

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.

EQC Full Assessment Report

Claim Number: CLM/2011/229549 **Assessment Date:** 23/09/2011 10:24
Claimant: MARGARET MCNABB **Assessor:** Foley, Charles
Property Address: 71 MARKET STREET **Estimator:** Stevens, Chris
LEESTON 7632

Claimant Setup

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

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Dwelling	[REDACTED]	Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Contents	[REDACTED]	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: 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	1961 - 1980	Rectangular	120.99
Garage	1	Standard	1961 - 1980	Rectangular	36.60

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	Cracked surface			
			Grind out and epoxy fill concrete	3.00 l/m	30.00	90.00
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	50.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	6.00 l/m	50.00	300.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	4.00 l/m	50.00	200.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	4.00 l/m	50.00	200.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Con ring

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Rolled metal

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage Scrape off, rake out, fill, restipple	25.62 m2	50.00	1,281.00
			Cosmetic Damage Paint Ceiling	25.62 m2	24.00	614.88
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Bi-folding	Glass	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage Remove, dispose and replace lining paper	5.00 m2	30.00	150.00
			Cosmetic damage Paint wall	49.44 m2	24.00	1,186.56
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Kitchen (Dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Other	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Cavity Slider	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Kitchen joinery	Standard Spec	Laminate	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage Remove, dispose and replace lining paper	5.00 m2	30.00	150.00
			Cosmetic damage Paint wall	54.72 m2	24.00	1,313.28

Window Aluminium Casement Pane single glazed No Earthquake Damage

Work top Kitchen work top Laminate No Earthquake Damage

General Comments:

Ground Floor - Entry (Rear)

Damage: No damage

Require Scaffolding? No

General Comments: painted walls& ceiling. Carpet over chipboard. Solid timber external door with glass panel. Sliding timber internal door.

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage Remove, dispose and replace lining paper	6.72 m2	30.00	201.60
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Toilet

Damage:	No damage
Require Scaffolding?	No
General Comments:	Painted lining paper on ceiling. Painted Walls. Carpet over chipboard. Aluminium window. Hollow timber door. Single vanity unit. Toilet.

Ground Floor - Bathroom

Damage:	Damage but not earthquake related
Require Scaffolding?	No
Non Earthquake Notes:	Old crack to shower liner
General Comments:	carpet floor painted walls and ceiling

Ground Floor - Bedroom (End of hall left)

Damage:	No damage
Require Scaffolding?	No
General Comments:	soft board tiles ceiling painted walls carpet floor

Ground Floor - Bedroom (End of hall right)

Damage:	Earthquake damage
Require Scaffolding?	No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage Remove, dispose and replace wallpaper	34.56 m2	43.00	1,486.08
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Master)

Damage:	Earthquake damage
Require Scaffolding?	No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage Remove, dispose and replace wallpaper	36.00 m2	43.00	1,548.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Hallway

Damage:	Damage but not earthquake related
Require Scaffolding?	No
Non Earthquake Notes:	Old ceiling water leak

General Comments: carpet floor wall paper walls soft board ceiling

Garage

Exterior

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Con slab

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Rolled metal

Ground Floor - Room (Other) (Garage)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old cracking to slab

General Comments:

Fees

Fees

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	705.71
Margin	970.71
GST	1,601.67

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	200.00
	Elevation (North)	190.00
	Elevation (South)	300.00
	Elevation (West)	200.00
		890.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (End of hall left)	0.00
	Bedroom (End of hall right)	1,486.08
	Bedroom (Master)	1,548.00
	Entry (Rear)	0.00
	Hallway	0.00
	Kitchen (Dining)	1,463.28
	Laundry	201.60
	Lounge	3,232.44
	Toilet	0.00
		7,931.40

Garage

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

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage)	0.00
		0.00
		0.00

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	705.71
Margin	970.71

GST	1,601.67
	3,278.10
Total Estimate	12,279.50

Inspection Sign Off

Description	Answer	Comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Not necessary
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	

Next Action:

Recommend claim be referred to PMO.

