

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

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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		
2010113461	350 RIVERLAW TERRACE, SAINT MARTINS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Bowers Builders (2006) Limited ***** (SD38)		Property F2'd By:	Minh Pham	F2 Completed Date:	07-04-2016
Cont Managing Hub:	Colombo	Not Vulnerable	Property F3'd By:	Minh Pham	F3 Completed Date:	07-04-2016

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/2011/061679	350 RIVERLAW TERRACE	E017	F3	0	29,865.31	29,865.31	0.00	32,684.45	32,684.45	0.00	62,549.76	62,549.76	
CLM/2012/016055	350 RIVERLAW TERRACE	E017	F3	0	0.00	0.00	0.00	2,735.47	2,735.47	0.00	2,735.47	2,735.47	
Property Total					0	29,865.31	29,865.31	0.00	35,419.92	35,419.92	0.00	65,285.23	65,285.23

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Cont Managing Hub:	Colombo	Not Vulnerable	Property F3'd By:	Minh Pham F3 Completed Date: 07-04-2016

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2011/061679	350 RIVERLAW TERRACE Emergency Works - Primary Allocated To Hub -> Not Required - No EW Required	<UNASSIGNED>		NOT REQUIRED	0.00	0	0.00	0.00
CLM/2011/061679	350 RIVERLAW TERRACE Emergency Works - Primary Allocated To Hub -> Not Required - No EW Required	CLOSED OUT-B & D Construction Limited ***** (S488) Roof leaking, water getting in and affecting electrics also ceiling sagging. Also requesting heat pump under WHP - previous request for WHP not acted on.homeowner does not want ew,opting out 7/2/12db		NOT REQUIRED	0.00	0	0.00	0.00
CLM/2011/061679	350 RIVERLAW TERRACE Substantive Works - Primary Transmitted To Hub -> Claim File Review Complete	CLOSED OUT-Bowers Builders (2006) Limited ***** (SD38) 23/4 w EQC 29/4 bk to sup 29/4 w EQC 1/5 bk to sup 14/05 w QS team		COMPLETIONS	54,604.88	12	62,549.76	62,549.76
CLM/2011/061679	350 RIVERLAW TERRACE Substantive Works - Quote Only Transmitted To Hub -> Not Required - Information Only	CLOSED OUT-Griffbuild Limited (S181) ALL ENDED UP BEING PRE WORK WHICH HAS BEEN REFERRED TO EQC CHRP TEAM (AD 14/10/15)		NOT REQUIRED	0.00	0	0.00	0.00
CLM/2012/016055	350 RIVERLAW TERRACE Emergency Works - Primary Allocated To Hub -> Claim File Review Complete	CLOSED OUT-P & S Construction Limited ***** (S781) "Amanda rang to advise that the Roof is leaking & it is affecting the power No lights in three rooms as the wires are exposed. - Pay Cert 15"		COMPLETIONS	112.50	1	112.50	112.50
CLM/2012/016055	350 RIVERLAW TERRACE Emergency Works - Primary Allocated To Hub -> Claim File Review Complete	CLOSED OUT-Jackson Construction and Maintenance Limited ***** (SD19) leaking roof, water getting in affecting electrics. No electricity in 3 rooms no lighting light in dining room is hanging from roof and wires are exposed would like to REMAIN IN PMO.		COMPLETIONS	2,622.97	1	2,622.97	2,622.97
Property Total					57,340.35	14	65,285.23	65,285.23

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Cont Managing Hub:	Colombo	Not Vulnerable	Property F3'd By:	Minh Pham	F3 Completed Date:	07-04-2016

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/061679	E017-00290	Substantive Works - Primary - 05-Oct-2011	CLOSED OUT-Bowers Builders (2006) Limited ***** (SD38)	COMPLETIONS	Gareth Halliburton	Issued	22/05/2013	54,604.88

Property Total **54,604.88**

Claims / Certs / Payables

SD38 CLOSED OUT-Bowers Builders (2006) Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/061679	Subst OB	Substantive Works	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$29,865.31		
CLM/2011/061679	Subst BV	Scope Addition	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$22,293.88		
CLM/2011/061679	Asbest Test BV	Scope Addition	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$2,445.69		
CLM/2011/061679	Subst BV	Variation	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$7,944.88		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/061679	Subst OB	Substantive Works	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$29,865.31	Tax Invoice - 1550	
CLM/2011/061679	Subst BV	Scope Addition	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$22,293.88	Tax Invoice - 1550	
CLM/2011/061679	Asbest Test BV	Scope Addition	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$2,445.69	Tax Invoice - 1550	
CLM/2011/061679	Subst BV	Variation	25	EQR\MichaelMc	\$0.00	26-Sep-2013	\$7,944.88	Tax Invoice - 1550	

SD38 CLOSED OUT-Bowers Builders (2006) Limited *** Total** **Claims \$62,549.76 Certs \$62,549.76 Payables \$0.00**

S781 CLOSED OUT-P & S Construction Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2012/016055	E5Emg BV	Emergency Under 2k (Delegated)	16	EQR\ColmM	\$0.00	30-Apr-2012	\$112.50		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2012/016055	E5Emg BV	Emergency Under 2k (Delegated)	15	EQR\ColmM	\$0.00	30-Apr-2012	\$112.50		

S781 CLOSED OUT-P & S Construction Limited *** Total** **Claims \$112.50 Certs \$112.50 Payables \$0.00**

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Cont Managing Hub:	Colombo	Not Vulnerable	Property F3'd By:	Minh Pham	F3 Completed Date:	07-04-2016

SD19 CLOSED OUT-Jackson Construction and Maintenance Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2012/016055	E5Emg BV	Emergency Works	5	EQR\StephenPo	\$0.00	30-Nov-2012	\$2,622.97			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2012/016055	E5Emg BV	Emergency Works	5	EQR\StephenPo	\$0.00	05-Dec-2012	\$2,622.97	Inv 103		
SD19	CLOSED OUT-Jackson Construction and Maintenance Limited ***** Total						Claims	\$2,622.97 Certs	\$2,622.97 Payables	\$0.00
Property Total							Claims	\$65,285.23 Certs	\$65,285.23 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/061679	Defects Liability Certificate		25/11/2014
CLM/2011/061679	Construction Completion Inspection	Beckenham Hub	23/08/2013
CLM/2011/061679	Defects Liability Certificate		12/06/2015
CLM/2011/061679	Final Account Agreement	Beckenham Hub	30/09/2013
CLM/2011/061679	Construction Completion Inspection		25/11/2014
Property Total			Finalisation Documents Present: 5

No Technical Services Referrals on this Property

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Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/061679	350 RIVERLAW TERRACE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2012/016055	350 RIVERLAW TERRACE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 2**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SD38 CLOSED OUT-Bowers Builders (2006) Limited *****	Accredited	EQRC1080	Main Contractor	Substantive Works
S488 CLOSED OUT-B & D Construction Limited *****	Rationalised	EQRC0744	Main Contractor	Emergency Works
S181 CLOSED OUT-Griffbuild Limited	Accredited	EQRC0216	Main Contractor	Substantive Works
S781 CLOSED OUT-P & S Construction Limited *****	Accredited	EQRC0673	Main Contractor	Emergency Works
SD19 CLOSED OUT-Jackson Construction and Maintenance Limited *****	Accredited	EQRC1210	Main Contractor	Emergency Works

Property Total **Number of Contractors: 5**

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: -4 FEB 2011

Claim Number: 2010/113461

Loss Adjuster: K SHURMER

Costing Estimate

\$ 2100

Lounge

\$ 1750

Dining Room

\$ 1420

Kitchen

\$ /

Family Room

\$ 3400

Bed 1

\$ /

Ensuite

\$ 1250

Bed 2

\$ /

Bed 3

\$ /

Bed 4

\$ 700

Bathroom

\$ /

Toilet 1

\$ /

Toilet 2

\$ /

Office/Study

\$ /

Rumpus

\$ 520

Entry/Hall(s)

\$ /

Stairwell

\$ /

Laundry

\$ /

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: -4 FEB 2011

Claim Number: 2010/113461

Loss Adjuster: K SHURMER

\$ 2160

sleep out bed 1

\$ 700

sleepout bed 2

\$ 4000

external walls

\$

\$

\$

\$

\$

\$

Column Totals:

\$ 6210 ✓

\$ 5850 ✓

\$ 5940 ✓

Sub Total: \$ 18000 ✓

P&G, Margin, GST: \$ 6591.60 ✓

TOTAL: \$ 24591.60 ✓

Date: 4/2/11	Claim Number: 2010/ 113461	Estimator Name: Daniel Manchester
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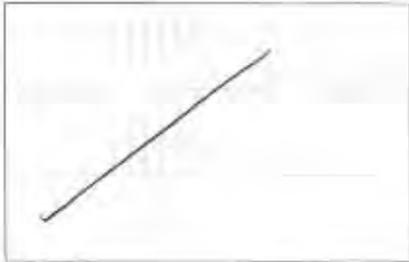
Dwelling Inspection Checklist: Show measurements indicate damage

<p>5.3</p> <p>cracks through out all walls</p> <p>1.5</p> <p>3.4</p> <p>Lounge</p>	<p>4.2</p> <p>opening</p> <p>paint cracks to scoria</p> <p>.600</p> <p>.600</p> <p>.400</p> <p>.800</p> <p>.400</p> <p>3.2</p> <p>Dining Room</p>	<p>5.7</p> <p>2.5</p> <p>.400</p> <p>Kitchen</p>
<p>Family Room</p>	<p>3.1</p> <p>4.1</p> <p>.200</p> <p>Bed 1</p>	<p>Ensuite</p>
<p>4.1</p> <p>.400</p> <p>.400</p> <p>2m</p> <p>2.6</p> <p>2.6</p> <p>2.6</p> <p>Bed 2</p>	<p>Bed 3</p>	<p>Bed 4</p>
<p>3.2</p> <p>2m</p> <p>file datum to 1.5m</p> <p>2.2</p> <p>Bathroom</p>	<p>Toilet 1</p>	<p>Toilet 2</p>
<p>Office/Study</p>	<p>Rumpus</p>	<p>1.8</p> <p>.800</p> <p>0.8</p> <p>3.2</p> <p>4.1</p> <p>Entry/Hall(s)</p>

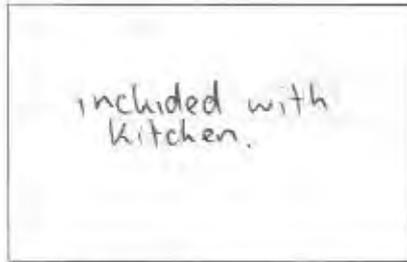
+++++ Lath & plaster has cracked & lost its key.

