

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.

EQR Property Overview Report

Released Under the Official Information Act 1982

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		
2011246150	33 NANCY AVENUE, MAIREHAU		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-GI Builders Limited ***** (S326)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	22-12-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	22-12-2014

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/2011/246150 33 NANCY AVENUE	E014	F3	0	14,997.42	14,997.42	0.00	6,829.08	6,829.08	0.00	21,826.50	21,826.50
Property Total			0	14,997.42	14,997.42	0.00	6,829.08	6,829.08	0.00	21,826.50	21,826.50

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/246150 33 NANCY AVENUE		Substantive Works - Primary	CLOSED OUT-GI Builders Limited ***** (S326)	COMPLETIONS	20,210.55	12	21,526.50	21,526.50
		Transmitted To Hub -> Claim File Review Complete	FILE IN OCT DEFECTS DRAWER (SD) 25/10/13					
CLM/2011/246150 33 NANCY AVENUE		Substantive Works - Specialist Contractor	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	300.00	1	300.00	300.00
		Transmitted To Hub -> Claim File Review Complete	ASBESTOS TEST					
Property Total					20,510.55	13	21,826.50	21,826.50

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/246150	E014-00319	Substantive Works - Primary - 26-Mar-2012	CLOSED OUT-GI Builders Limited ***** (S326)	COMPLETIONS	Danielle Wilson	Issued	29/04/2013	20,210.55
CLM/2011/246150	E014-01004	Substantive Works - Specialist Contractor - 23-Jul-2013	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	Ajmal Farooq	Issued	24/07/2013	300.00
Property Total								20,510.55

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Claims / Certs / Payables

S326 CLOSED OUT-GI Builders Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/246150	Subst OB	Substantive Works	89	EQR\DanielleWi	\$6,879.35	22-Aug-2013	\$10,105.27			
CLM/2011/246150	Subst OB	Substantive Works	94	EQR\LaurieP	\$0.00	10-Oct-2013	\$6,879.35			
CLM/2011/246150	Subst BV	Scope Addition	94	EQR\LaurieP	\$0.00	10-Oct-2013	\$3,225.93			
CLM/2011/246150	Subst BV	Variation	94	EQR\LaurieP	\$0.00	10-Oct-2013	\$3,303.15			
CLM/2011/246150	Subst OB	Substantive Works	94	EQR\LaurieP	\$0.00	10-Oct-2013	-\$1,987.20			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/246150	Subst OB	Substantive Works	86	EQR\DanielleWi	\$0.00	22-Aug-2013	\$10,105.27	Inv 002545		
CLM/2011/246150	Subst OB	Substantive Works	91	EQR\LaurieP	\$0.00	10-Oct-2013	\$6,879.35	inv 2638		
CLM/2011/246150	Subst BV	Scope Addition	91	EQR\LaurieP	\$0.00	10-Oct-2013	\$3,225.93	inv 2638		
CLM/2011/246150	Subst BV	Variation	91	EQR\LaurieP	\$0.00	10-Oct-2013	\$3,303.15	inv 2638		
CLM/2011/246150	Subst OB	Substantive Works	91	EQR\LaurieP	\$0.00	10-Oct-2013	-\$1,987.20	inv 2638		
S326	CLOSED OUT-GI Builders Limited ***** Total					Claims	\$21,526.50	Certs	\$21,526.50 Payables	\$0.00

SF78	CLOSED OUT-ICP Asbestos Consultants Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim				
CLM/2011/246150	Asbest Test BV	Scope Addition	6	EQR\LaurieP	\$0.00	31-Jul-2013	\$300.00				
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes			
CLM/2011/246150	Asbest Test BV	Scope Addition	5	EQR\LaurieP	\$0.00	01-Aug-2013	\$300.00	inv 1697			
SF78	CLOSED OUT-ICP Asbestos Consultants Limited ***** Total					Claims	\$300.00	Certs	\$300.00	Pavables	\$0.00

Property Total						Claims	\$21,826.50 Certs	\$21,826.50 Payables	\$0.00
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No Open Complaints / Remedial Issues on this Property

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Printed Date: 26-04-2018

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	22-12-2014

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/246150	Defects Liability Certificate		24/09/2014
CLM/2011/246150	Practical Completion Certificate (PCC)	Mairehau Hub	23/10/2013
CLM/2011/246150	Construction Completion Inspection		03/10/2013
CLM/2011/246150	Construction Completion Inspection	Mairehau Hub	23/10/2013
CLM/2011/246150	Final Account Agreement	Mairehau Hub	23/10/2013
CLM/2011/246150	Practical Completion Certificate (PCC)	Mairehau Hub	25/10/2013

Property Total **Finalisation Documents Present: 6**

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/246150	33 NANCY AVENUE	Yes	Negative

Property Total **Number of Claims: 1**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S326 CLOSED OUT-GI Builders Limited *****	Rationalised	EQRC0199	Main Contractor	Substantive Works
SF78 CLOSED OUT-ICP Asbestos Consultants Limited *****	Accredited	SPLA6870	Specialist Subcontractor	Substantive Works

Property Total **Number of Contractors: 2**

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: R PETERS

Assessment of Property at 33 NANCY AVENUE, MAIREHAU, CHRISTCHURCH 8052 on 8/12/2011

Site

Element	Damage	Repair	
Land (Exposed - Soil - 790.00 m2)			
Land (Under dwelling - Soil - 190.00 m2)			
Main Access (Drive - Concrete - 105.00 m2)	Damaged surface	Not covered by EQC	1.00 item

Services

Element	Damage	Repair	
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage		
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage		

Main Building

Exterior

Elevation (North)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 33.30 m2)	Cracking to paint	Repaint wall with elastomeric paint	33.30 m2
	Damaged finish	Grind out and epoxy fill	9.00 l/m
Wall framing (Brick - Brick - 33.30 m2)	No Earthquake Damage		

Elevation (South)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 33.30 m2)	Cracking to paint	Repaint wall with elastomeric paint	33.30 m2
Wall framing (Brick - Brick - 33.30 m2)	No Earthquake Damage		

Elevation (East)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 63.00 m2)	Cracking to paint	Repaint wall with elastomeric paint	63.00 m2
	Damaged finish	Grind out and epoxy fill	9.00 l/m
Wall framing (Brick - Brick - 63.00 m2)	No Earthquake Damage		

Elevation (West)

Element	Damage	Repair	
Wall Cladding (Brick - Brick - 63.00 m2)	Cracking to paint	Repaint wall with elastomeric paint	63.00 m2
Wall framing (Brick - Brick - 63.00 m2)	No Earthquake Damage		

Foundations (Concrete ring, and concrete slab)

Element

No Damage

Roof (Butynol)**Element****Damage****Repair**

No Damage

Interior**Ground Floor - Living**

Room Size: 4.00 x 5.30 = 21.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 21.20 m2)	Cosmetic Damage	Rake out, plaster and paint	21.20 m2
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 21.20 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Other - Wallpaper - 50.22 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.30 x 13.20 = 17.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 17.16 m2)	Cosmetic Damage	Rake out, plaster and paint	17.18 m2
Door (External) (French doors - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 17.16 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Other - Wallpaper - 78.30 m2)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 6.37 x 5.65 = 35.99 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 35.99 m2)	Cosmetic Damage	Rake out, plaster and paint	35.99 m2
Door (External) (French doors - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Double glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 35.99 m2)	No Earthquake Damage		
Wall covering (Other - Paint - 64.91 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (North east)

Room Size: 5.14 x 4.43 = 22.77 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 22.77 m2)	Cosmetic Damage	Rake out, plaster and paint	22.77 m2

Door (Internal) (Double Solid Core - Timber - No Earthquake Damage
- 1.00 No of)

Floor (Concrete - Carpet - 22.77 m2) No Earthquake Damage

Wall covering (Other - Lining paper - 51.68 m2) No Earthquake Damage

Window (Timber Large - Pane single glazed - 3.00 No of) No Earthquake Damage

Ground Floor - Bedroom (South east)

Room Size: 4.13 x 4.09 = 16.89 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 16.89 m2)	Cosmetic Damage	Rake out, plaster and paint	16.89 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 16.89 m2)	No Earthquake Damage		
Wall covering (Other - Wallpaper - 44.39 m2)	No Earthquake Damage		
Window (Timber Large - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (South west)

