

To Whom It May Concern,

The following email from the vendor of 32 Nicholls Street (dated 14 August 2025 at 10:40am) has been provided as a general summary of works completed during their ownership of the property. This information is shared for purchaser guidance only. Michael Calder and Calder & Co make no representations or guarantees regarding its accuracy, and we strongly recommend that all purchasers undertake their own due diligence to verify any details provided. If you or your consultant have any questions or require further clarification, we welcome your enquiry.

Thank you,

Michael Calder.
Calder & Co.
022 308 2210. michael@calderandco.nz

Hi Michael,

I've tried to put a summary of our EQC related work together for your benefit / simple explanation to third parties.

Obviously you'll get the official data pack from EQC but no doubt it will be extensive and complex. The long story short in terms of actual costs incurred:

Description	Cost (Including GST)
EQC Funded Works:	
Main EQC Quote	\$357,949.66
Variation 1	\$10,117.80
Variation 2	\$8,642.70
Variation 3	\$61,980.09
Variation 4	\$992.00
Total EQC Works	\$439,682.25
Homeowner Funded Works:	
Initial Extras Quote	\$27,420.88
Variation A.1	\$23,133.86
Variation B	\$5,301.95
Variation C	\$3,852.14
Variation D	-\$11,084.60
Total Homeowner Works	\$48,624.23
Total Cost - Combined	\$488,306.48

Additional to the above were preliminary scoping and consenting costs (separately EQC funded) of just over \$20,000.

Additional comments for your benefit as below:

1. EQC Works

- *All works completed over the May 2021 – December 2021 period.*
- *Building consent and code compliance certificate issued by CCC*
- *I've attached the contractor's main scope and subsequent variations for reference. These are quite well set out and you can see the works broken out on a room by room basis.*
- *I've got copies of all the invoices from McBride totalling \$488,306 (if you need them). I'll forward you an email from their accounts team with a final cost summary.*
- *Some significant items in here including:*
 - *Stormwater and sewer drainage replacement - \$18,976 + GST*
 - *Foundation re-levelling (Smartlift) - \$61,200 + GST*
 - *Re-clad and replace joinery on southern elevation - \$18,908 + GST*
 - *Asbestos removal (AP Solutions) - \$4,370 + GST*

2. Homeowner Works

- *These represent the additional renovations / improvements we undertook which were not covered in the EQC scope.*
- *Examples of this include upgrades to kitchen and bathroom areas; removal of internal walls; insulation and double glazing upgrades; complete replacement of floor linings; etc etc*
- *Total cost just under \$50,000 including GST.*

3. Additional Works (Non EQC Related)

- *Works completed by us over the 2021-22 period which were outside of the EQC scope, and largely related to landscaping improvements.*
- *I've got receipts for these works as well but broadly include:*
 - *Exposed aggregate driveway and patio - circa \$25,000*
 - *Garage upgrade (increased stud height, internal lining, built in shelving, installation of sectional automatic door) – circa \$10,000*
 - *Boundary fencing, security gate, pergola, outdoor chip areas, planter boxes and garden beds etc. – circa \$20,000*
 - *Additional double glazing and external wall insulation – circa \$10,000*
 - *Total estimated additional costs of circa \$65,000.*

*There will be other bits and pieces which are smaller scale or I've forgotten to note **but all in I would estimate total refurbishment, repair and renovation costs over the 2021/22 period of about \$575,000.***

I have a seriously wide range of supporting docs and consultant reports etc.. If you need more detail on any of the above I'll be probably be able to drag it out of the inbox.

Thanks & regards

Nick