Date: 4/2/11	Claim Number: 2010/ 113461	Estimator Name: Daniel Manchester
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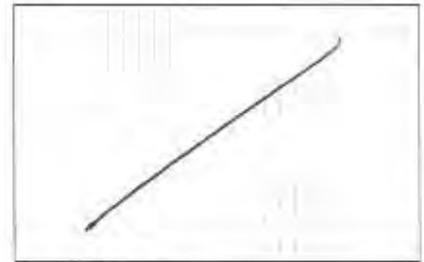
Dwelling Inspection Checklist: Show measurements indicate damage



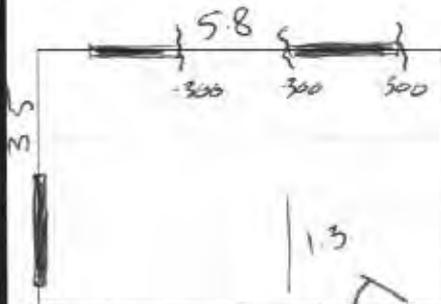
Stairwell



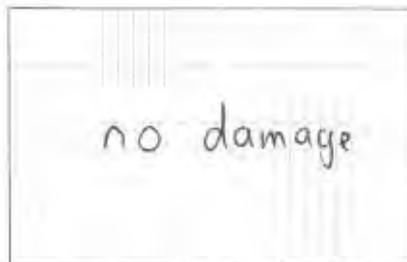
Laundry



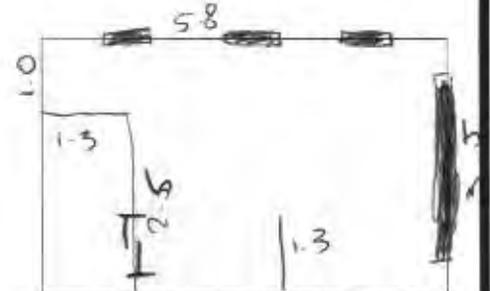
Outbuilding/Garage



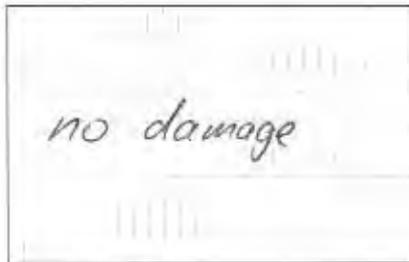
sleep out bed one



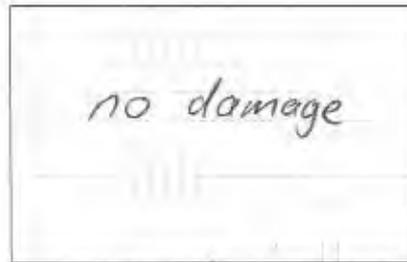
sleep out bathroom



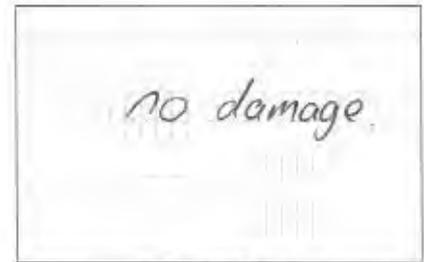
sleep out Bed two 4-5



roof



roof space



under floor

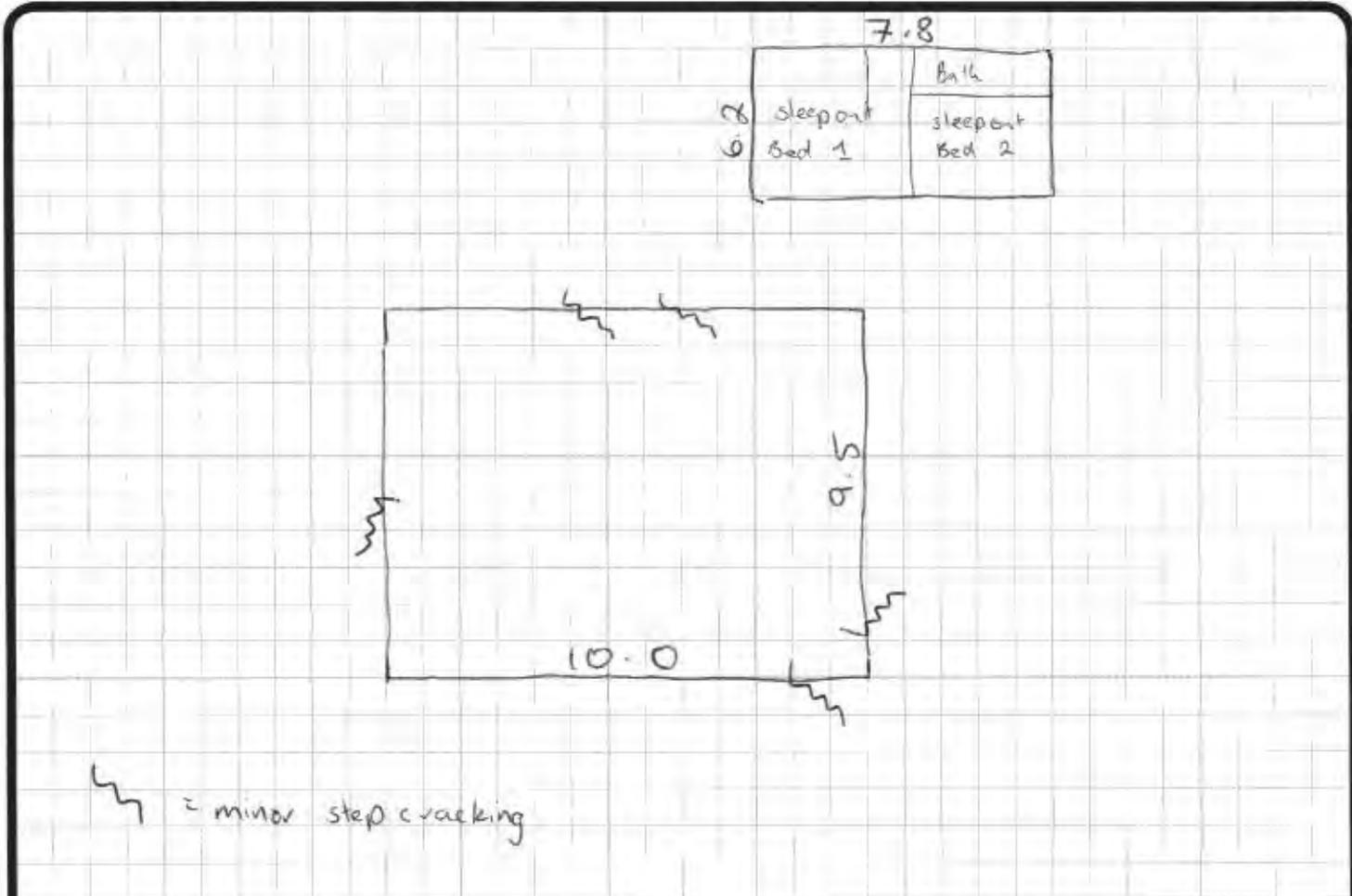


Legend

—	Crack to ceiling (show length)
~	Crack to wall (show length)
×	External damage
○	Foundation damage

Date: 4/2/11	Claim Number: 2010/ 113461	Estimator Name: Daniel Manchester
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Dwelling Inspection Checklist: Show measurements indicate damage



Area m2:	143.36
Stud Heights:	2.6
Wall Finish:	Wallpaper Plastered <u>Paint Finish</u>
Other:	
Services:	Specify Damage: no damage
Chimneys:	Construction Type: Height: removed. Damage Description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber <u>Concrete Ring</u> Concrete Slab Other (Specify): Minor Moderate Severe no damage House Moved off Foundations? Concrete Slab Cracked? Crack Width: n/a ... Crack Length: n/a ...
Roof:	<u>Framed</u> Trussed Type: Clay Tiles <u>Concrete Tiles</u> Rolled Metal Other Damage: no damage - old cracks to mortar
Cladding Type:	Weatherboard <u>Brick Veneer</u> Hardi Plank Other



Statement of Claim Checklist / Repair Strategy

Date: -4 FEB 2011

Author: K SHURMER

CLM/2010/113461

M Multhaup
350 Riverlaw Terrace
St Martins
Christchurch
H
W
M

LA: K SHURMER

Estimator: D. MANCHESTER

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	✓	✓	-	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS AND CEILING
Dining Room	Y	✓	✓	-	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS AND CEILING
Kitchen	Y	✓	-	-	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS
Family Room	N/A	-	-	-	
Bedroom 1	Y	✓	-	-	REMOVE LATHE & PLASTER TO 2 WALLS + REPLACE WITH GIB BOARD + PLASTER + PAINT ALL WALLS * paint ceilings due to removing wall linings.
Ensuite	N/A	-	-	-	
Bedroom 2	Y	✓	-	-	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS
Bedroom 3	N/A	-	-	-	


.....
(Initials)

2010/113461

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A	—	—	—	
Bathroom	Y	✓	✓	—	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS AND CEILING
Toilet 1	N/A	—	—	—	
Toilet 2	N/A	—	—	—	
Office / Study	N/A	—	—	—	
Rumpus	N/A	—	—	—	
Hall(s)	Y	✓	—	—	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS
SLEEPOUT BED 1	Y	✓	✓	—	RAKE OUT CRACKS + PLASTER + PAINT ALL WALLS AND CEILING
Laundry	N	—	—	—	INCLUDED WITH KITCHEN
GARAGE	N/A	—	—	—	
SLEEPOUT BED 2	Y	✓	✓	—	RAKE OUT CRACKS + PLASTER + PAINT CEILING

[Handwritten Signature]

 (Initials)

2010/113461

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	Y	GRIND OUT CRACKS TO HORIZONTAL JOINTS + REPOINT PAINT WALL
	South	Y	
	East	Y	
	West	Y	
Decks		N	
CHIMNEY	Base	N/A	
	Ceiling Cavity		
	Above Roof		
	Fireplace		

.....
(Initials)

2010/113461

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N	
Services	N	
Other Dwelling Items	N	
Outbuildings	N	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: Michael Muller Dated: 4/2/11

