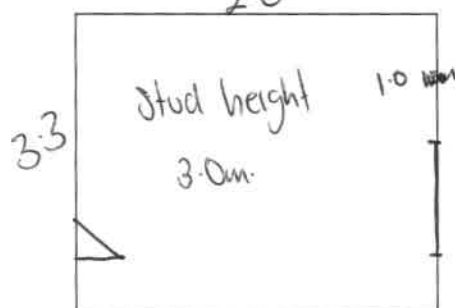
Roof



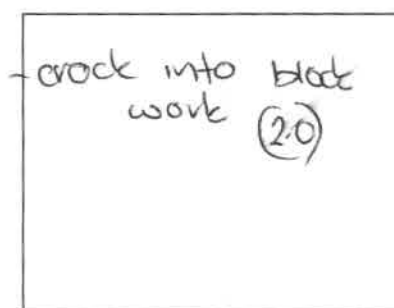
Foundation



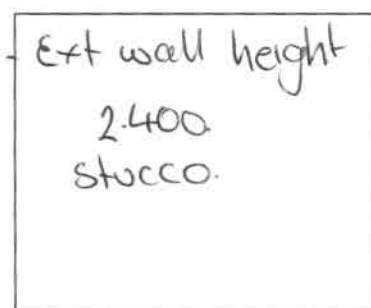
Exterior



BED 5



OUTBUILDINGS



Legend

—	Crack to ceiling (show length)
~~~~~	Crack to wall (show length)
X	External damage
O	Foundation damage
+	Floor damage

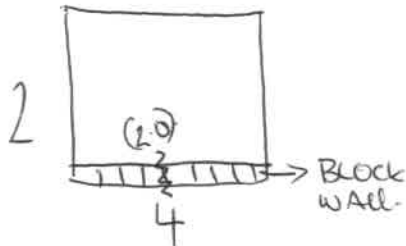
Date: 18-1-11

Claim Number: 2010/ 104152

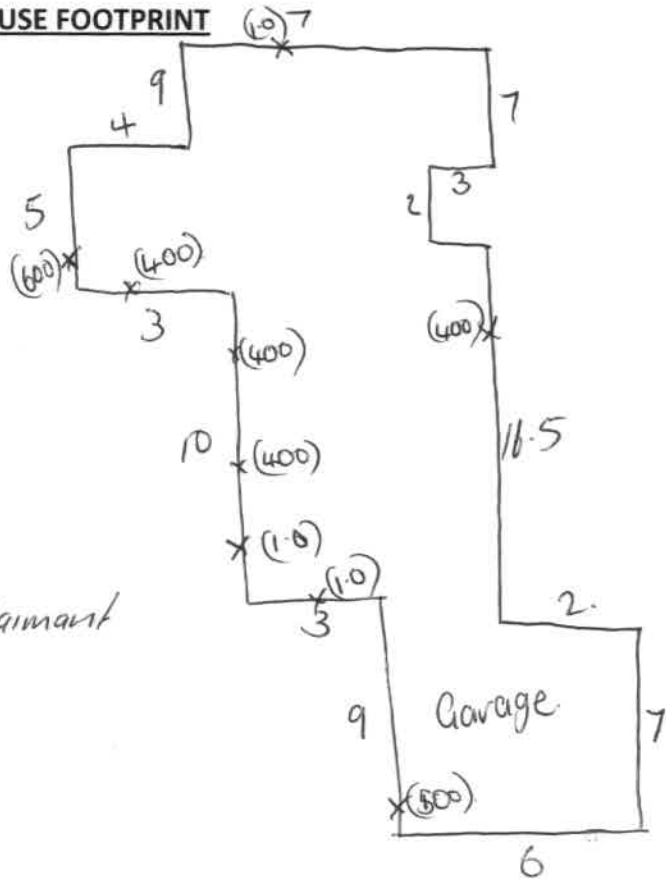
Estimators Name: R. Shahadal

HOUSE FOOTPRINT

N ←



- u/floor inspected ok
- cavity inspected ok.
- roof inspected with claimant from ground ok.



ROAD

Area m ² :	240
Stud Heights:	2.4.
Wall Finish:	Wallpaper Plastered <u>Paint finish</u>
Other	N/A
Services:	Specify damage: NIL
Chimneys:	Construction type: N/A Height: N/A Damage description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber <u>Concrete Ring</u> <u>Concrete Slab</u> Other (Specify): Minor Moderate Severe House moved off foundations?: NIL Concrete slab cracked? Crack width: NIL Crack length: NIL
Roof:	<u>Framed</u> <u>Trussed</u> Type: Clay Tiles Concrete tiles <u>Metal tiles</u> Rolled Metal Other Damage:
Cladding Type:	Weatherboard Brick Veneer Hardiplank <u>Other</u> STUCCO



## OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 18-1-11 Claim Number: 104152Loss Adjuster: A. COOPERCosting Estimate

\$ 1000

Lounge

\$ 1500

Dining Room

\$ 950

Kitchen

\$

Family Room

\$ 1050

Bed 1

\$ 700

Ensuite

\$

Bed 2

\$ 1000

Bed 3

\$ 1150

Bed 4

\$ 300

Bathroom

\$

Toilet 1

\$

Toilet 2

\$ 2200

Office/Study

\$

Rumpus

\$ 2500

Entry/Hall(s)

\$

Stairwell

\$ 900

Laundry

\$ 400

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 18-1-11 Claim Number: 104152  
Loss Adjuster: A COOPER

\$ 800

BEDS

\$ 7000

EXT LAUN

\$ /

\$ /

\$ /

\$

\$ /

\$ /

\$ /

Column Totals:

\$ 4300

\$ 11450

\$ 5700

Sub Total: \$ 21450

P&G, Margin, GST: \$ 7854

**TOTAL:** \$ 29304

## Scope of Works



Customer: [REDACTED]

### 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 252 WAIMAIRI ROAD, ILAM, CHRISTCHURCH 8041 on 22/11/2011

### Site

Element	Damage	Repair	
Garden Shed (Garden - Steel - 7.13 m2)	Structural damage	Grind out and epoxy fill (up to 5mm)	2.50 l/m
Land (Exposed - Soil - 608.00 m2)			
Land (Under dwelling - Soil - 242.00 m2)			
Main Access (Drive - Concrete - 110.00 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

#### Elevation (North 33.3x2.7)

Element	Damage	Repair	
Wall Cladding (Monolithic - Plaster - 89.91 m2)	Cracking to paint	Repaint wall with elastomeric paint	89.91 m2
	Monolithic Damage	Remove, dispose and replace render over block / brick	14.50 m2
Wall framing (Timber Frame - Timber - 47.79 m2)	No Earthquake Damage		
Wall framing (Block - Block - 42.12 m2)	No Earthquake Damage		

#### Elevation (East 13 x 2.7)

Element	Damage	Repair	
Wall Cladding (Monolithic - Plaster - 35.10 m2)	Cracking to paint	Repaint wall with elastomeric paint	35.10 m2
	Monolithic Damage	Remove, dispose and replace render over block / brick	5.00 m2
Wall framing (Block - Block - 35.10 m2)	No Earthquake Damage		

#### Elevation (south 33.3x2.7)

Element	Damage	Repair	
Wall Cladding (Monolithic - Plaster - 89.91 m2)	Cracking to paint	Repaint wall with elastomeric paint	89.91 m2
	Monolithic Damage	Remove, dispose and replace render over block / brick	7.00 m2
	Monolithic Damage	Remove, dispose and replace render over 50mm poly	1.00 m2

Wall framing (Timber Frame - Timber - 44.82 m2) No Earthquake Damage

Wall framing (Block - Block - 45.09 m2) No Earthquake Damage

#### Elevation (West 13x2.7)

Element	Damage	Repair	
Wall Cladding (Monolithic - Plaster - 35.10 m2)	Cracking to paint	Repaint wall with elastomeric paint	35.10 m2
	Monolithic Damage	Remove, dispose and replace render over block / brick	2.00 m2
	Monolithic Damage	Remove, dispose and replace render over 50mm poly	1.00 m2
Wall framing (Timber Frame - Timber - 15.39 m2)	No Earthquake Damage		
Wall framing (Block - Block - 19.71 m2)	No Earthquake Damage		

#### Roof (Rolled metal)

Element	Damage	Repair
No Damage		

#### Foundations (Concrete slab and concrete plies)

Element	Damage	Repair
No Damage		

#### Interior

##### Ground Floor - Laundry

Room Size: 1.30 x 3.40 = 4.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.42 m2)	Cosmetic Damage	Gap fill and paint	4.42 m2
Door (External) (Single glass door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 4.42 m2)	No Earthquake Damage		
Trim (Painted MDF - Trim 60mm l/m) - 8.60	Damaged finish	Gap fill and paint trims	8.60 l/m
Wall covering (Gib - Paint - 22.56 m2)	Cosmetic damage	Rake out, plaster and paint	22.56 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

##### Ground Floor - Room (Other) (Wine cellar)

Room Size: 3.60 x 2.20 = 7.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair
No Damage		

##### Ground Floor - Kitchen

Room Size: 6.50 x 12.50 = 81.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage	

Ceiling (Gib - Paint - 81.25 m2)	Cosmetic Damage	Gap fill and paint	81.25 m2
Door (External) (French doors - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (External) (Bi Fold doors - Aluminium - 2.00 No of)	No Earthquake Damage		
Door (External) (French doors - Aluminium - 2.00 No of)	Cosmetic damage	Realign	2.00 No of
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 81.25 m2)	No Earthquake Damage		
Hob (Gas - Medium Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Trim (Painted MDF - Trim 60mm - 48.00 l/m)	Damaged finish	Gap fill and paint trims	48.00 l/m