Room Size: 3.81 x 2.85 = 10.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Lining paper / paint - 10.86 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	10.86 m2
	Cosmetic Damage	Paint Ceiling	10.86 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 10.86 m2)	No Earthquake Damage		
Wall covering (Other - Wallpaper - 35.96 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 3.18 x 2.86 = 9.09 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Bath (Steel - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Fibrous plaster - Paint - 9.09 m2)	No Earthquake Damage		
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 9.09 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Base stainless - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Other - Paint - 32.62 m2)	Cosmetic damage	Grind out and re-mortar	1.00 l/m
	Cosmetic damage	Paint wall	32.62 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 2.85 x 2.89 = 8.24 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 8.24 m ²)	Cosmetic Damage	Rake out, plaster and paint	8.24 m ²
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 8.24 m ²)	No Earthquake Damage		
Wall covering (Other - Wallpaper - 31.00 m ²)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen

Room Size: 4.40 x 3.98 = 17.51 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 17.51 m ²)	Cosmetic Damage	Rake out, plaster and paint	17.51 m ²
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 17.51 m ²)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Other - Wallpaper - 45.25 m ²)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Composite - 3.00 l/m)	No Earthquake Damage		

Garage

Exterior

Elevation (North)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 9.46 m ²)	Cracking to paint	Repaint wall with elastomeric paint	9.46 m ²
Wall framing (Brick - Brick - 9.46 m ²)	No Earthquake Damage		

Elevation (South)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 9.46 m ²)	Cracking to paint	Repaint wall with elastomeric paint	9.46 m ²
Wall framing (Brick - Brick - 9.46 m ²)	No Earthquake Damage		

Elevation (East)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 15.84 m ²)	Cracking to paint	Repaint wall with elastomeric paint	15.84 m ²
Wall framing (Brick - Brick - 15.84 m ²)	No Earthquake Damage		

Elevation (West)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 15.84 m2)	Cracking to paint	Repaint wall with elastomeric paint	15.84 m2
Wall framing (Brick - Brick - 15.84 m2)	No Earthquake Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (Butynol)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Room (Other)**

Room Size: 3.90 x 6.80 = 26.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
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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Released Under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/246150
Claimant: R PETERS
Property Address: 33 NANCY AVENUE
MAIREHAU
CHRISTCHURCH 8052

Assessment Date: 08/12/2011 12:48
Assessor: Batty, Alan
Estimator: Atkinson, John
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	R, PETERS				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - ASB Bank Insurance Scheme	Dwelling		Yes	

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
No Mortgage

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: No hazards identified

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1935 - 1960	Rectangular	163.76
Garage	1	Standard	1935 - 1960	Rectangular	27.06

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	Damaged surface			
			Not covered by EQC	1.00 item	0.00	0.00

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 (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	33.30 m2	69.00	2,297.70
			Damaged finish			
			Grind out and epoxy fill	9.00 l/m	60.00	540.00
Wall framing	Brick	Brick	No Earthquake Damage			

General Comments: this an art deco design house, cavity brick construction, but well maintained. There are minor crack s in all areas, but nothing serious. A few cracks need racking out and epoxy filling.

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	33.30 m2	69.00	2,297.70
Wall framing	Brick	Brick	No Earthquake Damage			

General Comments:

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	63.00 m2	69.00	4,347.00
			Damaged finish			
			Grind out and epoxy fill	9.00 l/m	60.00	540.00
Wall framing	Brick	Brick	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick	Brick	Cracking to paint			

Wall Cladding	Brick	Brick	Repaint wall with elastomeric paint	63.00 m2	69.00	4,347.00
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Wall framing Brick Brick No Earthquake Damage

General Comments:

Foundations (Concrete ring, and concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: ring length 64 m. Plastered

Roof (Butynol)

Damage: No damage

Require Scaffolding? No

General Comments: this is a flat roof, with a diagonal cross fall to one outlet on the south east corner. The fall is built into the whole house from the foundations, and floors. Area 220 m²

Ground Floor - Living

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	21.20 m2	27.00	572.40
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Sinlge glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Other	Wallpaper	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	17.18 m2	27.00	463.75
Door (External)	French doors	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Other	Wallpaper	No Earthquake Damage			

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	35.99 m2	27.00	971.73
Door (External)	French doors	Timber	No Earthquake Damage			
Door (Internal)	Double glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Other	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (North east)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	22.77 m2	27.00	614.79
Door (Internal)	Double Solid Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Other	Lining paper	No Earthquake Damage			
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (South east)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	16.89 m2	27.00	456.03
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Other	Wallpaper	No Earthquake Damage			
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (South west)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	10.86 m2	30.00	325.80
			Cosmetic Damage			
			Paint Ceiling	10.86 m2	24.00	260.64
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Other	Wallpaper	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Steel	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Fibrous plaster	Paint	No Earthquake Damage			
Door (Internal)	Single glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Other	Paint	Cosmetic damage			
			Grind out and re-mortar	1.00 l/m	15.00	15.00
			Cosmetic damage			
			Paint wall	32.62 m2	24.00	782.88
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Laundry****Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	8.24 m2	27.00	222.48
Door (Internal)	Sinlge glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Wall covering	Other	Wallpaper	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Timber medium	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	Fibrous plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	17.51 m2	27.00	472.77
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Sinlge glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Standard Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Other	Wallpaper	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Composite	No Earthquake Damage			

General Comments:**Garage****Exterior****Elevation (North)****Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	9.46 m2	69.00	652.74
Wall framing	Brick	Brick	No Earthquake Damage			

General Comments: This is a double brick construction, but no structural damage.**Elevation (South)****Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	9.46 m2	69.00	652.74
Wall framing	Brick	Brick	No Earthquake Damage			

General Comments:**Elevation (East)****Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			

Wall Cladding	Stucco	Plaster	Repaint wall with elastomeric paint	15.84 m2	69.00	1,092.96
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Wall framing Brick Brick No Earthquake Damage

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking to paint			
			Repaint wall with elastomeric paint	15.84 m2	69.00	1,092.96
Wall framing	Brick	Brick	No Earthquake Damage			

General Comments:

Foundations (Concrete slab)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: the slab is raised in the middle and cracked, but the owner confirms it was like that before the earthquake.

General Comments:

Roof (Butynol)

Damage: No damage

Require Scaffolding? No

General Comments: flat roof with .400 eaves, timber fascia no gutter 1 roof outlet. Area 40.8 m 2

Ground Floor - Room (Other)

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

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

Overheads

Name	Estimate
Preliminary and general	1,841.53
Margin	2,486.06
GST	4,102.00

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Roof (Butynol)	0.00
	Foundations (Concrete ring, and concrete slab)	0.00
	Elevation (East)	4,887.00
	Elevation (North)	2,837.70
	Elevation (South)	2,297.70
	Elevation (West)	4,347.00
		14,369.40

Floor	Description	Estimate
Ground Floor	Bathroom	797.88
	Bedroom (North east)	614.79
	Bedroom (South east)	456.03
	Bedroom (South west)	586.44
	Hallway	463.75
	Kitchen	472.77
	Laundry	222.48
	Living	572.40
	Lounge	971.73
		5,158.27

	5,158.27
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Garage

Name	Description	Estimate
Exterior	Roof (Butynol)	0.00
	Foundations (Concrete slab)	0.00
	Elevation (East)	1,092.96
	Elevation (North)	652.74
	Elevation (South)	652.74
	Elevation (West)	1,092.96
		3,491.40

Floor	Description	Estimate
Ground Floor	Room (Other)	0.00
		0.00

	0.00
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Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	1,841.53
Margin	2,486.06
GST	4,102.00
	8,429.58

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	Flat roof
On roof?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- No other claims lodged

File Notes

Date Created:	08/12/2011 11:56
Created :	Batty, Alan
Subject:	Dwelling summary
Note:	3 bedroom, single level home built in 1950's in Art Deco style. Plastered brick (stucco) external cladding, butanol roof. Built on 790m2 section. Weathertight and habitable.
Next Action:	
Date Created:	09/03/2012 01:51
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 09/03/2012
Note:	COMET sent to EQR on 09/03/2012
Next Action:	

Urgent Works Items

G.I. 712 18~

EQC Claim Assessment

Address	33 NANCY AVENUE, MAIREHAU, CHRISTCHURCH, 8052	EQC Claim Number	CLM/2011/246150
Hazards	No hazards identified	EQC Assessor (L,F)	Batty, Alan
Inspection Date	08-Dec-2011	Placard	No Sticker
		EQC Estimator (L,F)	Atkinson, John

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
PETERS Robert	64	64		

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	20 m
Sewerage	Town Connection, PVC Pipe	20 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Under dwelling, Soil	190 m2
Main Access	Drive, Concrete	105 m2
	Damaged surface	
	Not covered by EQC	1 Item
Land	Exposed, Soil	790 m2

MAIN BUILDING	Age 1935 - 1960	Area 163.8m2	Footprint Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure
Elevation (North)		
Wall cladding	Stucco, Plaster (33.30 m2)	
	Cracking to paint	
	Repaint wall with elastomeric paint	33.3 m2
	Damaged finish	
	Grind out and epoxy fill	9 m
Wall framing	Brick (33.30 m2)	

Comments: this an art deco design house, cavity brick construction, but well maintained. There are minor cracks in all areas, but nothing serious. A few cracks need racking out and epoxy filling.