[Signature]
.....
(Initials)

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: MICHEAL Multhaupt

Assessment of Property at 350 RIVERLAW TERRACE, SAINT MARTINS, CHRISTCHURCH 8023 on 11/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 600.00 m2)		
Land (Under dwelling - Soil - 100.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 30.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 30.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 21.59 m2)	Cracking	Grind out and repoint mortar 4.00 l/m
	Cracking	Paint wall 21.59 m2
Wall framing (Timber Frame - Timber - 21.60 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 24.00 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
	Cracking	Paint wall 24.00 m2
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage	

Elevation (South wall)

Element	Damage	Repair
Wall Cladding (Block Veneer - Brick - 21.59 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
	Cracking	Paint wall 21.90 m2
Wall framing (Timber Frame - Timber - 21.60 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 24.00 m2)	Cracking	Grind out and repoint mortar	2.00 l/m
	Cracking	Paint wall	24.00 m2
Wall framing (Timber Frame - Timber - 24.00 m2)			

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 90.00 m2)	Impact damage	Repoint ridge capping	6.00 l/m
Roof framing (Framed - Timber - 90.00 m2)			

Foundations

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 38.00 l/m)	Cracks to ring foundation	Paint ring foundation	38.00 m2

Interior**Ground Floor - Lounge (Situated on north west corner of dwelling)**

Room Size: 3.60 x 5.10 = 18.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.36 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	18.36 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Bare floor boards - 18.36 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 45.24 m2)	Cosmetic damage	Paint wall	45.24 m2
	Structural damage	Remove lath and plaster and replace with Gib	45.24 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (1 Situated on west side of dwelling)

Room Size: 3.00 x 4.10 = 12.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Paint - 12.30 m2)	No Earthquake Damage		
Floor (T&G - Carpet - 12.30 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 34.08 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	6.00 l/m
	Cosmetic damage	Paint wall	34.08 m2
	Structural damage	Remove lath and plaster and replace with Gib	8.58 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (2 Situated on south west corner of dwelling)

Room Size: 4.20 x 3.10 = 13.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 13.02 m2)	Cosmetic Damage	Gap fill and paint	13.02 m2

Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 13.02 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 37.96 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	1.30 l/m
	Cosmetic damage	Paint wall	37.96 m2
	Structural damage	Remove lath and plaster and replace with Gib	20.80 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom (Situated on west side of dwelling)

Room Size: 1.90 x 2.10 = 3.99 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Lath & Plaster - Paint - 3.99 m2)	Cosmetic Damage	Rake out plaster repair lath and plaster cracks	2.00 l/m
	Cosmetic Damage	Paint Ceiling	3.99 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (T&G - Vinyl - 3.99 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .45 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 20.80 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	2.00 l/m
	Cosmetic damage	Paint wall	20.80 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway (Situated through centre of dwelling)

Room Size: 1.00 x 4.00 = 4.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Paint - 4.00 m2)	Cosmetic Damage	Rake out plaster repair lath and plaster cracks	2.00 l/m
	Cosmetic Damage	Paint Ceiling	4.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 4.00 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 26.00 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	3.00 l/m
	Cosmetic damage	Paint wall	26.00 m2

Ground Floor - Kitchen (Situated on south side of dwelling)

Room Size: 3.10 x 9.90 = 30.69 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Paint - 30.69 m2)	Cosmetic Damage	Rake out plaster repair lath and plaster cracks	4.00 l/m
	Cosmetic Damage	Paint Ceiling	30.69 m2

Door (External) (SG Single - Timber - 1.00 No Earthquake Damage item)

Door (Internal) (Glass panel door - Timber - No Earthquake Damage 2.00 No of)

Floor (T&G - Bare floor boards - 30.69 m2) No Earthquake Damage

Hob (Gas - Standard Spec - 1.00 item) No Earthquake Damage

Kitchen joinery (Medium Spec - MDF - 1.00 No Earthquake Damage item)

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 (Lath & Plaster - Paint - 67.60 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	3.00 l/m
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	Cosmetic damage	Paint wall	67.60 m2
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Window (Timber medium - Pane single glazed - 2.00 No of)

Work top (Kitchen work top - Stainless - 3.00 l/m) No Earthquake Damage

Sleepout

Exterior

Elevation (North)

Element	Damage	Repair
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No Damage

Elevation (East, west)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (South)

Element	Damage	Repair
---------	--------	--------

No Damage

Roof

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Bedroom (Babies room)

Room Size: 3.40 x 4.60 = 15.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 15.64 m2)	Cosmetic Damage	Rake out, plaster and paint	15.64 m2
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Door (External) (SG Single - Aluminium - 1.00 item)	Cosmetic damage	Realign	1.00 No of
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Door (Internal) (Single Hollow Core - Timber - 1.00 No of) No Earthquake Damage

Floor (Concrete - Carpet - 15.64 m2) No Earthquake Damage

Wall covering (Gib - Paint - 38.40 m2)	Cosmetic damage	Rake out, plaster and paint	38.40 m2
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Window (Aluminium Fixed - Pane single glazed - 3.00 No of) No Earthquake Damage

Ground Floor - Bathroom

Room Size: 1.20 x 2.40 = 2.88 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 2.88 m ²)	No Earthquake Damage		
Floor (Concrete - Vinyl - 2.88 m ²)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m ²)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 17.28 m ²)	Cosmetic damage	Rake out, plaster and paint	17.28 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Master)

Room Size: 3.40 x 5.90 = 20.06 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.06 m ²)	Cosmetic Damage	Rake out, plaster and paint	20.06 m ²
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 20.06 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 40.92 m ²)	Cosmetic damage	Rake out, plaster and paint	40.92 m ²
Window (Steel framed - Pane single glazed - 2.00 No of)	No Earthquake 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/2011/061679
Claimant: MICHEAL Multhaup
Property Address: 350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH 8023

Assessment Date: 11/07/2011 17:08
Assessor: Burrowes, Alison
Estimator: Bennett, Corey
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	MICHEAL, Multhaup				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling		Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Contents		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: Dog
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	84.63
Sleepout	1	Standard	1961 - 1980	Rectangular	39.63

Full Assessment

Site

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

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	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	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	4.00 l/m	35.00	140.00
			Cracking			
			Paint wall	21.59 m2	29.00	626.11
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	3.00 l/m	35.00	105.00
			Cracking			
			Paint wall	24.00 m2	29.00	696.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	35.00	35.00
			Cracking			
			Paint wall	21.90 m2	29.00	635.10
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	2.00 l/m	35.00	70.00
			Cracking			
			Paint wall	24.00 m2	29.00	696.00

Wall framing

Timber Frame

Timber

General Comments:**Roof****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Impact damage			
			Repoint ridge capping	6.00 l/m	23.00	138.00
Roof framing	Framed	Timber				

General Comments:**Foundations****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Paint ring foundation	38.00 m2	35.00	1,330.00

General Comments:**Ground Floor - Lounge (Situated on north west corner of dwelling)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	18.36 m2	55.00	1,009.80
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Bare floor boards	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Paint wall	45.24 m2	24.00	1,085.76
			Structural damage			
			Remove lath and plaster and replace with Gib	45.24 m2	125.00	5,655.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (1 Situated on west side of dwelling)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Paint	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	6.00 l/m	25.00	150.00
			Cosmetic damage			
			Paint wall	34.08 m2	24.00	817.92
			Structural damage			
			Remove lath and plaster and replace with Gib	8.58 m2	125.00	1,072.50
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (2 Situated on south west corner of dwelling)**

Damage: Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Gap fill and paint	13.02 m2	34.00	442.68
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	1.30 l/m	25.00	32.50
			Cosmetic damage			
			Paint wall	37.96 m2	24.00	911.04
Window	Timber medium	Pane single glazed	Structural damage			
			Remove lath and plaster and replace with Gib	20.80 m2	125.00	2,600.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bathroom (Situated on west side of dwelling)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Lath & Plaster	Paint	Cosmetic Damage			
			Rake out plaster repair lath and plaster cracks	2.00 l/m	25.00	50.00
			Cosmetic Damage			
			Paint Ceiling	3.99 m2	24.00	95.76
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	2.00 l/m	25.00	50.00
			Cosmetic damage			
			Paint wall	20.80 m2	24.00	499.20
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway (Situated through centre of dwelling)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Paint	Cosmetic Damage			
			Rake out plaster repair lath and plaster cracks	2.00 l/m	25.00	50.00
			Cosmetic Damage			
			Paint Ceiling	4.00 m2	24.00	96.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	3.00 l/m	25.00	75.00
			Cosmetic damage			

Wall covering	Lath & Plaster	Paint	Paint wall	26.00 m2	24.00	624.00
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General Comments:**Ground Floor - Kitchen (Situated on south side of dwelling)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Paint	Cosmetic Damage			
			Rake out plaster repair lath and plaster cracks	4.00 l/m	25.00	100.00
			Cosmetic Damage			
			Paint Ceiling	30.69 m2	24.00	736.56
Door (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Glass panel door	Timber	No Earthquake Damage			
Floor	T&G	Bare floor boards	No Earthquake Damage			
Hob	Gas	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium 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	Lath & Plaster	Paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	3.00 l/m	25.00	75.00
			Cosmetic damage			
			Paint wall	67.60 m2	24.00	1,622.40
Window	Timber medium	Pane single glazed				
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments:**Sleepout****Exterior****Elevation (North)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 7.2m x 2.3m timber frame painted hardies.**Elevation (East, west)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 6m x 2.3m painted weather board style tin.**Elevation (South)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 7m x 2.3m timber frame, weather board style tin**Roof****Damage:** No damage**Require Scaffolding?** No**General Comments:** Coloursteel roof**Ground Floor - Bedroom (Babies room)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	15.64 m2	34.00	531.76

Door (External)	SG Single	Aluminium	Cosmetic damage				
			Realign	1.00	No of	90.00	90.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage				
Floor	Concrete	Carpet	No Earthquake Damage				
Wall covering	Gib	Paint	Cosmetic damage				
			Rake out, plaster and paint	38.40	m2	34.00	1,305.60
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage				