Wall covering (Gib - Paint - 91.20 m2)	Cosmetic damage	Rake out, plaster and paint	91.20 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	Broken glass	Remove and reglaze 4mm/4mm double glazed	8.00 m2
	No Earthquake Damage		
Window (Aluminium Bi-fold windows - Pane double glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Granite - 7.80 l/m)	No Earthquake Damage		

#### Ground Floor - Lounge

Room Size: 4.50 x 4.00 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.00 m2)	No Earthquake Damage		
Door (External) (French doors - Aluminium - 1.00 No of)	Cosmetic damage	Realign	1.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 18.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 40.80 m2)	No Earthquake Damage		

#### Ground Floor - Bedroom

Room Size: 2.80 x 2.70 = 7.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.56 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 7.56 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.40 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	22.30 l/m
	Cosmetic damage	Gap fill and paint jambs / sills	22.30 l/m

#### Ground Floor - Bedroom (Middle)

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.24 m2)			
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		

Floor (Chipboard - Carpet - 9.24 m2) No Earthquake Damage  
 Wall covering (Gib - Paint - 29.28 m2)  
 Window (Aluminium Casement - Pane double glazed - 1.00 No of) No Earthquake Damage

#### Ground Floor - Bedroom (End)

Room Size: 2.80 x 3.50 = 9.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.80 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 9.80 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.24 m2)	Cosmetic damage	Rake out, plaster and paint	14.88 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bedroom (By garage)

Room Size: 2.00 x 3.20 = 6.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.70 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.40 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 6.40 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 48.88 m2)	Cosmetic damage	Rake out, plaster and paint	48.88 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bathroom

Room Size: 2.50 x 2.40 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Pedestal and Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Chipboard - Tiles - 6.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.52 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		

#### Ground Floor - Bedroom (Main)

Room Size: 4.00 x 3.30 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.20 m2)	No Earthquake Damage		

Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 13.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 35.04 m2)	Cosmetic damage	Rake out, plaster and paint	35.04 m2

**Ground Floor - Internal Garage**

Room Size: 6.70 x 6.80 = 45.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Door (External) (Single glass door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Solid Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 45.56 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	30.00 l/m
	Cosmetic damage	Paint concrete floor	45.46 m2
Garage door (Sectional Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall framing (Block - Structural block - 68.00 m2)	Cosmetic damage	Grind out and re-mortar	1.00 l/m
	Structural Damage	Remove, dispose and replace concrete block 200mm	2.00 m2

**Ground Floor - En Suite**

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

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Medium specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.40 m2)	No Earthquake Damage		
Floor (Chipboard - Tiles - 4.40 m2)	No Earthquake Damage		
Shower (Three sided shower - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 10.92 m2)	No Earthquake Damage		
Wall covering (Tiles - Tiles - 10.08 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.80 l/m

**Ground Floor - Walk In Wardrobe**

Room Size: 2.00 x 1.50 = 3.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

**Ground Floor - Hallway**

Room Size: 1.20 x 11.50 = 13.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.80 m2)	Cosmetic Damage	Rake out, plaster and paint	13.80 m2
Floor (Chipboard - Carpet - 13.80 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 60.96 m2)	Cosmetic damage	Rake out, plaster and paint	60.90 m2

**Ground Floor - Entry**

Room Size: 2.00 x 3.10 = 6.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.10 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.20 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 6.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 12.71 m2)	Cosmetic damage	Paint wall	12.70 m2
Wall covering (Gib - Paint - 29.11 m2)	No Earthquake Damage		

**Ground Floor - Porch**

Room Size: 1.00 x 3.00 = 3.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.70 m

Element	Damage	Repair
No Damage		

**Scope of Works - Glossary of Terms**

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

**Additional Information**

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



## EQC Full Assessment Report

**Claim Number:** CLM/2011/157037  
**Claimant:** [REDACTED]  
**Property Address:** 252 WAIMAIRI ROAD  
 ILAM  
 CHRISTCHURCH 8041

**Assessment Date:** 22/11/2011 15:24  
**Assessor:** Prentice, Dallas  
**Estimator:** Niccol, Todd  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

## Insurance &amp; Mortgage Details

## Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	[REDACTED]	Yes	

## Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
---------	-------------	---------------	-------------------	-----------------