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		
Wall framing	Brick (33.30 m2)	
Wall cladding	Stucco, Plaster (33.30 m2)	
	Cracking to paint	
	Repaint wall with elastomeric paint	33.3 m2
Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		

EQC Claim Number CLM/2011/246150

Wall framing	Brick (63.00 m2)		
Wall cladding	Stucco, Plaster (63.00 m2)		
	Cracking to paint		
	Repaint wall with elastomeric paint		63 m2
	Damaged finish		
	Grind out and epoxy fill		9 m

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

Elevation (West)

Wall framing	Brick (63.00 m2)		
Wall cladding	Brick (63.00 m2)		
	Cracking to paint		
	Repaint wall with elastomeric paint		63 m2

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

Foundations (Concrete ring, and concrete slab)**Comments:** ring length 64 m. Plastered

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

Roof (Butynol)**Comments:** this is a flat roof, with a diagonal cross fall to one outlet on the south east corner. The fall is built into the whole house from the foundations, and floors. Area 220 m²**Ground Floor**

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

Living (L=5.3m W=4.0m H=2.7m)

Floor	Concrete, Carpet (21.20 m2)		
Ceiling	Fibrous plaster, Paint (21.20 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		21.2 m2

Wall covering	Other, Wallpaper (50.22 m2)		
Door (External)	Single glass door, Timber (1.00 No of)		
Door (Internal)	Single glass panel door, Timber (1.00 No of)		
Window	Timber medium, Pane single glazed (3.00 No of)		
Heating	Wood, Wood burner (1.00 Item)		

Room - Additional Notes:**Hallway (L=13.2m W=1.3m H=2.7m)**

Floor	Concrete, Carpet (17.16 m2)		
Heating	Electric, Heat pump (1.00 Item)		
Door (External)	French doors, Timber (1.00 No of)		
Ceiling	Gib, Paint (17.16 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		17.18 m2
Wall covering	Other, Wallpaper (78.30 m2)		

EQC Claim Number CLM/2011/246150

Room - Additional Notes:**Lounge (L=5.7m W=6.4m H=2.7m)**

Floor	Concrete, Carpet (35.99 m2)	
Door (Internal)	Double glass panel door, Timber (1.00 No of)	
Ceiling	Fibrous plaster, Paint (35.99 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	35.99 m2
Door (External)	French doors, Timber (1.00 No of)	
Wall covering	Other, Paint (64.91 m2)	
Window	Timber medium, Pane single glazed (2.00 No of)	

Room - Additional Notes:**Bedroom North east (L=4.4m W=5.1m H=2.7m)**

Floor	Concrete, Carpet (22.77 m2)	
Door (Internal)	Double Solid Core, Timber (1.00 No of)	
Ceiling	Fibrous plaster, Paint (22.77 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	22.77 m2
Wall covering	Other, Lining paper (51.68 m2)	
Window	Timber Large, Pane single glazed (3.00 No of)	

Room - Additional Notes:**Bedroom South east (L=4.1m W=4.1m H=2.7m)**

Floor	Concrete, Carpet (16.89 m2)	
Ceiling	Fibrous plaster, Paint (16.89 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	16.89 m2
Wall covering	Other, Wallpaper (44.39 m2)	
Door (Internal)	Single Solid Core, Timber (1.00 No of)	
Window	Timber Large, Pane single glazed (3.00 No of)	

Room - Additional Notes:**Bedroom South west (L=2.9m W=3.8m H=2.7m)**

Floor	Concrete, Carpet (10.86 m2)	
Ceiling	Fibrous plaster, Lining paper / paint (10.86 m2)	
	Cosmetic Damage	
	Paint Ceiling	10.86 m2
	Remove, dispose and replace lining paper	10.86 m2
Wall covering	Other, Wallpaper (35.96 m2)	
Door (Internal)	Single Solid Core, Timber (1.00 No of)	

EQC Claim Number CLM/2011/246150

Window Timber medium, Pane single glazed (1.00 No of)

Room - Additional Notes:**Bathroom (L=2.9m W=3.2m H=2.7m)**

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Vinyl (9.09 m2)

Shower Cubical shower unit, Base stainless (0.81 m2)

Ceiling Fibrous plaster, Paint (9.09 m2)

Wall covering Other, Paint (32.62 m2)

Cosmetic damage

Grind out and re-mortar

1 m

Paint wall

32.62 m2

Door (Internal) Single glass panel door, Timber (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)

Bath Steel, Standard specification (1.00 Item)

Window Timber medium, Pane single glazed (1.00 No of)

Room - Additional Notes:**Laundry (L=2.9m W=2.9m H=2.7m)**

Floor Concrete, Vinyl (8.24 m2)

Ceiling Fibrous plaster, Paint (8.24 m2)

Cosmetic Damage

Rake out, plaster and paint

8.24 m2

Wall covering Other, Wallpaper (31.00 m2)

Wash tub Single, Stainless Steel (1.00 Item)

Door (Internal) Single glass panel door, Timber (1.00 No of)

Window Timber medium, Pane single glazed (1.00 No of)

Room - Additional Notes:**Kitchen (L=4.0m W=4.4m H=2.7m)**

Floor Concrete, Vinyl (17.51 m2)

Range (Free standing oven) Electric, Standard Electric (1.00 Item)

Ceiling Fibrous plaster, Paint (17.51 m2)

Cosmetic Damage

Rake out, plaster and paint

17.51 m2

Work top Kitchen work top, Composite (3.00 m)

Wall covering Other, Wallpaper (45.25 m2)

Range Hood Over Head, Standard spec (1.00 Item)

Door (External) Single glass door, Timber (1.00 No of)

Door (Internal) Single glass panel door, Timber (1.00 No of)

Kitchen joinery Standard Spec, MDF (1.00 Item)

EQC Claim Number CLM/2011/246150

Window Timber medium, Pane single glazed (2.00 No of)

Room - Additional Notes:

GARAGE	Age 1935 - 1960	Area 27.1m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North)		
Wall cladding	Stucco, Plaster (9.46 m2) Cracking to paint Repaint wall with elastomeric paint	9.46 m2
Wall framing	Brick (9.46 m2)	

Comments: This is a double brick construction, but no structural damage.

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		
Wall cladding	Stucco, Plaster (9.46 m2) Cracking to paint Repaint wall with elastomeric paint	9.46 m2
Wall framing	Brick (9.46 m2)	

Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		
Wall framing	Brick (15.84 m2)	
Wall cladding	Stucco, Plaster (15.84 m2) Cracking to paint Repaint wall with elastomeric paint	15.84 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		
Wall framing	Brick (15.84 m2)	
Wall cladding	Stucco, Plaster (15.84 m2) Cracking to paint Repaint wall with elastomeric paint	15.84 m2

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete slab)		

Non Earthquake Damage Notes: the slab is raised in the middle and cracked, but the owner confirms it was like that before the earthquake.