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

Element	Type	Material	Damages	Measure	Rate	Cost	
Bathroom Sink	Basin	Standard specification	No Earthquake Damage				
Ceiling	Gib	Paint	No Earthquake Damage				
Floor	Concrete	Vinyl	No Earthquake Damage				
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage				
Toilet	Standard	Standard Spec	No Earthquake Damage				
Wall covering	Gib	Paint	Cosmetic damage				
			Rake out, plaster and paint	17.28	m2	34.00	587.52
Window	Aluminium Awning	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	Cosmetic Damage				
			Rake out, plaster and paint	20.06	m2	34.00	682.04
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage				
Floor	Concrete	Carpet	No Earthquake Damage				
Wall covering	Gib	Paint	Cosmetic damage				
			Rake out, plaster and paint	40.92	m2	34.00	1,391.28
Window	Steel framed	Pane single glazed	No Earthquake Damage				

General Comments:**Fees****Fees**

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	2,152.84
Margin	2,906.34
GST	4,795.46

Released under the Official Information Act 1982
Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	1,330.00
	Roof	138.00
	Elevation (East)	766.00
	Elevation (North)	766.11
	Elevation (South wall)	670.10
	Elevation (West)	801.00
		4,471.21

Floor	Description	Estimate
Ground Floor	Bathroom (Situating on west side of dwelling)	694.96
	Bedroom (1 Situating on west side of dwelling)	2,040.42
	Bedroom (2 Situating on south west corner of dwelling)	3,986.22
	Hallway (Situating through centre of dwelling)	845.00
	Kitchen (Situating on south side of dwelling)	2,533.96
	Lounge (Situating on north west corner of dwelling)	7,750.56
		17,851.12

Sleepout

Name	Description	Estimate
Exterior	Roof	0.00
	Elevation (East, west)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	587.52
	Bedroom (Babies room)	1,927.36
	Bedroom (Master)	2,073.32
		4,588.20
		4,588.20

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	2,152.84
Margin	2,906.34
GST	4,795.46
	9,854.64

Total Estimate	36,765.17
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Inspection Sign Off

Description	Answer	comments
Land Damage		
Is there land damage?	No	
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	No access
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
refer to pmo		

Previous Claim Numbers (recorded manually in field)

- Not available

File Notes

Date Created: 11/07/2011 13:15
Created : Burrowes, Alison
Subject: Assessment
Note: Second assessment. Claimant M. Multhaup present and informed. Apportioned damage September 2010 30 per cent, February 2011 60, June 2011 10 per cent. Water tight, habitable and occupied.
Next Action:

Date Created: 08/08/2011 21:45
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 08/08/2011
Note: COMET sent to EQR on 08/08/2011
Next Action:

Urgent Works Items

canterbury
home
repair
programme

Approved Scope of Works

Claim Number: CLM/2011/061679
Customer Name: Michael Multhaup
Customer Address: 350 Riverlaw Terrace, Saint Martins
Christchurch, 8023

Age of Dwelling: 1961-1980
Total Sq. Meterage: 84.6m2

Document explanatory note:

This document details the work that will be undertaken to repair earthquake damage at this address as agreed by EQC>.

The approved Scope of Works supersedes any previous Scope of Works document you may have received.

Any amendment to this Scope of Works must be approved by EQC. You may request a new Approved Scope of Works at any time.

Assessment of Property at - CLM/2011/061679 - 350 Riverlaw Terrace, Saint Martins, Christchurch, 8023

Scope of Works

Scope Note

Element	Repair	Qty	Unit
NOTE	This scope of works is for remediation works only, Bowers Builders completed substantive works 23/8/13 but some remediation works have been identified due to the original repair strategies being incorrect or omitted from the original scope of works.		1 No.of

Bedroom: Right at End of Hallway

Element	Repair	Qty	Unit
Ceiling	Ceiling - Remove, dispose softboard, batten, supply and install plasterboard, stop and undercoat		12 m2
Ceiling	Ceiling - Square stop		11 m
Ceiling	Ceiling - Paint ceiling		12 m2
Walls	Wall Covering - Paint wall		35 m2

Lounge

Element	Repair	Qty	Unit
Doors	Door (French) - Realign and clear finish		2 Item

Hallway

Element	Repair	Qty	Unit
Doors	Door (Internal) - Paint total door leaf		1 Item

Preliminaries and General

Project Management

Element	Repair	Qty	Unit
Fees	Allowance of 10 hours for project management		10 Hr

Element	Repair	Qty	Unit
	Allowance of 4 hours for cleaning		4 Hr

Floor & Wall Protection

Element	Repair	Qty	Unit
Floor Covering	Temporary floor covering	65.05	m2
Wall Covering	Temporary wall covering	30	m2

Jesse Simpson
[Signature]
20/3/15

Mark Baye
Mark Baye 20/3/15

CLM/2011/061679 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/061679	Hub Zone	Beckenham Hub
Contractor Name	Bowers Builders (2006) Ltd	Supervisor	Graeme Bartlett
Property Address	350 RIVERLAW TERRACE, SAINT MARTINS	Main Contact Name	MICHAEL MULTHAUP
Customer name	MICHAEL MULTHAUP	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	James Saunders (EQR)	Form Completed	23/04/2013 02:44:42 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
Additional Damage	Elevation East ✓	Walls	✓ Add gap fill and paint soffit 6m2	RLC
Additional Damage	Elevation North ✓	Walls	✓ Add gap fill and paint soffit 5m2 ✓ Amend grind out and re mortar bricks to 6m 22	RLC
Additional Damage	Elevation West ✓	Walls	✓ Add gap fill and paint soffit 6m2 ✓ Amend grinding out and re mortar bricks to 8m 25	RLC
Additional Damage	Elevation South ✓	Walls	✓ Add gap fill and paint soffit 5m2 ✓ Add remove dispose and replace bricks 4no ✓ Amend grind out and remortar bricks to 2m 1	RLC
Alternative Repair Strategy, Additional Damage	Lounge ✓	Walls, Ceiling	<ul style="list-style-type: none"> ✓ Delete remove dispose, hang and paint lining paper to ceiling ✓ Add batten, gib, plaster and paint ceiling 18.4m2 ✓ ✓ Add remove, dispose and replace scotia to ceiling 18m ✓ ✓ Add remove reinstaate heat pump ✓ ✓ Add remove reinstaate 2no wall lights ✓ Add remove and reinstaate architraves to windows and doors and paint 23m ✓ Add remove dispose and replace broken window single glazed 1no (0.225m²) NOTE: - 35mm SCOTIA. 	RLC
Additional Damage	Bedroom 1 ✓	Walls, Ceiling	<ul style="list-style-type: none"> ✓ DELETE RAKE OUT PASTER REPAIR WALLS. ✓ Add batten, Gib, plaster and paint ceiling 12m2 ✓ Add remove dispose and replace scotia to ceiling 14m 35mm ✓ Add gap fill and paint window frame 6m ✓ ✓ Add remove and reinstaate window architraves 6m ✓ ✓ AMEND REMOVE LATH AND PASTER, REPLACE WITH GIB 34m² + 25.00 	RLC ?
Additional Damage	Bedroom 2 ✓	Walls	<ul style="list-style-type: none"> ✓ Delete rake out and plaster repair lath and plaster to wwalls. ✓ Amend remove lath and plaster and replace with Gib to 17.6 (7.76) + 17.6 ✓ Add gap fill and paint window frame 3m 4m 	RLC
Additional Damage	Bathroom ✓	Walls	<ul style="list-style-type: none"> ✓ Add gap fill and paint window frame 3m ✓ Add re silicon seal tiles 1.5m 	RLC
Alternative Repair Strategy, Additional Damage	Hallway ✓	Walls, Ceiling	<ul style="list-style-type: none"> ✓ Delete rake out, plaster repair lath and plaster cracks to ceiling ✓ Add batten, Gib, plaster and paint ceiling 4m2 - ✓ Add remove dispose and replace scotia 10m (- 35mm) ✓ Add remove, reinstaate architraves for other trades and paint 30m ✓ Add restraints to hot water cylinder 2no ✓ 	RLC
Alternative Repair Strategy	Kitchen 5.5m x 2.3m ✓	Walls, Ceiling	<ul style="list-style-type: none"> ✓ Delete rake out, plaster repair lath and plaster cracks ✓ Add rake out, plaster and paint ceiling 10m² 12.65m² ✓ 	RLC

MS-SF0405

CLM/2011/061679 - Scope Change Summary

	✓		✓ Amend paint walls to ^{25 m²} 28 m ²	<i>RLS</i>
Additional Damage	Dinning room 4.2 x 4m 3.16 m	Walls, Ceiling	✓ Add gap fill and paint window frame 7m ✓ Add gap fill and paint door frames 10m ✓ Add remove dispose lath and plaster, gib and paint 30m ² ✓ Add batten, Gib, plaster and paint ceiling 13.27 13.27 m ² ✓ Add remove dispose and replace scotia 17m	<i>RLS</i>
Additional Damage	General	Walls	Owner will be contacted and told wiring to lights need to be replaced before we start and any old wiring to switches	<i>RLS</i>

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:

Graeme Bartlett

Name

EQC Representative:

Name

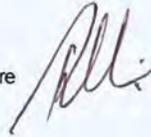
Ryan Moxon


Signature

9/04/2013

Date

Signature



9/04/2013

Date

1/5/13.

not over 50k
but previously
Scoped 12th April 12.
with Callum.

