

Scope of Works



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.

Customer: J DENT

Assessment of Property at 130 MICHAEL STREET, RAKAIA 7710 on 27/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1011.00 m2)		
Land (Under dwelling - Soil - 140.00 m2)		
Main Access (Drive - Concrete - 25.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (South wall)

Element	Damage	Repair
No Damage		

Elevation (North wall)

Element	Damage	Repair
No Damage		

Elevation (East wall)

Element	Damage	Repair
No Damage		

Elevation (West wall)

Element	Damage	Repair
No Damage		

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Bedroom (One)**

Room Size: 3.70 x 3.00 = 11.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Two)

Room Size: 3.60 x 2.70 = 9.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Lounge (Lounge / dining)

Room Size: 4.70 x 4.50 = 21.15 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair
Ceiling (Other - Paint - 21.15 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 21.15 m2)	No Earthquake Damage	
Wall covering (Gib - Wallpaper - 62.56 m2)	Cosmetic damage	Rake out and stop 1.00 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper 62.56 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen

Room Size: 3.50 x 3.00 = 10.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Other - Paint - 10.50 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 10.50 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 31.20 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 3.20 l/m)	Splashback damage	Replace beading along wall joint and paint

Ground Floor - Bathroom

Room Size: 2.40 x 3.00 = 7.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry

Room Size: 2.30 x 3.00 = 6.90 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.30 m

Element	Damage	Repair
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No Damage

Garage.**Exterior****Elevation (West wall)**

Element	Damage	Repair
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No Damage

Elevation (East wall)

Element	Damage	Repair
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No Damage

Elevation (North wall)

Element	Damage	Repair
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No Damage

Elevation (South wall)

Element	Damage	Repair
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No Damage

Roof (Rolled metal)

Element	Damage	Repair
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No Damage

Foundations (Concrete slab)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Room (Other) (Sleep out.)**

Room Size: 3.00 x 5.30 = 15.90 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Room (Other) (Garage.)

Room Size: 5.30 x 8.80 = 46.64 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No 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/2011/139824
Claimant: J DENT
Property Address: 130 MICHAEL STREET
 RAKAIA 7710

Assessment Date: 27/10/2011 14:53
Assessor: Allum, Tony
Estimator: Fairweather, Pat

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	J, DENT				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance				

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	Post 1980	Rectangular	68.56
Garage.	1	Standard	<1935	Rectangular	63.67

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (South wall)

Damage: No damage
Require Scaffolding? No
General Comments: 9.4 x 2.4m painted cement weather board.

Elevation (North wall)

Damage: No damage
Require Scaffolding? No
General Comments: 9.4 x 2.4m painted cement weather board.

Elevation (East wall)

Damage: No damage
Require Scaffolding? No
General Comments: 11.1 x 2.4m painted cement weather board.

Elevation (West wall)

Damage: No damage
Require Scaffolding? No
General Comments: 11.1 x 2.4m painted cement weather board.

Roof (Rolled metal)

Damage: No damage
Require Scaffolding? No
General Comments: long run colour steel.
Exposed timber rafters.

Foundations

Damage: No damage
Require Scaffolding? No
General Comments: Concrete ring foundation with standard concrete piles.
Levels ok.

Ground Floor - Bedroom (One)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Bedroom (Two)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Lounge (Lounge / dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Other	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic damage			
			Remove, dispose and replace wallpaper	62.56 m2	43.00	2,690.08

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Other	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	Splashback damage			
			Replace beading along wall joint and paint	100.00 \$	0.00	100.00

General Comments:

Ground Floor - Bathroom

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Laundry

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Historic cracking between house and extension.

General Comments:

Garage.

Exterior

Elevation (West wall)

Damage: No damage

Require Scaffolding? No

General Comments: 11.8 x 2.3m unpainted cement weather board.

Elevation (East wall)

Damage: No damage

Require Scaffolding? No

General Comments: 11.8 x 2.3m unpainted cement weather board.

Elevation (North wall)

Damage: No damage

Require Scaffolding? No

General Comments: 5.4 x 2.3m unpainted cement weather board.

Elevation (South wall)

Damage: No damage

Require Scaffolding? No
General Comments: 5.4 x 2.3m unpainted cement weather board.

Roof (Rolled metal)

Damage: No damage
Require Scaffolding? No
General Comments: corrugated long run colour steel.
 Timber trusses.

Foundations (Concrete slab)

Damage: No damage
Require Scaffolding? No
General Comments: 11.8 x 5.4m unpainted slab.
 Levels ok.

Ground Floor - Room (Other) (Sleep out.)

Damage: No damage
Require Scaffolding? No
General Comments: wallpaper to walls and ceiling.
 Carpet floor covering.
 1 x aluminum awning window.
 1 x aluminum slider.
 1 x shower unit.
 1 x toilet bowl.
 1 x vanity with hand basin.
 1 x timber sliding internal door.

Ground Floor - Room (Other) (Garage.)

Damage: No damage
Require Scaffolding? No
General Comments: unlined walls and ceiling.
 Unpainted concrete floor.
 3 x metal tilt garage doors.
 2 x fixed Aluminium windows.

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	224.01
Margin	302.41
GST	498.97

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South wall)	0.00
	Elevation (West wall)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (One)	0.00
	Bedroom (Two)	0.00
	Kitchen	100.00
	Laundry	0.00
	Lounge (Lounge / dining)	2,700.08
		2,800.08
		2,800.08

Garage.

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South wall)	0.00
	Elevation (West wall)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage.)	0.00
	Room (Other) (Sleep out.)	0.00
		0.00
		0.00

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	224.01
Margin	302.41
GST	498.97
	1,025.39
Total Estimate	3,825.47

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	No	Skill ion ceiling/ no access.
On roof?	No	Too steep for physical inspection. Inspected from edge.
Under sub floor?	No	Concrete slab.
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Nil.

File Notes**Urgent Works Items**