Previous Claim Numbers (recorded manually in field)

- 2010/118449 and not inspected . This is first inspection.
- There is another claim but I could not get claim number.

File Notes

Date Created: 23/09/2011 10:29
Created : Stevens, Chris
Subject: 23/09/2011
Note: Single story dwelling con ring brick cladding rolled metal roof
Next Action: Ref pmo

Date Created: 07/11/2011 03:15
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 07/11/2011
Note: COMET sent to EQR on 07/11/2011
Next Action:

Urgent Works Items

Scope of Works



Customer: MARGARET MCNABB

Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Assessment of Property at 71 MARKET STREET, LEESTON 7632 on 23/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 700.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 12.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 12.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North)

Element	Damage	Repair	
Patio (Concrete - Concrete - 7.80 m2)	Cracked surface	Grind out and epoxy fill concrete	3.00 l/m
Wall Cladding (Brick Veneer - Brick - 44.00 m2)	Cracking	Grind out and repoint mortar	2.00 l/m
Wall framing (Timber Frame - Timber - 44.00 m2)	No Earthquake Damage		

Elevation (South)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 44.00 m2)	Cracking	Grind out and repoint mortar	6.00 l/m
Wall framing (Timber Frame - Timber - 44.00 m2)	No Earthquake Damage		

Elevation (East)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 16.00 m2)	Cracking	Grind out and repoint mortar	4.00 l/m
Wall framing (Timber Frame - Timber - 16.00 m2)	No Earthquake Damage		

Elevation (West)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 16.00 m2)	Cracking	Grind out and repoint mortar	4.00 l/m
Wall framing (Timber Frame - Timber - 16.00 m2)	No Earthquake Damage		

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Lounge

Room Size: $4.20 \times 6.10 = 25.62$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 25.62 m ²)	Cosmetic Damage	Scrape off, rake out, fill, restipple	25.62 m ²
	Cosmetic Damage	Paint Ceiling	25.62 m ²
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Bi-folding - Glass - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 25.62 m ²)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 49.44 m ²)	Cosmetic damage	Remove, dispose and replace lining paper	5.00 m ²
	Cosmetic damage	Paint wall	49.44 m ²
Window (Aluminium Casement - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen (Dining)

Room Size: $5.30 \times 6.10 = 32.33$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Other - 32.33 m ²)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Cavity Slider - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 32.33 m ²)	No Earthquake Damage		
Kitchen joinery (Standard Spec - Laminate - 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 (Gib - Lining paper / paint - 54.72 m ²)	Cosmetic damage	Remove, dispose and replace lining paper	5.00 m ²
	Cosmetic damage	Paint wall	54.72 m ²
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.20 l/m)	No Earthquake Damage		

Ground Floor - Entry (Rear)

Room Size: $0.90 \times 2.00 = 1.80$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry

Room Size: $2.40 \times 2.80 = 6.72$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Lining paper / paint - 6.72 m ²)	Cosmetic Damage	Remove, dispose and replace lining paper
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Vinyl - 6.72 m ²)	No Earthquake Damage	
Wall covering (Gib - Lining paper / paint - 24.96 m ²)	No Earthquake Damage	
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage	
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Toilet

Room Size: $1.70 \times 0.90 = 1.53$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: $1.90 \times 2.90 = 5.51$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (End of hall left)

Room Size: $2.90 \times 3.50 = 10.15$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (End of hall right)

Room Size: $3.70 \times 3.50 = 12.95$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 12.95 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 12.95 m ²)	No Earthquake Damage	
Wall covering (Gib - Paint - 34.56 m ²)	Cosmetic damage	Remove, dispose and replace wallpaper
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Master)

Room Size: $3.60 \times 3.90 = 14.04$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 14.04 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 14.04 m ²)	No Earthquake Damage	
Wall covering (Gib - Wallpaper - 36.00 m ²)	Cosmetic damage	Remove, dispose and replace wallpaper
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Hallway

Room Size: $1.00 \times 7.00 = 7.00$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Garage

Exterior

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Room (Other) (Garage)

Room Size: $6.00 \times 6.00 = 36.00$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 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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