Must scope with
EQC (Ryan or Nigel)

Am I. - Sublime Response
to correct fault

EQC Claim Assessment

Address	350 RIVERLAW TERRACE, SAINT MARTINS, CHRISTCHURCH, 8023	EQC Claim Number	CLM/2011/061679
Hazards	Dog	EQC Assessor (L,F)	Burrowes, Alison
Inspection Date	11-Jul-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Bennett, Corey

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
Multhaup MICHEAL				

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	30 m
Sewerage	Town Connection, Clay pipes	30 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	600 m2
Land	Under dwelling, Soil	100 m2

MAIN BUILDING	Age 1961 - 1980	Area 84.6m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)

Wall cladding <i>+ Scaff + prep</i>	Brick veneer, Brick (24.00 m2)	
	Cracking	
	Grind out and repoint mortar	2 m
	Paint wall	24 m2

Wall framing	Timber Frame, Timber (24.00 m2)
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Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North)

Wall cladding <i>Cap + prep scaff 6m²</i>	Brick veneer, Brick (21.59 m2)	
	Cracking	
	Grind out and repoint mortar	6.4 m
	Paint wall	21.59 m2

Wall framing	Timber Frame, Timber (21.60 m2)
--------------	---------------------------------

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

Elevation (West)

Wall cladding <i>+ Scaff</i>	Brick veneer, Brick (24.00 m2)	
	Cracking	
	Grind out and repoint mortar	8.8 m
	Paint wall	24 m2

Wall framing Timber Frame, Timber (24.00 m2)

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

Elevation (South wall)

Wall cladding Block veneer, Brick (21.59 m2)

	Cracking <i>+ add remove Polystyrene 3m</i>	Grind out and repoint mortar	2.1 m
		Paint wall	21.9 m2

Wall framing Timber Frame, Timber (21.60 m2)

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

Foundations

Ring foundation Load bearing, Concrete (38.00 m)

	Cracks to ring foundation		
	Paint ring foundation		38 m2

Piles Ordinary, Concrete (1.00 Item)

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

Roof

Roof framing Framed, Timber (90.00 m2)

Roof Covering Pitched, Concrete tile (90.00 m2)

	Impact damage		
	Repoint ridge capping		6 m

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Lounge Situated on north west corner of dwelling (L=5.1m W=3.6m H=2.6m)

Heating Electric, Heat pump (1.00 Item)

ASbestos, Testy

Ceiling Gib, Paint (18.36 m2)

	<i>new scotim</i> Cosmetic Damage <i>+ little plaster</i>	Remove, dispose, hang and paint lining paper	18.36 m2
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Wall covering Lath & Plaster, Paint (45.24 m2)

	Cosmetic damage <i>+ remove + re-render skirting</i>	Paint wall	45.24 m2
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	Structural damage <i>base "window" corner trim</i>	Remove lath and plaster and replace with Gib	45.24 m2
--	---	--	----------

Door (Internal) Single Hollow Core, Timber (1.00 No of)

Floor T&G, Bare floor boards (18.36 m2)

Window Timber medium, Pane single glazed (2) 100 No of

Room - Additional Notes:

Bedroom 1 Situated on west side of dwelling (L=4.1m W=3.0m H=2.6m)

Include Rose

Ceiling *+ scotim* Lath & Plaster, Paint (12.30 m2)

remove, dispose + line with GIB + plaster

Wall covering Lath & Plaster, Paint (34.08 m2)

	Cosmetic damage		
	Paint wall		34.08 m2

EQC Claim Number CLM/2011/061679

	Rake out plaster repair lath and plaster cracks	6 m
	Structural damage	
	Remove lath and plaster and replace with Gib	8.58 m2
Floor	T&G, Carpet (12.30 m2)	
Window	Timber medium, Pane single glazed (1.00 No of)	

Room - Additional Notes:
 + paint window frames base
 + Re-use Reinstale Under Architraves wall br.

Bedroom 2 Situated on south west corner of dwelling (L=3.1m W=4.2m H=2.6m)

Wall covering	Lath & Plaster, Paint (37.96 m2)	
	Cosmetic damage	
	Paint wall	37.96 m2
	Rake out plaster repair lath and plaster cracks	1.3 m
	Structural damage	
	Remove lath and plaster and replace with Gib	20.8 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

Ceiling	Softboard, Paint (13.02 m2)	
	Cosmetic Damage	
	Gap fill and paint	13.02 m2 ✓

Floor	T&G, Carpet (13.02 m2)	
Window	Timber medium, Pane single glazed (1.00 No of)	+ Repair Frames 9m

Room - Additional Notes:

Bathroom Situated on west side of dwelling (L=2.1m W=1.9m H=2.6m)

Bathroom sink	Basin, Standard specification (1.00 Item)	
Shower	Cubical shower unit, Acrylic shower (0.81 m2)	
Fans	Extract, Manrose fan (1.00 Item)	

Wall covering	Lath & Plaster, Paint (20.80 m2)	
	Cosmetic damage	
	Paint wall	20.8 m2 ✓
	Rake out plaster repair lath and plaster cracks	2 m

Ceiling	Lath & Plaster, Paint (3.99 m2)	
	Cosmetic Damage	
	Paint Ceiling	3.99 m2 ✓
	Rake out plaster repair lath and plaster cracks	2 m

Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	
Mirror (Fixed)	Standard Spec, Mirror (0.45 m2)	
Floor	T&G, Vinyl (3.99 m2)	
Window	Timber medium, Pane single glazed (1.00 No of)	+ cap + paint wood 5m

Room - Additional Notes:
 + Re install Tiles on Walls 1.5m

Hallway Situated through centre of dwelling (L=4.0m W=1.0m H=2.6m)

4.5 x 4m.

Released under the Official Information Act 1982

Dining Room

ceiling add. Battens + ribs, steps + d panels
 Scotia around ceiling.

Walls. a Renne design. 30m² + panels

Window Frame gap + panel 8m.
Door Frame gap + panel 10m.

EQC Claim Number CLM/2011/061679

Ceiling <i>+ scrim.</i>	Lath & Plaster, Paint (4.00 m2)		
	Cosmetic Damage	<i>batten + line on ceiling + plaster</i>	
	Paint Ceiling	<i>remove disperse edge + replace</i>	4 m2
	Rake out plaster repair lath and plaster cracks		2 m
Wall covering	Lath & Plaster, Paint (26.00 m2)		
	Cosmetic damage	<i>remove + replace + patch + paint</i>	
	Paint wall		26 m2
	Rake out plaster repair lath and plaster cracks	<i>remove disperse + bis.</i>	3 m
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (4.00 m2)		

Room - Additional Notes:

+ strap cylinders.

Kitchen Situated on south side of dwelling (L=9.9m W=3.4m H=2.6m)

3.5m x 2.3m.

Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Hob	Gas, Standard Spec (1.00 Item)		
Door (Internal)	Glass panel door, Timber (2.00 No of)		
Work top	Kitchen work top, Stainless (3.00 m)		
Ceiling	Lath & Plaster, Paint (30.69 m2)		
	Cosmetic Damage		
	Paint Ceiling	<i>bis</i>	30.69 m2 ✓
	Rake out plaster repair lath and plaster cracks		4 m ✓
Wall covering	Lath & Plaster, Paint (67.60 m2)		
	Cosmetic damage		<i>2.5m²</i>
	Paint wall		67.6 m2
	Rake out plaster repair lath and plaster cracks		3 m
Kitchen joinery	Medium Spec, MDF (1.00 Item)		
Range Hood	Over Head, Standard spec (1.00 Item)		
Door (External)	SG Single, Timber (1.00 Item)	<i>1 carp + post frame 2.0m</i>	
Floor	T&G, Bare floor boards (30.69 m2)		
Window	Timber medium, Pane single glazed (2.00 No of)	<i>+ carp paint frame under 2.0m 4m</i>	

Room - Additional Notes:

SLEEPOUT Age 1961 - 1980 Area 39.6m2 Footprint Rectangular

Structure

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

Elevation (South)

Comments: 7m x 2.3m timber frame, weather board style tin

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

Elevation (North)

Comments: 7.2m x 2.3m timber frame painted hardies.

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

Elevation (East, west)**Comments:** 6m x 2.3m painted weather board style tin.

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

Roof**Comments:** Coloursteel roof**Ground Floor**

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

Bedroom Babies room (L=4.6m W=3.4m H=2.2m)

Window Aluminium Fixed, Pane single glazed (3.00 No of)

Floor Concrete, Carpet (15.64 m2)

Ceiling Gib, Paint (15.64 m2)

Cosmetic Damage

Rake out, plaster and paint

15.64 ~~15.64~~ m2 ✓

Wall covering Gib, Paint (38.40 m2)

Cosmetic damage

Rake out, plaster and paint

38.4 ~~38.4~~ m2 ✓

Door (External) SG Single, Aluminium (1.00 Item)

Cosmetic damage

Realign

1 No of

Door (Internal) Single Hollow Core, Timber (1.00 No of)

Room - Additional Notes:**Bathroom (L=2.4m W=1.2m H=2.4m)**

Window Aluminium Awning, Pane single glazed (1.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Vinyl (2.88 m2)

Shower Cubical shower unit, Acrylic shower (0.81 m2)

Wall covering Gib, Paint (17.28 m2)

Cosmetic damage

Rake out, plaster and paint

17.28 m2 ✓

Ceiling Gib, Paint (2.88 m2)

Toilet Standard, Standard Spec (1.00 Item)

Room - Additional Notes:*1 floor cover tub bath.***Bedroom Master (L=5.9m W=3.4m H=2.2m)**

Floor Concrete, Carpet (20.06 m2)

Wall covering Gib, Paint (40.92 m2)

Cosmetic damage

Rake out, plaster and paint

40.92 m2 ✓

Ceiling Gib, Paint (20.06 m2)

Cosmetic Damage

Rake out, plaster and paint

20.06 m2 ✓

EQC Claim Number CLM/2011/061679

Door (Internal) Single Hollow Core, Timber (1.00 No of)

Window Steel framed, Pane single glazed (2.00 No of)

Room - Additional Notes:

End Of Assessment



GN Electrical Ltd
16A Waitikiri Drive
Christchurch
Cell: 027 2206597
Phone: 033831524
Fax: 033831528
Glenn@response-electrical.co.nz

Date: 22-04-13

Customer: Bowers Builders Ltd
Address: 350 Riverlaw Tce
Christchurch

Thank you for your enquiry for which we have pleasure in submitting the following quotation:

Price to pump down 2x heatpumps at above address, remove indoor units only from walls for wall repairs, seal pipes, return & refit indoor units once repair work completed, evacuate piping & recommission.

\$840.00+GST

No allowance in price for adding or replacing refrigerant should this be necessary.

If quotation is accepted please sign & return the quote acceptance form attached.

Price remains valid for a total of 30days after of which a revised quote maybe required.
If quote is accepted, payment is required within 7days of work completed



GN Electrical Ltd
16A Waitikiri Drive
Christchurch
Cell: 027 2206597
Phone: 033831524
Fax: 033831528
Glenn@response-electrical.co.nz

Please sign & return this form. Work cannot be actioned until acceptance is received.

Quote Terms & Conditions:

- 1.) This quote is valid for 30days duration from the quoted date and is subject to our standard terms and conditions of trade and is to be kept confidential between both parties.
- 2.) Work will not commence until a signed acceptance of quotation is received.
- 3.) We reserve the right to issue payment invoices. Accounts are due to be paid within 7 days of the date of the invoice. If payment is not made on the due date for payment, the client shall pay interest on the balance outstanding at 2% per month on the balance of the invoice outstanding from the due date for payment to the date on which the amount is paid. Furthermore, details of the account may be referred to a credit reference agency and you will be liable for all recovery costs incurred.
- 4.) This quote is made under the Construction Contracts Act 2002.
- 5.) All materials remain the property of GN Electrical Ltd until payment is made in full.
- 6.) Please check the details of this quote carefully. Your acceptance is your agreement as to the correctness of the quote. Any alteration in the scope of work to be undertaken may result in a price variation or extra.
- 7.)