## Insurance Details - Comments

## Mortgage Details - From Claim Centre

Bank
------

## Mortgage Details - Added in COMET

Bank
ANZ BANK LENDING SERVICES CENTRE

## 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	Post 1980	Rectangular	245.61

## Full Assessment

### Site

Element	Type	Material	Damages	Measure	Rate	Cost
Garden Shed	Garden	Steel	Structural damage			
			Grind out and epoxy fill (up to 5mm)	2.50 l/m	60.00	150.00
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

**General Comments:** Garden shed as a large concrete block wall on one side which as plaster on the out side . It as a crack down it on both sides. Needs to be re plastered on the out side face . Can't find the right repair in comet to cost up .

### Services

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

**General Comments:**

### Main Building

#### Exterior

#### Elevation (North 33.3x2.7)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	89.91 m2	69.00	6,203.79
			Monolithic Damage			
			Remove, dispose and replace render over block / brick	14.50 m2	135.00	1,957.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			
Wall framing	Block	Block	No Earthquake Damage			

**General Comments:**

#### Elevation (East 13 x 2.7)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	35.10 m2	69.00	2,421.90
			Monolithic Damage			
			Remove, dispose and replace render over block / brick	5.00 m2	135.00	675.00
Wall framing	Block	Block	No Earthquake Damage			

**General Comments:**

#### Elevation (south 33.3x2.7)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	89.91 m2	69.00	6,203.79
			Monolithic Damage			
			Remove, dispose and replace render over block / brick	7.00 m2	135.00	945.00
			Monolithic Damage			

Wall Cladding	Monolithic	Plaster	Remove, dispose and replace render over 50mm poly	1.00 m2	177.50	177.50
---------------	------------	---------	---------------------------------------------------	---------	--------	--------

Wall framing	Timber Frame	Timber	No Earthquake Damage
--------------	--------------	--------	----------------------

Wall framing	Block	Block	No Earthquake Damage
--------------	-------	-------	----------------------

**General Comments:****Elevation (West 13x2.7)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	35.10 m2	69.00	2,421.90
			Monolithic Damage			
			Remove, dispose and replace render over block / brick	2.00 m2	135.00	270.00
			Monolithic Damage			
			Remove, dispose and replace render over 50mm poly	1.00 m2	177.50	177.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			
Wall framing	Block	Block	No Earthquake Damage			

**General Comments:****Roof (Rolled metal)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Foundations (Concrete slab and concrete plies)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Laundry****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	4.42 m2	28.25	124.87
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Trim	Painted MDF	Trim 60mm	Damaged finish			
			Gap fill and paint trims	8.60 l/m	12.00	103.20
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	22.56 m2	27.00	609.12
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Room (Other) (Wine cellar)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Below lounge, solid plaster over block walls, concrete floor. Timber exposed beam ceiling, port hole to exterior swimming pool.**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	81.25 m2	28.25	2,295.31
Door (External)	French doors	Aluminium	Cosmetic damage			
			Realign	2.00 No of	90.00	180.00
			No Earthquake Damage			
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Door (Internal)	Sinlge glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Hob	Gas	Medium Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Trim	Painted MDF	Trim 60mm	Damaged finish			
			Gap fill and paint trims	48.00 l/m	12.00	576.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	91.20 m2	27.00	2,462.40
Window	Aluminium Awning	Pane double glazed	Broken glass			
			Remove and reglaze 4mm/4mm double glazed	8.00 m2	522.00	4,176.00
			No Earthquake Damage			
Window	Aluminium Bi-fold windows	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Granite	No Earthquake Damage			

**General Comments:** At hob old crack. Double glazed window misting.

#### **Ground Floor - Lounge**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	French doors	Aluminium	Cosmetic damage			
			Realign	1.00 No of	90.00	90.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

**General Comments:**

#### **Ground Floor - Bedroom**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	22.30 l/m	12.00	267.60
			Cosmetic damage			
			Gap fill and paint jambs / sills	22.30 l/m	12.00	267.60

**General Comments:**

#### **Ground Floor - Bedroom (Middle)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint				

Ceiling	Gib	Paint	
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage
Floor	Chipboard	Carpet	No Earthquake Damage
Wall covering	Gib	Paint	

Window	Aluminium Casement	Pane double glazed	No Earthquake Damage
--------	--------------------	--------------------	----------------------

**General Comments:** feature walls, repair not eq.

#### **Ground Floor - Bedroom (End)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	14.88 m2	27.00	401.76
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:**

#### **Ground Floor - Bedroom (By garage)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	48.88 m2	27.00	1,319.76
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:** gib painted walls, ceiling, windows, carpet, door.