Element	Description / Damage / Repair Strategy	Measure
Roof (Butynol)		

Comments: flat roof with .400 eaves, timber fascia no gutter 1 roof outlet. Area 40.8 m²**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Room (Other) (L=6.8m W=3.9m H=2.2m)		

EQC Claim Number CLM/2011/246150

Room - Additional Notes:

End Of Assessment

MS-SF0405



CLM/2011/246150 - Scope Change Summary

Pg 1-2

Scope Change Summary- Property Details			
Claim Number	CLM/2011/246150	Hub Zone	Mairehau Hub
Contractor Name	GI Builders Ltd	Supervisor	Trevor Mitchell
Property Address	33 NANCY AVENUE, MAIREHAU	Main Contact Name	ROBERT PETERS
Customer name	ROBERT PETERS	Customer Email	[REDACTED]
Home Phone		Mobile Phone	[REDACTED]
Created By	Trevor Mitchell (EQR)	Form Completed	11/02/2013 01:28:53 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
Alternative Repair Strategy	elevation north	Walls	delete walls add walls ms seal 10m repaint wall with elastomeric paint includes sills 33.3m2	✓
Alternative Repair Strategy	elevation south	Walls	delete walls add walls ms seal 8m repaint wall with elastomeric paint includes sills 33.3m2 add back porch reglaze .8m2 obscure glass add gap and paint frame 14m	✓
Alternative Repair Strategy	elevation east drive side	Walls	delete walls add walls grind out and epoxy 20m repaint with elastomeric paint including sills 63m2	✓
Alternative Repair Strategy	elevation west	Walls	delete walls add walls ms seal 8m add paint walls with elastomeric paint including sills 63m2	✓
Additional Damage	foundations	Walls	add foundations plaster repair 1m2 add paint foundation 8m2	✓
Alternative Repair Strategy	living	Ceiling	delete ceiling add ceiling stop 4m2 rake out plaster paint 21.2m2	✓
Alternative Repair Strategy	lounge	Ceiling	delete ceiling add ceiling stop 5m2 add rake plaster paint 35.99m2	✓
Alternative Repair Strategy	bedroom north east	Ceiling	delete ceiling add ceiling stop 5m2 add rake stop paint 22.77m2	✓
Alternative Repair Strategy	bedroom south east	Ceiling	delete ceiling add ceiling stop 12m add rake plaster paint 16.89m2	✓
Alternative Repair Strategy	bedroom south west	Ceiling	delete ceiling add ceiling remove loose paper seal skim paint 10.86m2	✓
Alternative Repair Strategy	laundry	Ceiling	delete ceiling add ceiling stop 3m2 add rake stop paint 8.24m2	✓
Alternative Repair	bathroom	Walls	delete walls	✓

MS-SF0405



CLM/2011/246150 - Scope Change Summary

Strategy			add walls grind out epoxy 1m add paint wall 32.62m2	✓ ✓
Alternative Repair Strategy	kitchen	Walls, Ceiling	delete ceiling add ceiling fibre mesh seal and paint 17.51m2 add walls gap and paint tile splashback 5m2	✓ ✓
Alternative Repair Strategy	garage north elevation garage door	Walls	delete walls add walls repaint walls with elastomeric paint 7m2	✓
Alternative Repair Strategy	garage elevation east	Walls	delete walls add walls repaint wall with elastomeric paint 13m2	✓
Alternative Repair Strategy	garage elevation west	Walls	delete walls add walls repaint walls with elastomeric paint 13m2	✓
Additional Damage	roof		add soffits gap and paint north and west soffits 8.5m2	✓
Additional Damage	garage room other	Walls, Ceiling	add walls rake plaster paint 47.08m2 add ceiling rake plaster paint 26.52m2	✓

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

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

EQR Contracts Supervisor:

Trevor Mitchell

Name

Signature

11/02/2013

Date

EQC Representative:

Name

Signature

11/02/2013

Date

APPROVED
 Allen Hurley
 EQC Estimator
 13/2/13

MS-SF0505

Variation to Works Order

Fletcher

Claim Number	2011/246150	Contractor Name	G.I. Builders
Customer Name	R. Peters	Supervisor	Paul Manson
Main Contact	"	Date	29/7/13
Property Address	33 Nancy Av	Customer email	
Phone		QS Name	

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

Upon inspection more damage & contractor not confident to carry out repairs @ scope

Item	Description	Quantity	Unit	Rate	Amount
Living	Ceiling - Delete - Rake out plaster	21.2	m ²	(572.40)	(572.40)
	- Stop	4.0	m ²		(52.00)
	Add - Fibre fuse, skim + paint	21.2	m ²	46.50	985.80
Bed N/E	Ceiling - Delete - Rake out plaster	22.7	m ²		(614.79)
	- Stop	5.0	m ²		(65.00)
	Add - Fibre fuse, skim + paint	22.7	m ²	46.50	1058.81
Lounge	Ceiling - Delete - Rake out plaster	35.49	m ²		(971.73)
	- Stop	5.0	m ²		(65.00)
	Add - Fibre fuse, skim + paint	35.49	m ²	46.50	1673.54
Bed S/E	Ceiling - Delete - Rake out plaster	12.0	Lm		(56)
	- Stop				(456.03)
	Add - Fibre fuse, skim + paint	35.49	m ²		785.39
Total					1,550.58

Excl

Section 2

Completed by Contract Supervisor

Work sighted

Yes ☒ No ☐

Notes

Photos attached

Name Paul Manson

Date 29/7/13

Signature *Paul Manson*

Section 3

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☐ No ☐

Notes

PAGE 1 = \$1550.58
 PAGE 2 = \$1752.57 } TOTAL \$3303.15

Name

Date

Signature

Section 4

Completed by Quantity Surveyor

Claimed

\$

Hub Name

MAIRENA

Variation Total

\$ 3303.15

Hub Number

E 014

Tax Invoice/Payment Claim No

Name

Danielle Wilson

Date

08/8/13

Signature

D. Wilson

MS-SF0505

Variation to Works Order



Claim Number	2011/246190	Contractor Name	G. J. Builders
Customer Name	R. Peters	Supervisor	Paul Manson
Main Contact		Date	23/7/13
Property Address	33 Nelly Ave	Customer email	
Phone		QS Name	

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

Damage not sighted at time of scope because office furniture in the way

Item	Description	Quantity	Unit	Rate	Amount
Lounge	Walls rake stop paint	64.91	m ²	27.00	1752.57
Asbestos test	Lounge & bathroom walls (organized by Fletcher)				
Total					1752.57

EXCL

Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

Photos attached

Name Paul Manson Date 23/7/13 Signature [Signature]

Section 3

Completed by EQC Representative

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

Notes

Subject to QS approval
 Allen Hurley
 QS Estimator
 23/7/13

Name _____ Date _____ Signature _____

Section 4

Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____

Variation Total \$ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ Date _____ Signature _____

MS-SF0505

Variation to Works Order



Claim Number	2011/246150	Contractor Name	G.F. Builders
Customer Name	R. Peters	Supervisor	Paul Manson
Main Contact		Date	23/7/13
Property Address	33 Nancy Ave	Customer email	
Phone		QS Name	

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

Damage not sighted at time of scope because office furniture in the way

Item	Description	Quantity	Unit	Rate	Amount
Lounge	Walls rake stop paint	64.91	m ²		
Asbestos test	Lounge & bathroom walls (organized by Fletcher)				
<div style="text-align: center; color: red; font-weight: bold; font-size: 2em;">COPY</div> <p>Contractor to pick up from office 23/7/13</p>		Total			

Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

Photos attached

Name Paul Manson

Date 23/7/13

Signature

Section 3

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐ No ☒

Work sighted

Yes ☐ No ☐

Notes

Subject to QS approval

Allen Hurley
QA Estimator
23/7/13

Name

Date

Signature

Section 4

Completed by Quantity Surveyor

Claimed

\$

Hub Name

Variation Total

\$

Hub Number

E

Tax Invoice/Payment Claim No.

Name

Date

Signature

MS-SF0505 Variation to Works Order



Claim Number	291124650	Contractor Name	41 Boulden
Customer Name	12 Petun	Supervisor	L. Schimanski
Main Contact	11	Date	4.10.13
Property Address	33 Alancy	Customer email	
Phone		QS Name	

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

Item	Description	Quantity	Unit	Rate	Amount
GARAGE	Room OTHER.				
	Delete walls.	47.08	m ²		\$1,271.60
	Delete ceiling	26.52	M ²		\$716.04
Total (\$1,987.20)					

Section 2 Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes v/o work not completed as H.O. choice negative

Name L. Schimanski Date 4.10.13 Signature 

Section 3 Completed by EQC Representative

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

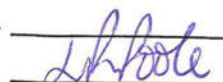
Notes EQC RAY HARPUR ASSESSOR APPROVED

Name Date 7/10/13 Signature 

Section 4 Completed by Quantity Surveyor

Amount \$ -1987.20 Hub Name Marchan

Variation Total \$ -1987.20 Hub Number 12 ED14

Name Lauree Poole Date 8/10/13 Tax Invoice/Payment Claim No. Signature 



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

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

To:

GI Builders Ltd
104 Malvern Street
St Albans
Christchurch 8014

Phone 03 942 4332

Email grant@gibuilders.co.nz

Order No E014-00319

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC0199

Contractor Code S326

From:

Hub Mairehau Hub
Works Order Date 29-Apr-2013

Project Number E014

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/246150	33 NANCY AVENUE, MAIREHAU		20,210.55
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost
			20,210.55

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 varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a 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 **Danielle Wilson**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher 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.
This Works 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 Works 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.