I have read and accept this proposal and agree to the terms and conditions that are set down by GN Electrical Ltd.

Acceptance of quote – Bowers Builders Ltd – 350 Riverlaw Tce

Signed: _____

Print Name/Title: _____

Date: __/__/____

Received
20/5/13

APPROVED ENTERED

Contract Quote

Revision



Claim No:	2011/061679	Contractor	Bowers Builders(2006) Ltd
Claimant:	Micheal Multhaup	Address:	3 Stanton Crescent, Hoon Hay
Site Location:	350 Riverlaw Terrace	Accreditation No:	EQRC 1080
EQR Supervisor:	Jesse Simpson	Contractor Phone:	027 248 0220
		GST No:	92-307-239
Date:	2/05/2013	Total Price (Incl. GST)	\$62,795.60

Rooms	Description of Work/s	Quantity	\$ Rate	EQC Scope Breakdown	EQC Scope Room Total
External Walls: East	Grind out and repoint mortar	2	\$35.00	\$70.00	
	Paint wall	24	\$35.10	\$842.40	
	Gap fill and paint soffit	6	\$35.10	\$210.60	
					\$1,123.00 ✓
External Walls: North	Grind out and repoint mortar	6	\$35.00	\$210.00	
	Paint wall	21.59	\$35.10	\$757.81	
	Gap fill and paint soffit	5	\$35.10	\$175.50	
					\$1,143.31 ✓
External Walls: West	Grind out and repoint mortar	8	\$35.00	\$280.00	
	Paint wall	24	\$35.10	\$842.40	
	Gap fill and paint soffit	6	\$35.10	\$210.60	
					\$1,333.00 ✓
External Walls: South	Grind out and repoint mortar	2	\$35.00	\$70.00	
	Paint wall	21.9	\$35.10	\$768.69	
	Gap fill and paint soffit	5	\$35.10	\$175.50	
	Remove dispose and replace bricks	4	\$210.00	\$840.00	
					\$1,854.19 ✓
Foundations:	Paint	38	\$39.00	\$234.00	
					\$234.00 ✓
Roof:	Repoint ridge capping	6	\$55.00	\$330.00	
					\$330.00 ✓
Bathroom West side	Walls: Paint	20.8	\$21.50	\$447.20	
	Walls: Rake, stop Lath & Plaster	2	\$12.00	\$24.00	
	Ceiling: Paint	3.99	\$21.50	\$85.79	
	Ceiling: Rake, stop Lath & Plaster	2	\$12.00	\$24.00	
	Window frame:Gap, fill and paint	3	\$12.50	\$37.50	
	Tiles: re silicon seal	1	\$180.00	\$180.00	
					\$798.49 ✓
Bedroom 1: West side	Walls:Stop, undercoat, paint	34.08	\$31.00	\$1,056.48	
	Walls: Remove L & P replace with Gib	34.08	\$127.00	\$4,328.16	
	Ceiling: Batten, Gib, plaster and paint	12	\$94.00	\$1,128.00	
	Ceiling: Remove dispose, replace scotia	14	\$15.00	\$210.00	
	Window Frame: Gap fill, paint	6	\$12.50	\$75.00	
	Window: Remove, reinstate architraves	6	\$20.05	\$120.30	
					\$6,917.94 ✓

Bedroom 2: South West Corner	Walls:Stop, undercoat, paint	37.96	\$31.00	\$1,176.76	✖
	Walls: Remove L & P replace with Gib	37.96	\$127.00	\$4,820.92	
	Ceiling: Gap, fill and paint	13.02	\$31.70	\$412.73	
	Window frame:Gap, fill and paint	4	\$12.50	\$50.00	
					\$6,490.31 ✓
Hallway:	Ceiling: Remove L&P,Batten, Gib, plaster and paint	4	\$158.00	\$632.00	? 0
	Ceiling: Remove, dispose and replace scotia (35mm)	10	\$15.00	\$150.00	
	Walls: Paint	26	\$21.50	\$559.00	
	Walls: Rake, stop Lath & Plaster	3	\$14.00	\$42.00	
	Remove, reinstate architrave and paint	30	\$20.05	\$601.50	
	Hot water cylinder restraints	1	\$180.00	\$180.00	
				\$2,164.50 ✓	
Kitchen:	Ceiling: Rake out, plaster, paint	12.65	\$31.70	\$401.01	
	Walls: Paint	25	\$21.50	\$537.50	
	Walls Rake, plaster L & P	3	\$14.00	\$42.00	
					\$980.51 ✓
Dinning:	Window frame:Gap, fill and paint	7	\$12.50	\$87.50	? 0
	Door Frame: Gap, fill and paint	10	\$14.00	\$140.00	
	Walls: Remove dispose L & P, replace with Gib	30	\$127.00	\$3,810.00	
	Walls:Stop, undercoat, paint	30	\$31.00	\$930.00	
	Ceiling: Batten, Gib, plaster and paint	13.27	\$94.00	\$1,247.38	
	Ceiling: Remove, dispose, replace scotia	17	\$15.00	\$255.00	
				\$6,469.88 ✓	
Lounge:	Remove & reinstate Heat Pump (see attached quote)	1	\$903.00	\$903.00	
	Remove reinstate 2 wall lights	2	\$65.00	\$130.00	
	Ceiling: Batten, Gib, plaster and paint	18.4	\$94.00	\$1,729.60	
	Ceiling: Remove, dispose and replace scotia (35mm)	18	\$15.00	\$270.00	
	Walls: Remove Lath & plaster, replace with Gib	45.24	\$127.00	\$5,745.48	
	Walls:Stop, undercoat,paint	45.24	\$31.00	\$1,402.44	
	Remove, reinstate architraves windows, doors and paint	23	\$20.05	\$461.15	
	Remove dispose, replace broken window single glazed (0.225)	1	\$180.00	\$180.00	
				\$10,871.67 ✓	
Sleepout Bathroom	Walls: Rake,stop & paint	17.28	\$31.00	\$535.68	

Sleepout Babies room	Ceiling: Rake, stop & paint	15.64	\$31.70	\$495.79	
	Walls: Rake, stop & paint	38.4	\$31.00	\$1,190.40	
	Door: Realign	1	\$90.00	\$90.00	
					\$1,776.19
Sleepout Master Bedroom	Walls: Rake, stop & paint	40.92	\$31.00	\$1,268.52	
	Ceiling: Rake, stop & paint	20.06	\$31.70	\$635.90	
					\$1,904.42
Scaffolding Edge protection	Mobile	4	\$259.00	\$1,036.00	
	Erection, Dismantle & Cartage	1	\$887.00	\$887.00	
	Hire Charges per week	2	\$108.00	\$216.00	
				\$0.00	
					\$2,139.00
Other Asbestos Test	Vist collect	1	\$188.13	\$188.13	
	Lounge: Walls & Ceiling	2	\$188.13	\$376.26	
	Dining room: Walls & Ceilings	2	\$188.13	\$376.26	
	Bedroom 1 Walls & Ceilings	2	\$188.13	\$376.26	
	Master Bedrm Walls & Ceilings	2	\$188.13	\$376.26	
	Bathroom Walls & Ceilings	2	\$188.13	\$376.26	
	Hallway Walls & Ceilings	2	\$188.13	\$376.26	
P&Gs	<i>Please itemise P&G:</i>				
	Commercial Clean			\$250.00	
	Floor protection			\$300.00	
	Scoping	6	\$45.00	\$270.00	
	Supervision	21	\$45.00	\$945.00	
	Project management	21	\$55.00	\$1,155.00	
	Daily clean	21	\$45.00	\$945.00	
	Rubbish (skip)	1	\$540.00	\$540.00	
	Contents Movement fee			\$500.00	
	Temp power disconnect & reconnect			\$268.00	
				\$0.00	

SUB TOTAL \$54,604.87

Subtotal (Excl. GST)	\$54,604.87
Add 15% GST	\$8,190.73
Total Incl. GST	\$62,795.60

Contractors Signature:	X 	Contractors Name:	Johnnie Bowers
		Company:	Bowers Builders (2006) Ltd



Jackson Construction and Maintenance Ltd
Unit 2- 17 Barbour Street, , Christchurch. PO Box 10-061
Ph 365-9175 Fax 365-9176 info@jacksoncm.co.nz

Quote

Fletcher EQR Project
P.O. Box 80105
Riccarton
Acc# URGW1012

Michael Multhaup
350 Riverlaw Terrace
[Redacted]
2012/016055

Date: 30/08/2012
Due Date C.O.D.
Tax Invoice 00000103
GST Number: 108599138
Order Number 350 Riverlaw

Description

The Job so Far: Attended site Ta and SSSp, Inspect to find source of leak. Quote for the repointing leaks. Had electrician check electrical leaks, found broken wire in light fitting. Repaired which fixed all lighting issues. All bare conductors in roof are completely safe.

\$477.97

This job now needs repointed taking it over cap.

QUOTE: Rebed and plug and Flexi point 8lm

Grind and flexi point 17lm

Erect Dismantle Edge Protection

Have Orion and Telpower Turn power on and off (within 4 Metres)

\$440.00
\$595.00
\$850.00
\$260.00

*approval to proceed
Ben McMahon, priority hub
31-08-12*

Our payment terms are 7 days from invoice date. Please pay on invoice as no statement will be issued. All overdue accounts will incur penalty charges ..

**We prefer direct credit
Our bank details for direct credit are
03 1599 0440022 000**

Sale **\$2,622.97**

GST: \$393.45

Total **\$3,016.42**

Balance Due: \$3,016.42





0800 487 487
 Fax: 03 365 6007
 PO Box 27-160 Christchurch
 357 Brougham St, Sydenham
 sales@integrity.net.nz
 www.integrity.net.nz

ELECTRICAL

HEAT PUMPS

AIR CONDITIONING

REFRIGERATION

Tax Invoice

Bill To:

Roofing and Spouting
 PO Box 10051
 Phillipstown
 Christchurch

Service Description:

Checked electrical faults at 350 Riverlaw Tce. Found broken neutral wire in light fitting connection. Repaired this which fixed all lighting issues. All bare conductors in roof space are earth wires and completely safe.