#### **Ground Floor - Bathroom**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Pedestal and Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Chipboard	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:**

#### **Ground Floor - Bedroom (Main)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	35.04 m2	27.00	946.08

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

Element	Type	Material	Damages	Measure	Rate	Cost
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Solid Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	30.00 l/m	60.00	1,800.00
			Cosmetic damage			
			Paint concrete floor	45.46 m2	34.00	1,545.64
Garage door	Sectional Metal	Steel	No Earthquake Damage			
Wall framing	Block	Structural block	Cosmetic damage			
			Grind out and re-mortar	1.00 l/m	30.00	30.00
			Structural Damage			
			Remove, dispose and replace concrete block 200mm	2.00 m2	295.00	590.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Medium specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Tiles	No Earthquake Damage			
Shower	Three sided shower	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Wall covering	Tiles	Tiles	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.80 l/m	12.00	57.60

**General Comments:****Ground Floor - Walk In Wardrobe****Damage:** No damage**Require Scaffolding?** No**General Comments:** Gib painted walls and ceiling, cavity slider, carpet.**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	13.80 m2	27.00	372.60
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			

Wall covering	Gib	Paint	Rake out, plaster and paint	60.90 m2	27.00	1,644.30
---------------	-----	-------	-----------------------------	----------	-------	----------

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	12.70 m2	24.00	304.80
			No Earthquake Damage			

**General Comments:****Ground Floor - Porch****Damage:** No damage**Require Scaffolding?** No**General Comments:** Tile floor, plaster over 50mil poly. Ply sofiel**Fees****Fees**

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

**Overheads**

Name	Estimate
Preliminary and general	3,358.76
Margin	4,534.33
GST	7,481.64

## Scope Of Works Estimate

### Property

Description	Estimate
Site	150.00
Services	0.00
	150.00

### Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab and concrete plies)	0.00
	Elevation (East 13 x 2.7)	3,096.90
	Elevation (North 33.3x2.7)	8,161.29
	Roof (Rolled metal)	0.00
	Elevation (south 33.3x2.7)	7,326.29
	Elevation (West 13x2.7)	2,869.40
		21,453.88

Floor	Description	Estimate
Ground Floor	Bathroom	90.00
	Bedroom	535.20
	Bedroom (By garage)	1,319.76
	Bedroom (End)	464.76
	Bedroom (Main)	1,009.08
	Bedroom (Middle)	0.00
	En Suite	57.60
	Entry	304.80
	Hallway	2,016.90
	Internal Garage	3,965.64
	Kitchen	9,689.71
	Laundry	837.19
	Lounge	90.00
	Porch	0.00
	Room (Other) (Wine cellar)	0.00
	Walk In Wardrobe	0.00
		20,380.64

20,380.64

### Fees

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

### Overheads

Description	Estimate
Preliminary and general	3,358.76
Margin	4,534.33
GST	7,481.64
	15,374.73

<b>Total Estimate</b>	<b>57,359.25</b>
-----------------------	------------------



## Inspection Sign Off

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

## Previous Claim Numbers (recorded manually in field)

- 2010/104152
- 

## File Notes

**Date Created:** 22/11/2011 15:18  
**Created :** Prentice, Dallas  
**Subject:** Dwelling  
**Note:** Dry and habitable. Owner occupied. Originally this dwelling was a single storied bungalow on a ring foundation and piles. Extensions to either end of the original dwelling had been made and all modernized. There is a swimming pool at the rear and an underground wine cellar with a port hole to the pool. The house is extremely long and the floor levels approach the specified limitations but do not exceed. The dwelling consists of five bedrooms, and large living areas. The dwelling exterior claddings are a mixture of a variety of materials giving a stucco appearance. Roof is rolled metal roof. Exterior claddings suffered many cracks. Interior the damage is minor cosmetic. First assessment. No urgent works.

**Next Action:**

**Date Created:** 12/01/2012 02:14  
**Created :** Administrator, Alchemy  
**Subject:** COMET sent to EQR on 12/01/2012  
**Note:** COMET sent to EQR on 12/01/2012  
**Next Action:**

## Urgent Works Items

## CLM/2011/157037 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/157037	Hub Zone	Addington Hub
Contractor Name	N R Johnston Builders Limited	Supervisor	Jason Pocock
Property Address	252 WAIMAIRI ROAD, ILAM	Main Contact Name	[REDACTED]
Customer name	[REDACTED]	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Jason Pocock	Form Completed	29/01/2013 05:05:54 p.m.