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:
International Construction Partners NZ Limited
40 Huxley St
Beckenham
Christchurch, 8023
Phone 022 427-6987
Email mark@icp-usa.com

Order No E014-01004

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number SPA6870
Contractor Code SF78

From:
Hub Mairehau Hub
Works Order Date 24-Jul-2013

Project Number E014

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/246150	33 NANCY AVENUE, MAIREHAU	24-Jul-2013	300.00
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 300.00

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 varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a 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 **Ajmal Farooq**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher 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.
This Works 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 Works 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.

Defects Liability Certificate

Claim Number	CLM/2011/246150		
Date of Completion	3/10/2013	Date defect period ends	1/01/2014
Property address	33 NANCY AVENUE, MAIREHAU		
Main contractor	zzzzzzGI Builders Ltd *****		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rul 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 Defect 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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Leonard Schimanski

Date of issue 24/09/2014

on behalf of Fletcher EQR acting as agent to EQC

CLM/2011/246150 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/246150	Hub Zone	Mairehau Hub
Contractor Name	GI Builders Ltd	Supervisor	Leonard Schimanski
Property Address	33 NANCY AVENUE, MAIREHAU	Main Contact Name	ROBERT PETERS
Customer name	ROBERT PETERS	Customer Email	[REDACTED]
Home Phone		Mobile Phone	[REDACTED]
Date Started	03/10/2013 11:46:23 a.m.	Date Completed	03/10/2013 12:00:00 p.m.

Description of Works

Work not completed to garage interior owners request negative VO required for this work not being completed

Defects

NA

Deferred Works

NA

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:

Grant Irving



3/10/2013

Name

Signature

Date

Owner/Agent Signature:

R Peters



3/10/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/246150 - Construction Completion Inspection

L Schimanski



3/10/2013

Name

Signature

Date

Schedule **E3**

Practical Completion Certificate

Contract:

~ 611 Builders

Location:

~ 33 Nancy Avenue

Principal:

~ EQC

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 3 MONTHS.

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:



8-10-13

(Date signed)

FLETCHER EQR AS DULY AUTHORISED AGENT OF EQC

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

Contract: ~ EQW E014 - 00319.

Location: ~ 33 Nancy Ave.

Issued by

Contractor: ~ G1 Builders Ltd.

LBP Licence No ~ SP 105040.

Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

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

Statement

I Grant Irving (name of LPB) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of the work covered by this statement:

Claim Number:

CLM 2011/246150.

Signed by/date:



3/10/13.

(Date signed)

MS-SF0509



FINAL ACCOUNT AGREEMENT

** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant: R Peters.
 Claim No: CLM 2011/246150.
 Claim Address: 33 Naney Ave.
 Date: 3/10/13.

Contractor: GIB Builders Ltd.
 Accreditation No: EQRC 0199.
 Mobile No: 021 02244722
 Hub: Mairehau.
 EQR Site Supervisor: Leonard Skunarski.

AMOUNTS:

Original Contract Value (excl. GST)	20210.55.
plus Variation VO1 (excl. GST)	3303.15.
plus Variation VO2 (excl. GST) <i>credit</i>	- 1987.20
plus Variation VO3 (excl. GST)	
plus Variation VO4 (excl. GST)	
Final Contract Value (excl. GST)	\$ 21526.50.
less Previous Payments (excl. GST)	10105.27
Amount for Final Payment (excl. GST)	\$ 11421.23
plus GST Amount	\$ 1,713.18
Amount for Final Payment (incl. GST)	\$ 13134.41

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date: 30/7/13.Contract Finish Date: 3/10/13.Contractor name: GIB Builders Ltd.Date: 3/10/13.Signature: *K. King*

OFFICE USE ONLY

QS name: Laurie PooleDate: 10/10/13Signature: *L Poole*

MS-SF0409



EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 246150

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS:

33 Nancy Ave

DATE

7/2/2013

HUB MAIREHAU

PROPERTY CONTACT NAME:

Robert Peters,

CONT. SUPERVISOR
TREVOR MITCHELL

CONTACT DETAILS:

PH.(1)

[REDACTED]

EMAIL:

PH.(2)

CONTRACTOR:

C.I.

SITE SUPERVISOR NAME:


CONTACT DETAILS:

PH.

9424332

EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

NO CONSENTABLE WORK HAS BEEN CARREID OUT, COSMETIC DAMAGE ONLY.	

Accordingly I have determined that this work is exempted under Schedule 1(.....) of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

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

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

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

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

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

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

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

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

FILING AN EXEMPT BUILDING WORK RECORD EXPLANATORY NOTE

Every EQR project is required to comply with both the Building Act (2004) and its Regulation (1992).

Building work usually entails the issuing of a building consent to the property owner or their authorised agent. On completion of the work the local or district Council 'signs off' that work and issues a Code Compliance Certificate (a CCC) confirming compliance with the Building Act. The Council is also compelled to hold that information on its property files. This record is heavily relied on for its completeness at the time that properties change hands.

It's estimated that 90%¹ of Fletcher EQR Projects won't need a Building Consent because they're exempted under criteria set in the first Schedule of the Building Act. The majority² of all exempted work may be completed "as of right", no Council approval is required (the exception is Schedule 1 Item [K] of the Act).

This creates a unique situation and potential problem for homeowners as Fletcher EQR customers.

The issue is that the Exemption process has no requirement to create file records of the sort that Councils keep on individual property files. The property file is used to detail "all that the Council knows" when a LIM³ is requested.

A LIM⁴ can be requested by anyone, it's most commonly sought by a potential buyer at the time of a possible sale.

In the EQR 'Homeowners Guide' (p2, 'Building Consent Issues') we have specifically discussed the issue of Consents and exemptions. We have undertaken to act as agent in making Consent or Exemption decisions. We have also undertaken to assist with documentation and to make available that record if the homeowner wishes. The record is supplied for the homeowner's personal file but they may choose to lodge it as a formal record with their Council.

For consistency and ease of process we will use the 'Exempt Building Work' form. This should be completed by the Contracts SuperSupervisor at (or about) the time of the scoping exercise as this will usually be the point at which a decision about the need for a consent is made (if the form is not completed then, there's a risk it will be overlooked).

This 'adequacy of file records' is an unfamiliar issue for homeowners, few will understand the significance of the availability of suitable documentation and the importance of filing that information with their respective Councils.

This EQ event is unprecedented and purchaser's legal representatives will be looking for a form of documentation related to repair works. We are assisting Homeowners by anticipating their requests, be they current or future by consistently completing the 'Exempt Building Work' File Record. It must be filed in the Aconex filing system.

When completing the form, the majority of EQR work (99.9%) will fall within the Schedule 1(a) category, it becomes 1(k) only when Council approval has been asked for and given.

Note¹ this stems from the current estimate¹ that somewhere between 10 – 12% of all EQR works will require a Building Consent

Note² Work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004. Schedule 1(k) requires Councils (discretionary) approval.

Note³ When each house is transacted, a Land Information Memoranda (a LIM), will be requested by the purchaser's lawyer as a standard part of the conveyance procedure. The LIM records all works completed under a Building Consent (and any item 'K' Exemption where applicable) as well as a myriad of other information relevant to that property. The LIM uptake in Canterbury is one of the highest in New Zealand.

Note⁴ The gaining of a LIM to facilitate a property transaction is driven by LGOIMA, this stands for – 'Local Government Official Information and Meetings Act 1987 No 174 (as at 01 November 2010), Public Act'. S4 (a) requires Councils "to provide for the availability to the public of official information held by local authorities"....4 (b) "to provide for proper access by each person to official information relating to that person". This Act compels the authorities to disclose "what's known" about a property.

RECEIVED 29 JUL 2013



INTERNATIONAL CONSTRUCTION PARTNERS



7/26/2013

Christine Clark
Fletchers EQR – Mairehau Hub
280 Westminster Street
Mairehau, Christchurch 8013

Re: Asbestos Identification Analysis – 33 Nancy Ave

Collected by: International Construction Partners NZ Limited, for the above-referenced address

EQR Order Number: E014-01004 Date of Test: 25 July 2013

EQC Claim Number: 2011/246150

Analysis by: IANZ accredited laboratory. Reference Number: 2011/246150

Please see Laboratory Results on next page.

This report has been prepared by International Construction Partners NZ Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the accompanying Laboratory Results is at that person's own risk. If required, an additional copy of the Laboratory Results are available upon request.

When dealing with asbestos it is recommended to use a qualified DOL Certificate of Competence for Restricted Work Involving Asbestos holder.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore International Construction Partners NZ Ltd's liability for asbestos related work shall be limited to the amount of the related invoice.

If you have any questions about of these sample results, please do not hesitate to contact me.
Thank you.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Mark Quigley".