Email admin@integrity.net.nz if you would like to be added to our customer mailing list for special offers and news.

Date:	Invoice Number:	Order Number:	GST Reg. Number:		
13/08/2012	00008738	6990	78-576-855		
DESCRIPTION	Quantity	Unit	Price	Extended Price	
40 amp Junction Box	1	ea	\$16.40		\$16.40
1.0mm twin + earth TPS cable	.5	metre	\$4.53		\$2.27
6mm Conduit Wire	2	m	\$13.49	50%	\$13.49
Labour - Electrical	3	hrs	\$61.00		\$183.00
Zone 1 Vehicle/Admin Charge	1	ea	\$20.00		\$20.00
ALL PARTS AND EQUIPMENT REMAIN THE PROPERTY OF INTEGRITY SERVICES LTD UNTIL INVOICED AMOUNT IS PAID IN FULL. Payment Terms Net 20 after EOM For direct credit, please transfer funds to the following account using the invoice number as reference, or customer name for payment of multiple invoices. Integrity Services Ltd - SBS - 03 1355 0377864 00 Sorry, we do not have EFTPOS or Credit Card facilities.			SALE AMOUNT FREIGHT GST TOTAL APPLIED	\$235.16 \$0.00 \$35.27 \$270.43 \$0.00	
			BALANCE DUE	\$270.43	

Thank you for using the services of Integrity

FUJITSU

Panasonic

TOSHIBA

ORDER NUMBER

E	Q	W	0	6	9	9	5
---	---	---	---	---	---	---	---

Please quote on all invoices, correspondences



WORKS ORDER

FLETCHER EQC PROJECT

11 Deans Avenue, Riccarton
 PO Box 80 105, Riccarton
 Christchurch 8440, New Zealand
 Tel +64 3 341 9900 Fax +64 3 343 4167
 www.fletcherconstruction.co.nz

TO: Jackson Construction

cody@roofingandspouting.co.nz



Authorised by: John McKay

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE	HUB NUMBER	HUB CODE
31/07/2012			23	

EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN – the scope of works shall not be increased or varied in any material manner without Fletcher construction's prior consent	EST. TIME (WKS)
2012/016055	350 Riverlaw Terrace Shane Welch	

On behalf of Fletcher Construction
 as agent for Earthquake Commission

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
 11 Deans Avenue, PO Box 80105, Riccarton, CHRISTCHURCH 8440. Telephone +64 3 341 9900, Facsimile + 64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.



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

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

To:

Bowers Builders (2006) Ltd
1 McMillan Street
Ngatea
3503
Phone **272480220**
Email **bowersbuildersltd@xtra.co.nz**

Order No E017-00290

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **EQRC1080**
Contractor Code **SD38**

From:

Hub **Beckenham Hub**
Works Order Date **22-May-2013**

Project Number **E017**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/061679	350 RIVERLAW TERRACE, SAINT MARTINS		54,604.88
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 54,604.88

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 **Gareth Halliburton**
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.

100-55
V.O. #1

Variation to Works Order



Claim Number	2011/061679	Contractor Name	Bowers Builders(2006) Ltd
Customer Name	Michael Multhaup	Supervisor	Jesse Simpson
Main Contact		Date	25/06/2013
Property Address	350 Riverlae Tce	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work. This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strateg

Section 1 Completed by Contractor

Reason for Submitting a Variation
Missed from scope

Item	Description	Quantity	Unit	Rate	Amount
Lounge					
	Ceiling: Remove dispose lathe & plaster	18.4	m2	\$64.00	\$1,177.60
	Skirting Remove Reinstate, Paint	18	mtr	\$29.50 12.50	-\$531.00
	paint window & door jambs	25		\$14.00	\$350.00
Dining					
	Ceiling: Remove dispose lathe & plaster	13.27	m2	\$64.00	\$849.28
	Skirting Remove Reinstate, Paint	11	mtr	\$29.50 12.50	-\$324.50
	paint window & door jambs	8		\$14.00	\$112.00
Bed One					
	Ceiling: Remove dispose lathe & plaster	12	m2	\$64.00	\$768.00
	Skirting Remove Reinstate, Paint	15	mtr	\$29.50 12.50	-\$442.50
	paint window & door jambs	12		\$14.00	\$168.00
Bed Two					
	Skirting Remove Reinstate, Paint	15	mtr	\$29.50 12.50	-\$442.50
	Window: Gap Paint	8	mtr	\$12.50	\$100.00
Kitchen					
	Window: Gap Paint	8	mtr	\$12.50	\$100.00
Hall					
	Walls: Remove dispose lathe & plaster and replace with gib	26	m2	\$127.00	\$3,302.00
	Walls: Stop undercoat	26	m2	\$10.00	\$260.00
	Skirting Remove Reinstate, Paint	5	mtr	\$29.50 12.50	-\$147.50
	Walls: Rake stop lathe & plaster	-3	m2	\$14.00	-\$42.00
Total					\$9,032.88

\$7944.88

Section 2 Completed by Contract Supervisor

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

Notes

Name Jesse Simpson Date 8-7-13 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ 7944.88 Hub Name Beckenham
Variation Total \$ 7944.88 Hub Number E 017-

Name Toni Hammond Date 8-7-13 Tax Invoice/Payment Claim No. [Signature]

Section 5 Completed by EQC Representative

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

Notes
RYAN MOXON
HUB ESTIMATOR \$ 7944.88

Name BECKENHAM Date 19 JUL 2013 Signature [Signature]

VO #1

EQC will allow for the painting of the skirting not the remove & rebit as it was discussed during the scope to rebate in behing the skirting and drop the Cub into the rebate.

		Paint as per quote		reduced by
Lounge	18 mtr	\$12.50	= \$225.00	\$306.00
Dining	11 "	"	= \$137.50	\$187.00
Bed 1	15 "	"	= \$187.50	\$255.00
Bed 2	15 "	"	= \$187.50	\$255.00
Hall	5 "	"	= \$62.50	\$ 85.00
				- \$1088.00-

Jesse could you please call Bowers to let him know of the change in the VO regarding the skirting.

It's been agreed we will cover the painting in this instance. ✓

Please pass the VO to Toni once you have made contact.

Defects Liability Certificate

Claim Number	CLM/2011/061679		
Date of Completion	15/11/2014	Date defect period ends	13/02/2015
Property address	350 RIVERLAW TERRACE, SAINT MARTINS		
Main contractor	Bowers Builders (2006) 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 rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:-

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

This is to certify that in accordance with rule 13.1, the above named Contract Works the 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

jesse simpson

Date of issue 12/06/2015

on behalf of Fletcher EQR acting as agent to EQC



Defects Period Repair Form

Claims No:	2011-061679	Customer:	Michael Multhaup
Address	350 Riverlaw Terrace Saint Martins	Contractor:	Bowers Builders
Date:	17-10-2013	Supervisor:	Jesse Simpson

Repairs after Sign Off	
Item	
1.	Windows that don't ^{doesn't} open → Painted shut.
2.	^{Bathrooms - Divider} Doors that don't shut → ^{fresh}
3. ^{bathe}	^{- back door. Entries} floor in bathroom Not in Scope
4	Master bedroom ^{700 mm} 1 1/2 inch long crack ? in ceiling.

The following repairs after sign off must be agreed by:

5) ^{leaking to street} Wants Sewage pipe checked

Signature of Contractor

Signature of Supervisor:

Not in Scope 6) Piping

Down pipe Exit Elevator

Date:

7) Roof

on Ridge only

8) Paint work,

? Prep - Flacking Paint.

→ Brick work - mortar splater over Bricks
↳ chips & mortar? in Painted.

→ Roof Ridge Line - Cracking with repair line.
Shingles

→ Foundati.

Window operess of
Lounge. Dissy. + Kitchen

MS-SF0702

CLM/2011/061679 - Construction Completion Inspection

Scope Meeting Record - Property Details			
Claim Number	CLM/2011/061679	Hub Zone	Beckenham Hub
Contractor Name	Bowers Builders (2006) Ltd	Supervisor	Jesse Simpson
Property Address	350 RIVERLAW TERRACE, SAINT MARTINS	Main Contact Name	MICHAEL MULTHAUP
Customer name	MICHAEL MULTHAUP	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Date Started	23/08/2013 08:07:50 a.m.	Date Completed	23/08/2013 09:00:00 a.m.

Description of Works

EQC / EQR remedial works per scope and VO

Defects

Window paint defects due to closure of unit too early, exterior corner to be painted

Deferred Works

Room used as storage until majority works completed - sleep out

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:

Bower built



23/08/2013

Name

Signature

Date

Owner/Agent Signature:

Michael multhaup



23/08/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

MS-SF0702

CLM/2011/061679 - Construction Completion Inspection

Jesse Simpson



23/08/2013

Name

Signature

Date

CLM/2011/061679 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/061679	Hub Zone	Beckenham Hub
Contractor Name	Bowers Builders (2006) Ltd	Supervisor	Jesse Simpson
Property Address	350 RIVERLAW TERRACE, SAINT MARTINS	Main Contact Name	MICHAEL MULTHAUP
Customer name	MICHAEL MULTHAUP	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Date Started	23/08/2013 08:07:50 a.m.	Date Completed	23/08/2013 09:00:00 a.m.

Description of Works

EQC / EQR remedial works per scope and VO

Defects

Window paint defects due to closure of unit too early, exterior corner to be painted

Deferred Works

Room used as storage until majority works completed - sleep out

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:

Bower built



23/08/2013

Name

Signature

Date

Owner/Agent Signature:

Michael multhaup



23/08/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/061679 - Construction Completion Inspection

Jesse Simpson



23/08/2013

Name

Signature

Date

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

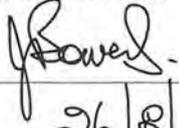
THE BUILDING	
Street address: 350 Riverlaw Tce	
Suburb: Opawa	
Town/City: Christchurch	Postcode:

THE PROJECT
Building consent number: N/A

THE OWNER(S)	
Name(s): Micheal Multhaup	
Mailing address: 350 Riverlaw Tce	
Suburb: Opawa	PO Box/Private Bag:
Town/City: Christchurch	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input checked="" type="checkbox"/>	Replace small area of bricks Re point area of brick works	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: Johnnie Bowers	LBP number: BP104873
Class(es) licensed in:	
Carpentry with site 2	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 3 Stanton Crescent	
Suburb: Hoonhay	Town/City: Christchurch
PO Box/Private Bag	Postcode: 8025
Phone number:	Mobile: 027 248 0220
After hours:	Fax:
Email address: <small>johnnie@bowersbuildersltd.co.nz</small>	Website: www.bowersbuildersltd.co.nz

DECLARATION	
I Johnnie Bowers _____ carried out or supervised the restricted building work recorded on this form.	
Signature:	
Date:	26/8/13.