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

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	Kitchen includes dining and living areas		Delete window from scope (home owner to get manufactor report) Allow scrap out and resilicone tile perimeter 9lm Allow resilcone concrete wall junction. Allow to gap fill paint window, by hobby desk, 5lm Allow ease double door to patio, allow onsite touch up of door	
	Lounge	Walls	Allow to Ease 4 piles Rake stop paint walls, cracks to wall corner Allow to refix and gap fill paint architraves 8lm	
	Bedroom close to living		Delete of the the dimensions for paint Includes wardrobe trim and door	
	Bedroom by garage		Allow mobile scaffold 4.7 hieght Cracks to ceiling, allow rake stop paint ceiling	
	Bathroom	Walls, Ceiling	Cracks and nail pops to walls and ceiling Allow rake stop paint walls anf ceiling Allow gap fill paint door archichaves Allow off wall enclosed pan (coroma brand) toliet, leaking pan	
	Ensuite, combined area with walk in wardrobe	Walls	Cracks to walls allow rake stop paint, half of wall dimension	
	Walkin wardrobe		Cracks to walls allow rake stop paint	
	Hallway		Allow to sand gap and fill paint door jambs x7	
	Entry		Allow to rake stop paint complete wall dimension Crack to ceiling, allow rake stop paint ceiling Allow to scaffold	
	Internal garage		Delete wall repair stategy from scope Delete floor from scope	
	Porch		Cracks to porch area Allow to elasticmeric paint Allow scaffold	

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

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and

## CLM/2011/157037 - Scope Change Summary

issue of any Works Order.

### EQR Contracts Supervisor:

Jason Pocock



29/01/2013

Name

Signature

Date

### EQC Representative:

Doug Edwards



29/01/2013

Name

Signature

Date

**FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION**

Your Works Order, Ref E004-00074, for the property located at 252 Waimari Rd, is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref Scope Change Summary dated 29/1/13), Your Quotation dated 8/2/13 and any additional information or documents noted in the additional information column below.

Prior to commencement of any works on site you must ensure that you have submitted, and subsequently had approved, by the relevant EQR Supervisor a Site Specific Safety Plan. No additional private work is to be undertaken. Fletcher EQR reserve the right to immediately terminate the contract and remove from the whole EQR project any Contractor found working on any site without this approval.

All works carried out by yourselves or any designated sub-contractor you might engage shall comply with all current Building, Statutory and Local Authority regulatory requirements, current codes of practice and good standards of workmanship. EQC and Fletcher EQR employ zero tolerance in relation to fraud and will terminate and prosecute offenders.

While it is not your responsibility for the obtaining of relevant building consents, it is your responsibility to ensure that any required Consents are in place (either with Fletchers or the relevant appointed Consultant) prior to commencing work.

The Contract price stated within the Works order is deemed to be a fully inclusive price to undertake all work detailed within the full Approved EQC Scope of Works. No addition to the contract price will be entertained unless additional works are identified and approved in writing. "Credits must be issued for any work agreed not to be undertaken (for whatever reason)".

Any works deemed additional to the original order must be backed up with a variation order (as the Contractor has no authority to vary the scope), issued only by a QS member of the Fletchers team. This Variation number needs to be referenced when invoicing for works. Any variation issued by any other person will not be deemed valid and will subsequently be refused for any application for payment.

This Document is to be used as an addition to the Standard Short Form Agreement not as a replacement. Any contradiction found between the 2 documents, the Standard Short Form Agreement will take precedence.

Cleaning

The Contractor is responsible for keeping the site that they are working on clean throughout their works. Cleaning up i.e. removing waste materials resulting from executing their trade process, and removing surplus materials to the next area as building proceeds, is the contractors' responsibility.

**Additional Information**

*(These items are deemed to be considered part of the Works order and are included/excluded as necessary from the order)*

1. Landcheck – N/A
2. Scope Change Summary written by Jason Pocock
3. EQC File Note written by Doug Edwards, confirming the above scope changes.

Signed:



Name: Stephen Lawlor – Quantity Surveyor

Date: Friday, 8 March 2013

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@xtra.co.nz

GST No: 88-763-874

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR 001	ACCREDITATION NUMBER: EQRC0670  Claim: CLM/2011/157037 Address: 252 WAIMARI ROAD Claimant: [REDACTED] EQR Supervisor: JASON POCOCK  We have pleasure in submitting our price to provide repair work to 252 Waimari Road, as per scoping documents provided by you:	1	0.00	0.00
EQR EP	GARDEN SHED - FLOOR Grind out and Epoxy Fill Cracks up to 5mm	2.5	54.85	137.13
EQR WA	MAIN BUILDING - NORTH ELEVATION Remove, dispose and replace render over block/brick	14.5	149.70	2,170.65
EQR WA	MAIN BUILDING - NORTH ELEVATION Paint Wall with Elastomeric Paint	89.91	37.50	3,371.63
EQR WA	MAIN BUILDING - EAST ELEVATION Remove, dispose and replace render over block/brick	5	149.70	748.50
EQR WA	MAIN BUILDING - EAST ELEVATION Paint Wall with Elastomeric Paint	35.1	37.50	1,316.25