Mark Quigley
Director
International Construction Partners NZ Limited

DOWDELL & ASSOCIATES LTD

OCCUPATIONAL HEALTH ANALYSTS & CONSULTANTS

4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246, Fax (09) 5795-389.

26th July 2013

International Construction Partners
40 Huxley Street
Christchurch 8023

Attention: Mark Quigley

Re: Bulk Fibre Analysis

Sampled by	: Client
Date received	: 26 th July 2013
Laboratory no.	: 41450
Description	: 2 x various sample(s)
Location	: 33 Nancy Avenue
Reference no.	: CLM/2011/246150
Method	: AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The following result(s) relate(s) to the sample(s) as received:

Reg no: D2990 **Labelled as:** Bathroom walls
Sample size: 4 g
Result: Asbestos **NOT** detected.

Reg no: D2991 **Labelled as:** Lounge (north side off kitchen) walls
Sample size: 3 g
Result: Asbestos **NOT** detected.

Yours faithfully
DOWDELL & ASSOCIATES LTD



Sally Thurgar BSc (Hon)
Analyst



R. Nicholson
Analyst/Consultant

NOTE: This report must not be altered, or reproduced except in full.

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

Fast Track Out Of Scope Works



Claim Number	2011/246150	Contractor Name	Stripes Painting & Decorating Ltd
Customer Name		Supervisor	
Main Contact		Date	24/07/17
Property Address	33 Nancy Avenue	CS Name	

For all Variations please contact your Works 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, 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 Out of Scope Works

Additional masking is required because there is very expensive wallpaper on the walls. Additionally, due to the house being a heritage house, the homeowner also has made-to-order carpet and so additional floor protection is required.

Item	Description	Quantity	Unit	Rate	Total
1.00	Hallway				
1.01	Ceiling - Fibre fuse skim coat and paint.	15.84	m ²	63.81	1010.75
1.02	Walls - Allow to mask all walls.	4	hours	45.00	180.00
2.00	South East Bedroom				
2.01	Ceiling - Fibre fuse, skim coat and paint entire ceiling.	17.22	m ²	63.81	1098.81
2.02	Walls - Allow to mask all walls.	3	hours	45	135.00
3.00	Master Bedroom				
3.01	Ceiling - Fibre fuse, skim coat and paint entire ceiling.	22.06	m ²	63.81	1408.92
3.02	Walls - Allow to mask all walls.	4	hours	45	180.00
4.00	Electrician				
4.01	To remove and reinstate 4 lights in hallway, 1 light in south east bedroom, and 1 light in master bedroom.	1	sum	300.46	300.46
5.00	Exterior Works				
5.01	To grind and demo crack damage and epoxy fill, then full mesh render and redecorate. Also full render and redecorate rest of house. Render and redecorate sill features. Allowance for masking and clean up issues. Base foundation to be repaired and epoxy filled where required, then full render and finish to 1mm float.	1	sum	17458.54	17458.54
5.02	Painting	172.5	m ²	34.00	5865.00
5.03	High pressure wash.	172.5	m ²	3.60	621.00
6.00	Plumber				
6.01	To disconnect and reconnect on completion of work the gas hot water unit and bottle station. Pipework will be disconnected but left in such a way for works to be done around pipe work. Drivewipe not to be disconnected as homeowner feels it will break and need replacing due to age. Vent pipes will be left on and worked around.	1	sum	274.13	274.13
7.00	Electrician				
7.01	Isolate and remove x3 lights in te hallway, x1 light in south east bedroom, x1 light in the master bedroom, and the exterior heat pump unit.	1	sum	764.59	764.59
8.00	Power Line Isolation				
8.01	Power line disconnection for x1 week.	1	sum	400.00	400.00
9.00	Generator				
9.01	Hire for two weeks.	2	weeks	943.26	1886.52
10.00	Asbestos Testing				
10.01	Cost of asbestos testing	1	sum	1205.49	1205.49
10.00	P&G				
10.01	Administration, travel, consumables.	1	sum	2623.34	2623.34

Total excluding GST 35412.35

Instruction given for work to proceed		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Work sighted		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Notes: Site visit to assess extent of damage - Heritage house requires consistent quality finish. Unable to allow interior exterior finish.							
Name: Robert Wilson		Date: 1/9/2017		Signature: [Signature]			

APPROVED
Warwick Neal
IHPP Works Leader
Date 08/09/17
Signed [Signature]

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

CONTRACTOR: EQC IN HOUSE REPAIR PROGRAMME

LOCATION: 33 Nancy Avenue

CLAIM NUMBER: 2011/2461560

DATE: 24/10/2017



No.	Description	Quantity	Unit	Rate	Amount
I	INTERIOR WORKS				
1.00	Hallway				
1.01	Ceiling - Fibre fuse, skim coat and paint.	15.84	m2		
1.02	Walls - Allow to mask all walls.	4	hours		
2.00	South East Bedroom				
2.01	Ceiling - Fibre fuse, skim coat and paint entire ceiling.	17.22	m2		
2.02	Walls - Allow to mask all walls.	3	hours		
3.00	Master Bedroom				
3.01	Ceiling - Fibre fuse, skim coat and paint entire ceiling.	22.08	m2		
3.02	Walls - Allow to mask all walls.	4	hours		
4.00	Electrician				
4.01	To remove and reinstate 4 lights in hallway, 1 light in south east bedroom, and 1 light in master bedroom.	1	sum		
5.00	Plumber				
5.01	To disconnect and reconnect on completion of work the gas hot water unit and bottle station. Pipework will be disconnected but left in such a way for works to be done around pipe work. Downpipe not to be disconnected as homeowner feels it will break and need replacing due to age. Vent pipes will be left on and worked around.				
6.00	Asbestos Testing				
6.01	Cost of asbestos testing.	1	sum		
7.00	P&G				
7.01	Administration, travel, consumables.	1	sum		
Sign Off	Signature	Date			
Client		25/10/17			
Contractor		25-10-17			

Schedule **E3** **Practical Completion Certificate**

Contract: ~
Location: ~
Principal: ~ In House Repair Programme

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: _____
(Date signed)

Contractor Producer Statement for Construction

CONTRACT: 2011/246150

THIS STATEMENT IS ISSUED BY: Stripes Painting & Decorating Ltd
(Contractor Name and Address)

Steve Robertson
(Duly Authorised Representative)

ISSUED TO: the Earthquake Commission

IN REGARDS TO: the work completed by the Contractor (and Sub-Contractors where applicable) at
the following address: 33 Nancy Avenue

The above Contractor has contracted to the Earthquake Commission to carry out and complete the building works required in accordance with the above named Contract, Works Order and Scope of Works for the address specified above.

Description of the building work covered by this Statement - please ensure that you provide a breakdown of the work completed and also that the description includes only the work that is covered by this Statement, and where necessary distinguishes between work completed by the Contractor and any work completed by a Sub-Contractor.

Interior painting and decorating to hallway, south
east bedroom and master bedroom

A copy of the completed Record of Works is **attached** to this Statement.

I, the duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor (and where applicable the Sub-Contractor) has completed the building works in accordance with the contract, the Works Order and Scope of Works.

I understand that this Producer Statement will be relied upon to confirm that the building works completed in accordance with the contract, the Works Order and Scope of Works has been performed in compliance with best trade practices, the Building Act 2004, and the NZ Building Code with respect to the following applicable clause(s) and where the building works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

Signed by: Steve Robertson Date 16/10/17



Exempt Building Works Record



This is a record of the decision to complete earthquake repairs without building consent, as the works described have been determined as exempt from the need for building consent.

Street Address: 33 Nancy Avenue

Claim Number: 2011/246150


Suburb: Mairehau

City/Town: Christchurch

Briefly describe the work (as otherwise described within the body of the claim file)

- Interior painting and decorating to hallway, south east bedroom, and master bedroom.

Accordingly, I have determined that this work is exempted under Schedule 1() of the Building Act 2004

Name: Steve Robertson Signature: 

Position: Managing Director

Date: 16/10/17

Office: 03 341 8802

Provided to Homeowner/Agent?

(Provide to property owner or authorised agent on request only)

[Yes]

[No]

Name of

Recipient:

Date sent: 

Note¹ The homeowners/agents may apply for exemption status if the building work falls within Exempted Building Work under Schedule 1 to the Building Act 2004. This exemption information should be read in conjunction with any supplementary guidance issued by The Ministry of Business Innovation & Employment, and by the relevant Councils (i.e. CCC Form B390).

Note² Only work that falls within Part 1, clauses 3-31 of Schedule 1 to the Building Act 2004 is recorded on this form.

Note³ Work exempted under Part 2 of Schedule 1 to the Building Act 2004 is not to be recorded on this form. For this work, claimants should refer to the formal "Exemption from Building Consent" records of the relevant City or District Council.



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INTERNATIONAL CONSTRUCTION PARTNERS



BULK SAMPLING INSPECTION & REPORT (Asbestos Sampling Report)



**SPD52
33 Nancy Avenue, Mairehau**

**Report Number : 280817-BULK-SPD52.
28th August, 2017**



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1 EXECUTIVE SUMMARY

International Construction Partners NZ Limited (ICP) has been commissioned by Stripes Painting & Decorating to conduct an inspection and Asbestos Sampling Report of 33 Nancy Avenue, Mairehau .

This report presents the results of the Asbestos Bulk Sampling Inspection. ICP has been engaged only in a consultancy capacity for the above and within the limitations outlined in section 6.

1.1 Introduction and Scope of Work

Site Address:	33 Nancy Avenue, Mairehau
Report Commissioned by:	Stripes Painting & Decorating
Type of Report:	Asbestos Sampling Report
Report Method:	Bulk Sampling
Sampled by:	Felipe Pizarro
Date of Sampling:	28th August 2017
Reporting:	ICP
Date Report Issued:	29th August 2017



Figure 1: Site Location – (33 Nancy Avenue, Mairehau)

- This Asbestos Bulk Sampling Inspection and Report consisted of a visual inspection including sampling and analysis of materials.
- Samples that may contain asbestos are analysed by an IANZ accredited laboratory for asbestos by stereo microscope and polarised light microscope with dispersion staining

technique.

- **This Report is conducted in line with the Health and Safety at Work (Asbestos) Regulation 2016.**
- This Asbestos Sampling Report has been completed using Bulk-Sampling ACMs.

1.2 Location And Identification Of Positive ACM

No Sample Locations were analysed positive for asbestos.

- Please refer to the Sampling Report (Section 2) for further information.

1.3 Site Comments/Areas Not Accessible

- Unless otherwise stated, all areas within the scope of this Sampling could be accessed.

1.4 Sampling Location Image Overview

Image overview of sample locations.



Hallway



South East Bedroom



Master Bedroom



Exterior

2 SAMPLING REPORT

Positive asbestos results


No Sample Locations were analysed positive for asbestos.


Negative asbestos results


SPD52 33 Nancy Avenue, Mairehau Asbestos Report						
Location Description	Location of Sample	Material Description	Level of Identification	Sample Number	Laboratory Sample ID	Asbestos Type
Hallway	Ceiling.	Jointing Compound	Bulk Sampled and Identified	1	E05991.1	NAD
South East Bedroom	Ceiling.	Jointing Compound	Bulk Sampled and Identified	2	E05991.2	NAD
Master Bedroom	Ceiling.	Jointing Compound	Bulk Sampled and Identified	3	E05991.3	NAD
Exterior North	Cladding	Solid Plaster	Bulk Sampled and Identified	4	E05991.4	NAD
Exterior East	Cladding	Solid Plaster	Bulk Sampled and Identified	5	E05991.5	NAD
Exterior South	Cladding	Solid Plaster	Bulk Sampled and Identified	6	E05991.6	NAD
Exterior West	Cladding	Solid Plaster	Bulk Sampled and Identified	7	E05991.7	NAD


3 SAMPLING RESULTS


3.1 Bulk Sampling Results


	Sample Number	1
	Location Description	Hallway
	Location of Sample	Ceiling.
	Material Description	Jointing Compound
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.1
	Asbestos Type	NAD
Notes / comments:		


	Sample Number	2
	Location Description	South East Bedroom
	Location of Sample	Ceiling.
	Material Description	Jointing Compound
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.2
	Asbestos Type	NAD
Notes / comments:		

	Sample Number	3
	Location Description	Master Bedroom
	Location of Sample	Ceiling.
	Material Description	Jointing Compound
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.3
	Asbestos Type	NAD
Notes / comments:		

	Sample Number	4
	Location Description	Exterior North
	Location of Sample	Cladding
	Material Description	Solid Plaster
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.4
	Asbestos Type	NAD
Notes / comments:		

	Sample Number	5
	Location Description	Exterior East
	Location of Sample	Cladding
	Material Description	Solid Plaster
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.5
	Asbestos Type	NAD
Notes / comments:		

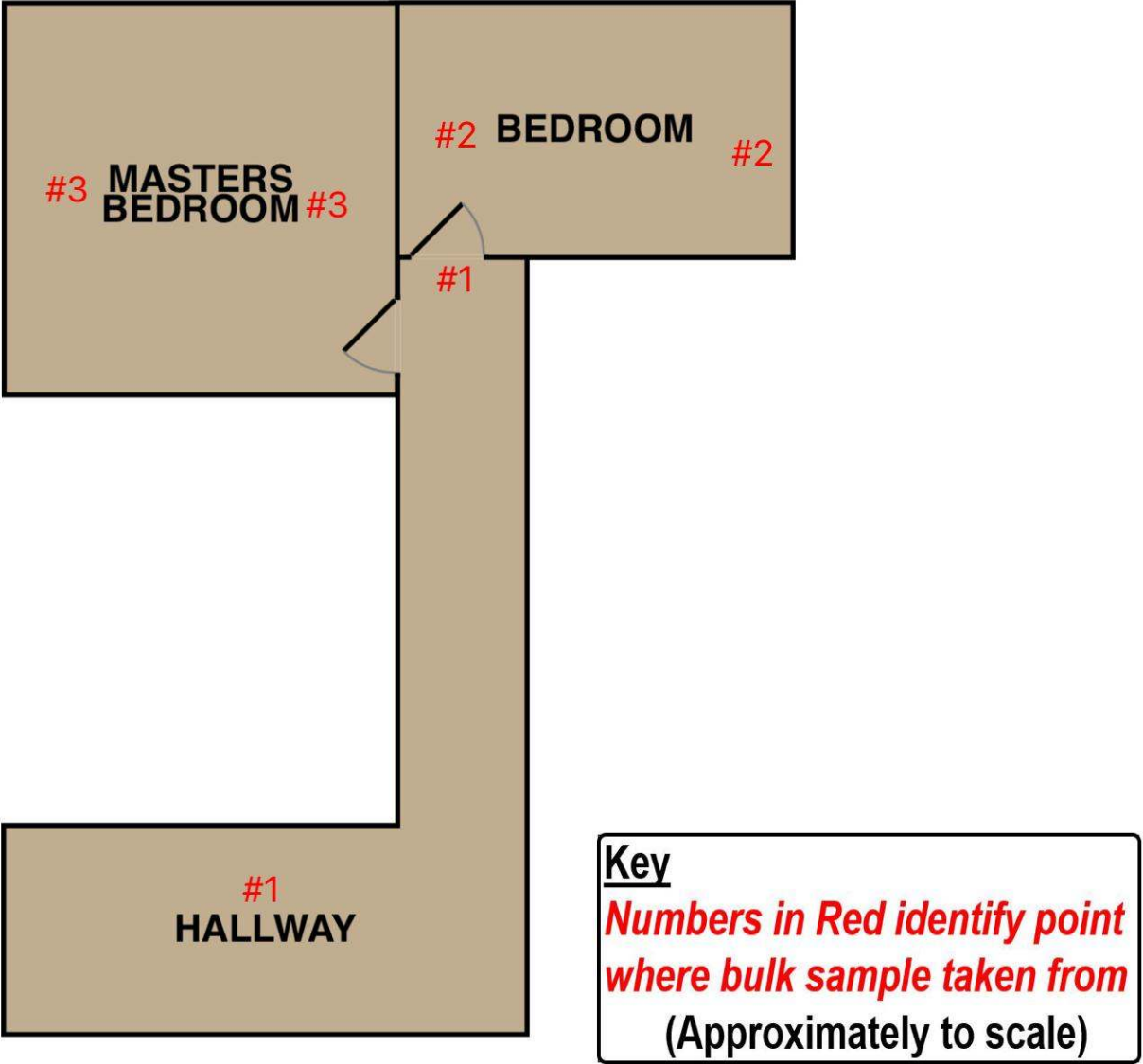
	Sample Number	6
	Location Description	Exterior South
	Location of Sample	Cladding
	Material Description	Solid Plaster
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.6
	Asbestos Type	NAD
Notes / comments:		