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@xtra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR SC	MAIN BUILDING - EAST ELEVATION SCAFFOLD HIRE Scaffold required to use over pool to get access to the side of the house	1	537.50	537.50
EQR WA	MAIN BUILDING - SOUTH ELEVATION Remove, dispose and replace render over block/brick	7	149.70	1,047.90
EQR WA	MAIN BUILDING - SOUTH ELEVATION Remove, dispose and replace render over 50mm Poly	1	173.35	173.35
EQR WA	MAIN BUILDING - SOUTH ELEVATION Paint Wall with Elastomeric Paint	89.91	37.50	3,371.63
EQR WA	MAIN BUILDING - WEST ELEVATION Remove, dispose and replace render over 50mm Poly	1	173.35	173.35
EQR WA	MAIN BUILDING - WEST ELEVATION Remove, dispose and replace render over block/brick	2	149.70	299.40
EQR WA	MAIN BUILDING - WEST ELEVATION Paint Wall with Elastomeric Paint	35.1	37.50	1,316.25
EQR WA	LAUNDRY - WALLS Rake, Plaster, Paint	22.56	27.20	613.63
EQR CEI	LAUNDRY - CEILING Gap fill and Paint	4.42	27.20	120.22



## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@extra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR DO	LAUNDRY - DOOR Gap fill and paint trims	8.6	14.85	127.71
EQR TIL	SCOPE CHANGE KITCHEN/DINING/LIVING - FLOOR Grind out and Silicon Tile Perimeter	9	23.65	212.85
EQR WA	SCOPE CHANGE KITCHEN/DINING/LIVING - WALL Re-Silicon Concrete Wall Junction	1	75.00	75.00
EQR WI	SCOPE CHANGE KITCHEN/DINING/LIVING - WINDOW Gap Fill and Paint Jambs/Sills by Hobby Desk	5	14.85	74.25
EQR DO	<del>SCOPE CHANGE</del> KITCHEN/DINING/LIVING - DOOR Ease/Realign Door	2	96.75	193.50 ✓
EQR DO	SCOPE CHANGE KITCHEN/DINING/LIVING - DOOR Onsite touch up of paint to door	1	400.00	400.00 *
EQR WA	KITCHEN/DINING/LIVING - WALLS Rake, Plaster, Paint	91.2	27.20	2,480.64 ✓
EQR CEI	KITCHEN/DINING/LIVING - CEILING Gap Fill and Paint	81.25	27.20	2,210.00 ✓

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@extra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR WI	KITCHEN/DINING/LIVING - TRIMS Gap Fill and Paint Trims	48	14.85	712.80 ✓
EQR DO	LOUNGE - DOOR Ease/Realign Door	1	96.75	96.75
EQR WA	SCOPE CHANGE LOUNGE - WALLS Rake, Plaster, Paint	40.8	27.20	1,109.76
EQR TRI	SCOPE CHANGE LOUNGE - WALLS Gap Fill and Paint Architraves	8	13.75	110.00
EQR PIL	SCOPE CHANGE LOUNGE - FLOOR Ease Piles	4	129.00	516.00
EQR WI	BEDROOM CLOSE TO LIVING - WINDOW Gap Fill and Paint Jambs/Sills	22.3	14.85	331.16
EQR WA	BEDROOM END - WALLS Rake, Plaster, Paint	14.88	27.20	404.74
EQR DO	BEDROOM END - DOOR (Internal) Repaint Door Surround	1	72.10	72.10
EQR WA	BEDROOM BY GARAGE - WALLS Rake, Plaster, Paint	48.88	27.20	1,329.54



## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@xtra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR SC	SCOPE CHANGE BEDROOM BY GARAGE - SCAFFOLD Mobile Scaffold Hire to Paint 4.7 Height	1	188.00	188.00
EQR CEI	SCOPE CHANGE BEDROOM BY GARAGE - CEILING Rake, Stop and Paint	6.4	27.20	174.08
EQR DO	BATHROOM - DOOR Ease/Realign Door	1	96.75	96.75 ✓
EQR DO	SCOPE CHANGE BATHROOM - DOOR (Internal) Gap fill and paint Door and Repaint Architraves	1	194.10	194.10
EQR TOI	SCOPE CHANGE BATHROOM - TOILET Supply of New Caroma Toilet	1	437.50	437.50 ✓
EQR TOI	SCOPE CHANGE BATHROOM - TOILET Plumber to install new toilet (minimum charge)	1	300.00	300.00
EQR CEI	SCOPE CHANGE BATHROOM - CEILING Rake, Stop and Paint	6	27.20	163.20
EQR WA	SCOPE CHANGE BATHROOM - WALLS Rake, Plaster, Paint	23.52	27.20	639.74

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@extra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR DO	MASTER BEDROOM - DOOR (Internal) Repaint Door Surround	1	72.10	72.10
EQR WA	MASTER BEDROOM - WALLS Rake, Plaster, Paint	35.04	27.20	953.09
EQR WI	ENSUITE - WINDOW Gap Fill and Paint Jambs/Sills	4.8	14.85	71.28
EQR WA	SCOPE CHANGE ENSUITE/WALK IN ROBE - WALLS Rake, Plaster, Paint (allowance for half of walls)	5.5	27.20	149.60
EQR WA	SCOPE CHANGE WALK IN ROBE - WALLS Rake, Plaster, Paint	16.8	27.20	456.96
EQR CEI	HALLWAY - CEILING Rake, Stop and Paint	13.8	27.20	375.36
EQR WA	HALLWAY - WALLS Rake, Plaster, Paint	60.9	27.20	1,656.48
EQR DO	SCOPE CHANGE HALLWAY - DOORS (Internal) Gap Fill and Repaint Door Jambs	7	72.10	504.70
EQR WA	SCOPE CHANGE ENTRY - WALLS Rake, Stop, Paint	12.7	27.20	345.44

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@xtra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 8-Feb-2013  
Customer code ADDINGTON  
Reference CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR CEI	SCOPE CHANGE ENTRY - CEILING Rake, Stop and Paint	6.2	27.20	168.64
EQR SC	ENTRY - SCAFFOLD HIRE Mobile Scaffold Hire to paint Height 4.1m	1	188.00	188.00
EQR BUI	SCOPE CHANGE MAIN BUILDING - PORCH Paint Walls with Elastometric Paint	23.5	43.00 <del>X</del>	1,010.50
EQR SC	SCOPE CHANGE MAIN BUILDING - PORCH Scaffold Hire for Painting	1	188.00	188.00
EQR 002	FLOOR COVERING PROTECTION	200	2.95	590.00
EQR 003	MOVING FURNITURE	1	400.00	400.00
EQR 004	CLEANING	1	560.00	560.00

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@xtra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

**Quote No** 157037  
**Date** 8-Feb-2013  
**Customer code** ADDINGTON  
**Reference** CLM/2011/157037

Code	Description	Quantity	Each	Total
EQR 005	PRELIMINARIES AND GENERAL	1	2666.00	2,666.00

Our contractors will move all household furniture, but other household items including curtains, art, ornaments, and electrical appliances need to be removed by owners/tenants. The owner/tenant is responsible for the re-hanging of these items.

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

We thank you for the opportunity to supply our price. If you have any questions, please do not hesitate to contact us.