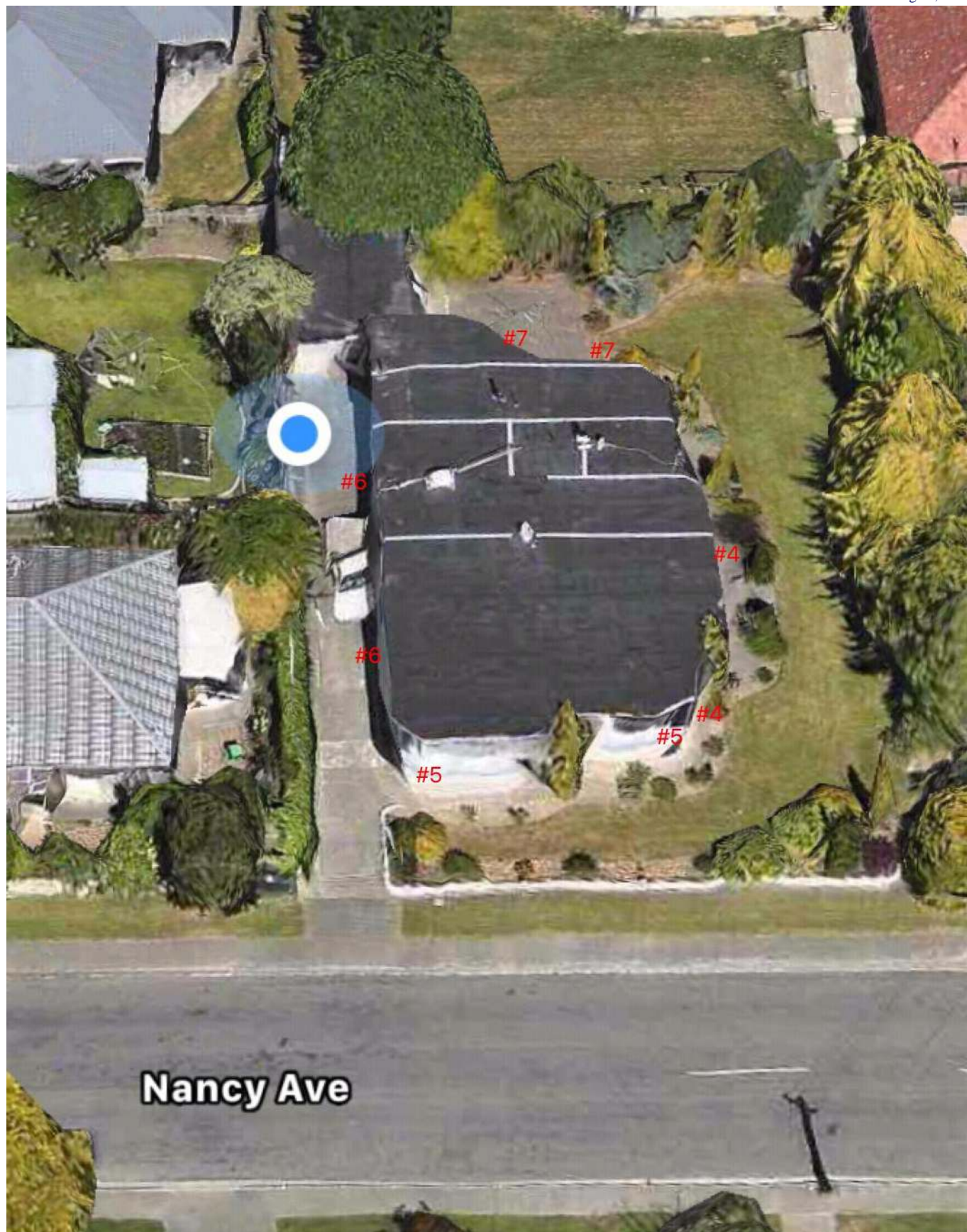
	Sample Number	7
	Location Description	Exterior West
	Location of Sample	Cladding
	Material Description	Solid Plaster
	Level of Identification	Bulk Sampled and Identified
	Laboratory Sample ID	E05991.7
	Asbestos Type	NAD
Notes / comments:		

3.2 Important Notes

This Sampling Report should be read in conjunction with all sections of this report, in particular the Asbestos Sampling Results contained in Section 3 (which may contain additional notes specific to the Sampling); and specifically with reference to the associated Laboratory Report in Appendix 6.2.

4 FLOOR PLANS AND SAMPLE POINTS





5 LIMITATIONS AND DISCLAIMER

ICP Sampling Reports are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared, and the cost of our services, is such that ICP cannot guarantee that all asbestos building materials have been identified and/or addressed.

Due to the possibility of renovations and additions to the buildings over time, ACM may have been hidden behind new walls, ceilings and flooring, where such areas were inaccessible during the inspection. If any materials reasonably suspected of containing asbestos are found during further renovation and/or demolition of the buildings, the material should be sent for identification and expert advice sought.

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to Stripes Painting & Decorating and/or associated parties.

Unless specifically noted, the survey did not cover:

- Hidden and/or inaccessible locations, such as in or under concrete slabs, wall cavities, hidden storage areas, soils and the ground on which the building(s) surveyed sits, and the like;
- Wells and inaccessible/unidentified shafts, cavities and the like;
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate or identify; and
- Materials other than normal building fabric, materials in laboratories or special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance.

All work conducted and reports produced by ICP are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between ICP and the Client. Information and/or report(s) prepared by ICP may therefore not be suitable for any use other than the intended objective.

Disclaimer

This report has been prepared by International Construction Partners NZ Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The quantity of ACM listed as part of the Asbestos Register is an approximation only and should not be used for costing purposes.

This report is for the exclusive use of Stripes Painting & Decorating . No warranties or guarantees are expressed or should be inferred by any third parties. ICP disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

6 APPENDICES

Appendix 6.1 Reference documents:

- Health and Safety at Work (Asbestos) Regulations 2016

Appendix 6.2 Accompanying Laboratory Report:

Asbestos Sample Results (overleaf) – detailed in tables in Section 1.2 and 3.1 and the associated Sampling Report in Section 2, should be read in conjunction with and in specific reference to the accompanying Laboratory Report.



Date: Tuesday 29th August 2017

Client Reference: Stripes Painting & Decorating

International Construction Partners
40 Huxley Street
Sydenham
Christchurch, 8023

EIAG Reference No: E05991

For the Attention of: Mark Quigley

Dear Mark,

Re: 33 Nancy Avenue, Mairehau 8052

Test Method – EIAG001: Polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 "Method for the qualitative identification of asbestos in bulk samples".

The samples in this report are reported 'As Received'. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client.

Seven samples were received on Tuesday 29th August 2017. The samples were taken from 33 Nancy Avenue, Mairehau 8052.

The fibre identification analysis results are presented in the appended table.

Should you require further information please contact Belinda Hughes.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Hughes'.

.....
Belinda Hughes
Key Technical Person
ENVIRONMENTAL AND INDUSTRIAL ANALYSIS GROUP



ASBESTOS ANALYSIS REPORT

Tuesday 29th August 2017

Reference No: E05991

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E05991.1	1	33 Nancy Avenue, Mairehau 8052 Hallway – Ceiling © JCT White painted plaster material Sample weight: 5.29 g	Organic Fibres No Asbestos Detected
E05991.2	2	33 Nancy Avenue, Mairehau 8052 South East Bedroom – Ceiling © JCT White painted plaster material Sample weight: 4.86 g	Organic Fibres Synthetic Mineral Fibres No Asbestos Detected
E05991.3	3	33 Nancy Avenue, Mairehau 8052 Master bedroom – Ceiling © JCT White painted plaster material Sample weight: 5.17 g	Organic Fibres Synthetic Mineral Fibres No Asbestos Detected
E05991.4	4	33 Nancy Avenue, Mairehau 8052 Exterior North – Plaster © Green painted coarse particulate Sample weight: 4.98 g	Organic Fibres No Asbestos Detected
E05991.5	5	33 Nancy Avenue, Mairehau 8052 Exterior East – Plaster © Green painted coarse particulate Sample weight: 4.96 g	Organic Fibres No Asbestos Detected
E05991.6	6	33 Nancy Avenue, Mairehau 8052 Exterior South – Plaster © Green painted coarse particulate Sample weight: 5.51 g	Organic Fibres No Asbestos Detected



ASBESTOS ANALYSIS REPORT

Tuesday 29th August 2017

Reference No: E05991

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E05991.7	7	33 Nancy Avenue, Mairehau 8052 Exterior West – Plaster © Green painted coarse particulate Sample weight: 4.81 g	Organic Fibres No Asbestos Detected

Note: The results contained in this report relate specifically to the samples submitted.

Positive samples have been highlighted.

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Identified By:

Kay Higginbotham MSc (Geol)
Senior Laboratory Technician

Reviewed By:

Belinda Hughes PgDip (Envr)
Laboratory Technician