**TOTAL** 38,403.71

Add: GST 5,760.58

**TOTAL** 44,164.29

## QUOTE



PO Box 12-216  
Beckenham  
CHRISTCHURCH

GST No: 88-763-874

Phone: 03 332 7801  
Fax: 03 332 7871  
Mobile: 0274 343 516  
Email: nrjbuild@xtra.co.nz

FLETCHER CONSTRUCTION COMPANY LIMITED  
as agent for  
EARTHQUAKE COMMISSION  
PO BOX 80105, RICCARTON  
CHRISTCHURCH

Quote No 157037  
Date 14-Nov-2013  
Customer code ADDINGTON  
Reference 2011/157037

Code	Description	Quantity	Each	Total
EQR 001	ACCREDITATION NUMBER: EQRC0670	12	14.85	178.20
	Claim: CLM/2011/157037			
	Address: 252 WAIMARI ROAD			
	Claimant: [REDACTED]			
	EQR Supervisor: JOHN PUGH			
	VO for gap fill and paint window trim to dining area			
	12 lm @ \$14.85			

**TOTAL 178.20**

Add: GST 26.73

**TOTAL 204.93**





# Works Order

Fletcher EQR acting as agent for EQC  
(divn of FletcherConstruction)

P O Box 80105  
CHRISTCHURCH 8440

Telephone 03 341 9900

Facsimile 03 343 4167

**To:**

N R Johnston Builders Limited  
PO Box 12216  
Beckenham  
Christchurch

**Order No E004-00074**

Please quote Works Order Number on  
all invoices, correspondences etc

Accreditation Number **EQRC0670**

Contractor Code **S927**

**From:**

Hub **Addington Hub**  
Works Order Date **07-Mar-2013**

Project Number **E004**

**Please proceed with the works outlined in the attached Scope of Works for:**

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/157037	252 WAIMAIRI ROAD, ILAM		38,403.71
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 38,403.71

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be increased or varied in any material manner without Fletcher EQR's prior consent. No additional costs will be accepted unless additional works are identified during the construction works and approved by a written Variation Order issued and signed by a Fletcher EQR Quantity Surveyor. Any variation instructed in any other manner will be deemed to be invalid. Any request for payment based on an invalid variation instruction will be refused.

Authorised By **Stephen Lawlor**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

**IMPORTANT**

This Works Order is only valid once authorized and signed by EQR Quantity Surveyor.  
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.  
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.

Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.



Fletcher EQR acting as agent for EQC  
(divn of FletcherConstruction)  
P O Box 80105  
CHRISTCHURCH 8440

# Variation Order

Telephone 03 341 9900  
Facsimile 03 343 4167

## Variation Order No E004-00074-01

**To:**

N R Johnston Builders Limited  
PO Box 12216  
Beckenham  
Christchurch

Please quote Variation Order Number / Works Order Number  
on all invoices, correspondences etc

Work Order No E004-00074  
Accreditation Number EQRC0670  
Contractor Code S927

**From:**

Hub Colombo  
Works Order Date 13-Dec-2013

Project Number E004

**Please proceed with the works outlined in the attached approved Variation To Works Order for:**

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/157037	252 WAIMAIRI ROAD, ILAM	04-Nov-2013	791.79
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 791.79

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.  
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Ronald Ram**

On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature

### IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.  
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.  
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.  
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.  
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.  
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.  
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.



MS-SF0505

## Variation to Works Order



Claim Number	CLM/2011/157037	Contractor Name	N R Johnston Builders Limited
Customer Name		Supervisor	JOHN PUGH
Main Contact		Date	3-Dec-13
Property Address	252 WAIMARI ROAD	Customer email	
Phone			

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

## Section 1

Completed by Contractor

## Reason for Submitting a Variation

Missed from quote of scope changes - the original scope had two separate measurements for the entry area, one was 6.20 m2 which had allowed for painting in the original scope of works. The other was 29.11 m2 that no allowance for work. In the scope changes it just stated to rake, stop and paint complete wall dimension that was interpreted to mean 'instead of painting', however it was to cover the whole area - not sure why seperated!

Item	Description	Quantity	Unit	Rate	Amount
1	Rake stop and paint extra area of entry	29.11	m2	27.2	791.79
Total					791.79

## Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

Name

John Pugh

Date

05/12/2013

Signature

## Section 3

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☒ No ☐

Notes

Name

CHRIS KINL

Date

5/12/2013

Signature

## Section 4

Completed by Quantity Surveyor

Claimed

\$ 791.79

Hub Name

Addington

Variation Total

\$

Hub Number

001 E 0001

Name

Ronald

Date

6/12/13

Signature

Tax Invoice/Payment Claim No.





Fletcher EQR acting as agent for EQC  
(divn of FletcherConstruction)  
P O Box 80105  
CHRISTCHURCH 8440

# Variation Order

Telephone 03 341 9900  
Facsimile 03 343 4167

## Variation Order No E004-00074-02

**To:**

N R Johnston Builders Limited  
PO Box 12216  
Beckenham  
Christchurch

Please quote Variation Order Number / Works Order Number  
on all invoices, correspondences etc

Work Order No E004-00074  
Accreditation Number EQRC0670  
Contractor Code S927

**From:**

Hub Colombo  
Works Order Date 13-Dec-2013

Project Number E004

**Please proceed with the works outlined in the attached approved Variation To Works Order for:**

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/157037	252 WAIMAIRI ROAD, ILAM	04-Nov-2013	178.20
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 178.20

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.  
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Ronald Ram**

On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature

### IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.  
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.  
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.  
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.

Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.

No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.

EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

## MS-SF0505 Variation to Works Order



Claim Number	2011/157037	Contractor Name	N R Johnston Builders Limited
Customer Name	[REDACTED]	Supervisor	JOHN PUGH
Main Contact	[REDACTED]	Date	14-Nov-13
Property Address	252 WAIMARI ROAD	Customer email	
Phone	[REDACTED]		

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

<b>Section 1</b>	<b>Completed by Contractor</b>
------------------	--------------------------------

Reason for Submitting a Variation
Further damage to house that was not originally allowed for in the scope or works or scope changes for paint garage wall repair strategy left off the scope changes

Item	Description	Quantity	Unit	Rate	Amount
1	gap fill and paint window trim to dining area	12	lm	14.85	178.2
<b>Total</b>					<b>178.20</b>

<b>Section 2</b>	<b>Completed by Contract Supervisor</b>
------------------	-----------------------------------------

Work sighted Yes ☐ No ☐

Notes
-------

Name John Pugh Date 21/11/2013 Signature [Signature]

<b>Section 3</b>	<b>Completed by EQC Representative</b>
------------------	----------------------------------------

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

Notes
-------

Name CHRIS KING Date 9/12/2013 Signature [Signature]

<b>Section 4</b>	<b>Completed by Quantity Surveyor</b>
------------------	---------------------------------------

Claimed \$ 178.20 Hub Name Addington  
 Variation Total \$            Hub Number 001 E 004

Name Ronald Date 29/11/13 Signature [Signature]  
 Tax Invoice/Payment Claim No.

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

Contract: NR Johnston Builders Ltd  
Claim Number: 2011/157037  
Location: 252 Waimairi Road

**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:

J Pugh

09/05/2014  
(Date signed)



Schedule **E3**

**Practical Completion Certificate**

Contract: ~ EQ2  
Location: ~ 252 Waimaivi Road  
Principal: ~

**Practical Completion**

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
  - (i) the Contractor has reasonable grounds for not correcting promptly; and
  - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
  - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

**This Certificate**

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~.

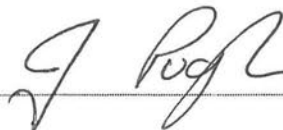
The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date:



10/01/2014  
(Date signed)

MS-SF0702



## CONSTRUCTION COMPLETION INSPECTION

Claim Number: CLM 2011/157037

Customer/Authorised Representative: .....

Street Address: 252 Waimairi RoadContractor: ~~Smelaine Builders~~ N E Johnston Builders LtdDescription of Works As per scope and agreed variations.

### Defects

### Deferred Works

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

### Contractor Signature:

*N E Johnston*  
Print Name

Nick Johnston  
Signature

23/1/14  
Date

### Owner/Agent Signature:

* GARY MALZARD  
Print Name

*G M*  
Signature

10.1.14  
Date

### Fletcher Construction Company Ltd - EQR:

John Rugh  
Print Name

*J Rugh*  
Signature

10/01/2014  
Date

Location: 252 Waimairi Road.

Person:

Company: N Z Johnston Builders Ltd.

Issued to

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

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

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

Particular of Works:

Works: As per scope of works and agreed variations.

Signed by:

Date _____

23/1/14

**Qualification:**

Address:

PO Box 12216 ChCh 8242

# REMEDIAL DOCUMENTATION

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

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

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

# **KROM'S PLASTERING & TILING LIMITED**

*Member of the Canterbury Master Plasterers  
and Tilers Association*



15 August 2018

To whom it may concern,

**Re: 252 Waimairi Road**

I have been asked as an exterior cladding specialist to inspect the property at the above address.

Upon assessment, I was able to identify that the damage to the exterior plaster is earthquake related.

Please see attached repair strategy and costings for each of the areas that need remedying.

Please let me know if you have any questions.

Regards

Rob Krom  
Director.



# KROM'S PLASTERING & TILING LIMITED

*Member of the Canterbury Master Plasterers  
and Tilers Association*



15 August 2018



**Re: 252 Waimairi Road**



We have pleasure in submitting our price as follows:

South Elevation – Bedroom 1

Grind out, epoxy crack. Patch plaster and paint - .5m² - \$75.00 + GST

South Elevation – Bedroom 2

Grind out, epoxy crack. Patch plaster and paint - .6m² - \$85.00 + GST

South Elevation – Bedroom 3

Grind out, epoxy crack. Patch plaster and paint - 2.5m² - \$325.00 + GST

South Elevation – Back door

Reform control joint, grind out, epoxy crack, plaster and paint - 1m² - \$125.00 + GST

South Elevation – Bathroom

Grind out, epoxy crack. Replaster panel between control joints, repaint - 2m² - \$275.00 + GST

South Elevation – Rear Garage Wall

Grind out, epoxy crack. Patch plaster and paint – 2.5m² - \$275.00 + GST

East Elevation – Dining Room

Re-form control joint. Grind out, epoxy crack. Replaster and paint – 1m² - \$125.00 + GST

East Elevation – Family Room

Re-form control joint. Grind out, epoxy crack. Replaster and paint – 1m² - \$125.00 + GST

North Elevation – Window sill family room

Grind out, epoxy crack. Patch plaster and paint – 1.2m² - \$150.00 + GST

North Elevation – Window sill dining room

Re-form control joint. Grind out, epoxy crack. Replaster and paint – 3LM - \$295.00 + GST

North Elevation – Lounge window sill and head

Grind out, epoxy crack. Patch plaster and paint – 2m² - \$250.00 + GST

North Elevation – Master bedroom sill and head

Grind out, epoxy crack. Patch plaster and paint – 2m² - \$250.00 + GST

North Elevation – Ensuite sill

Repair crack and paint - .5m² - \$75.00 + GST

Repaint entire wall – 12m² - \$450.00 + GST

North Elevation – Front of garage

Grind out, epoxy crack. Patch plaster and repaint entire wall -10m² - \$375.00 + GST

West Elevation – Dining room sill

Re-silicone – 2LM - \$50.00 + GST

West Elevation – Outside entry wall

Grind out, epoxy crack. Replaster and paint entire wall – 9m² - \$930.00 + GST

Additional costs – Re-visit site, re-measure and re-price - \$225.00 + GST

**Total cost of works - \$4,460.00 + GST**

Please let me know if you have any questions.

Regards

Rob Krom  
Director.