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2	0	1	1	0	6	1	6	7	9
---	---	---	---	---	---	---	---	---	---

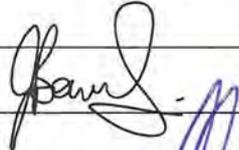
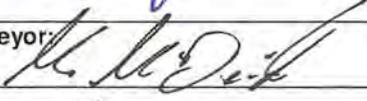
Property Address: 350 Riverlaw Tce **Date** 26/8/13
 St Martins **Hub** Beckenham
 Christchurch **Contracts Supervisor** Jesse Simpson
Property Contact Name: Micheal Multhaupt
Contractor Details Bowers Builders (2006) Ltd **Accreditation No** EQR1080
Contact details Ph. (1) 027 248 0220 Ph. (2)
 email johnnie@bowersbuildersltd.co.nz

Original Contract Value	(Ex GST)	\$54,604.88
Variations	(Ex GST)	\$7,944.88
Final Contract Value	(Ex GST)	\$62,549.76
Less Previous Payments	(Ex GST)	\$-
GST Amount (Of total amount)		\$9,382.46
Amount for Final payment	(Including GST)	\$71,932.23

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: 24/06/13

Contract Finish Date: 23/08/13

Signature of Contractor:		Date: 23/08/13
Print Name	Johnnie Bowers	
Signature of Contracts Supervisor:		Date:
Print Name	Peter Wood	
Signature of Quantity Surveyor:		Date: 26-09-13
Print Name	M. McDavid.	

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.

**GRANT COLLINGS ROOFING & BUILDING
12 HOROTANE VALLEY ROAD
CHRISTCHURCH 8022
Ph: 027 363 1494**

Micha Multhaup


GST number: 38170139

LBP number: 105021

INVOICE

RE: Emergency Repair of Earthquake Damaged Roof Tiles at 350 Riverlaw Tce

To Re-install tiles dislodged by earthquake on the 22nd February 2011
Supply Replacement tiles where needed

TOTAL \$1362.50 inclusive of GST

Direct payment to account

Bank account details: 031592 0431641 91

Bank: Westpac

Please confirm via email if you direct debit

Claim No:		Contractor	Gilchrist Developments Ltd
Claimant:	Michael Multhaup	Address:	120 Panorama Rd
Site Location:	305 Riverlaw Tce	Accreditation No:	LBP 110133
EQR Supervisor:		Contractor Phone:	276333397
		GST No:	107592083
Date:15/06/17		Total Price (Incl. GST)	\$13,358.92

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 1:	Overlay Ceiling With Gib + stop	m2	13.5	90	1215		
					0		
	Gib Coving to perimitor	lm	11	15	165		
	Remove reinstate light fitting	each	1	90	90		
	Paint ceiling	m2	13.5	20	270	1740	
Bathroom 1:	Prep and paint walls and ceilings	m2	16	30	480		
	Gap and paint trim	lm	25	12	300		
	Remove reinstate light fitting	each	1	90	90		
					0		
					0	870	
Exterior	Grind out and re point	lm	38	42	1596		
	Prep for paining	m2	120	5	600		
	Paint exterior walls 1 coat	m2	140	20	2800		
	Remove reinstate ridge capping	lm	24	70	1680		
	Edge protection all elevations	lm	44		0	6676	
List P&G	Floor protection+ shif furnature,in-out		1	450	450		
	Cleaning fees		1	350	350		
	Waste removal		1	250	250		
	Safety plan		1	470	470		
	Fencing			95	0	1520	
	Managment		1	810.45	810.45		
					0		
					0		
					0		
					0	810.45	
					0		
					0		
					0		
					0		
					0	0	
					0		
					0		
					0		
					0		
					0	0	

Contract Quotation

Address: 305 Riverlaw Tce

Claim #: 0

Released under the Official Information Act 1982

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:					0		
					0		
					0		
					0		
					0	0	
Bedroom 5:					0		
					0		
					0		
					0		
					0	0	
Ensuite:					0		
					0		
					0		
					0		
					0	0	
Bathroom 1:					0		
					0		
					0		
					0		
					0	0	
Bathroom 2:					0		
					0		
					0		
					0		
					0	0	
Toilet 1:					0		
					0		
					0		
					0		
					0	0	
Toilet 2:					0		
					0		
					0		
					0		
					0	0	
Office/Study:					0		
					0		
					0		
					0		
					0	0	
Rumpus:					0		
					0		
					0		
					0		
					0	0	

Contract Quotation

DD COMPANY LOGO HERE

Address: 305 Riverlaw Tce

Claim #: 0

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry:					0		
					0		
					0		

						0	
						0	0
Hallway:						0	
						0	
						0	
						0	0
Stairwell:						0	
						0	
						0	
						0	0
Laundry:						0	
						0	
						0	
						0	0
Garage:						0	
						0	
						0	
						0	0
Conservatory:						0	
						0	
						0	
						0	0
Other:						0	
						0	
						0	
						0	0
Roof:						0	
						0	
						0	
						0	0
External Walls: North						0	
						0	
						0	
						0	0

Contract Quotation

DD COMPANY LOGO HERE

Address: 305 Riverlaw Tce

Claim #: 0

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South					0		
					0		
					0		
					0	0	
External Walls: East					0		
					0		
					0		
					0		

					0	0
External Walls: West					0	
					0	
					0	
					0	
					0	0
Decks:					0	
					0	
					0	
					0	
					0	0
Chimney Base:					0	
					0	
					0	
					0	
					0	0
Chimney:					0	
					0	
					0	
					0	
					0	0
Other					0	
					0	
					0	
					0	
					0	0
Fireplace:					0	
					0	
					0	
					0	
					0	0
Foundation:					0	
					0	
					0	
					0	
					0	0

Contract Quotation

DD COMPANY LOGO HERE

Address: 305 Riverlaw Tce

Claim #: 0

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Piling:					0		
					0		
					0		
					0		
					0	0	
Scaffolding	Please confirm area required				0		
					0		
					0		
					0		
					0	0	
					0		
					0		
					0		
					0		
					0		

					0	0
					0	
					0	
					0	
					0	
					0	0
List P&G					0	
					0	
					0	
					0	
					0	0

Total (excl. GST)	\$11,616.45	\$ -
Add 15% GST	\$1,742.47	\$ -
Total Incl.	\$13,358.92	\$ -

Grand Total with Scope Changes Ext GST	\$11,616.45
Grand Total with Scope Changes Incl. GST	\$13,358.92

Contract Quotation

Estimated time of Completion Days _____ 14

Start date _____ Finish Date _____

Signature of Contractor _____ Date _____

DECLINED AND/OR WITHDRAWN CLAIM(S)

The following information contains documents relating to claims that were declined by NHC Toka Tū Ake and/or withdrawn by the claimant.



CHECKED

Statement of Claim Checklist / Repair Strategy

Date: 19 MAR 2015

Author: Mark Dudley

CLM / 2015 / 000442

AMANDA MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH

LA: Mark Dudley

Estimator: Dave Bevin

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
5.2 x 3.4 Lounge	N	-	-	-	Nil damage
4.2 x 3.2 Dining Room	-	✓	-	-	Horizontal cracking across painted window frame joint. Discontinuous in nature and gradual in appearance. Consistent with heat shrink / swell. Not EQ damage.
5.6 x 2.4 Kitchen	N	-	-	-	Nil damage
Family Room	N/A				N/A
4.1 x 3.2 Bedroom 1	N	✓	✓	-	Horizontal cracking along pinex ceiling, mainly along timber boarding but 1 crack along center of sheet. Vertical hairline crack beside window frame. Pinex sheet previously plastered (not previous EQ damage). Cracking consistent with shrink/swell. Not EQ damage.
Ensuite	N/A				N/A
4.1 x 3.0 Bedroom 2	N	-	-	-	Nil damage
5.8 x 3.5 Bedroom 3 Sleepout	N	-	-	-	Nil damage.

.....
(Initials)

CHECKED

CLM/2015/000442
 AMANDA MULHAUP
 350 RIVERLAW TERRACE
 SAINT MARTINS
 CHRISTCHURCH
 H [REDACTED]
 M [REDACTED]
 Repair Strategy

Room	Earthquake Damage	Walls	Ceiling	Floor	
	Y/N	✓	✓	✓	
4.5 x 3.5 Bedroom 4 Sleepout	N	-	-	-	Nil damage
2.2 x 2.0 Bathroom	N	-	-	-	Nil damage
2.4 x 1.2 Toilet 1 Sleepout	N	-	-	-	Nil damage
Toilet 2	N/A				N/A
Office / Study	N/A				N/A
Rumpus	N/A				N/A
Entry / Hall(s)	N/A				N/A
Stairwell	N/A				N/A
Laundry	N/A				N/A
Garage	N/A				N/A
Other	N/A				N/A

.....
 (Initials)



CHECKED

AMANDA MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH

H
M

Repair Strategy

Item		Event Damage
		Y / N
Roof		N
EXTERNAL WALLS	North	N
	South	N
	East	N
	West	N
Decks		N
CHIMNEY	Base	N/A
	Ceiling Cavity	N/A
	Above Roof	N/A
	Fireplace	N/A

.....
(Initials)

CHECKED



AMANDA MULTHAUP
 350 RIVERLAW TERRACE
 SAINT MARTINS
 CHRISTCHURCH

Item	Event Damage	
	Y / N	
Foundations	N	
Piling	N	
Services	N	
Other Dwelling Items	N/A	
Outbuildings	N/A	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.
 Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: **Dated:**

.....
 (Initials)

CLM / 2015 / 000442

CHECKED

Date:

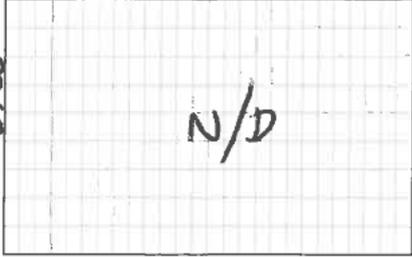
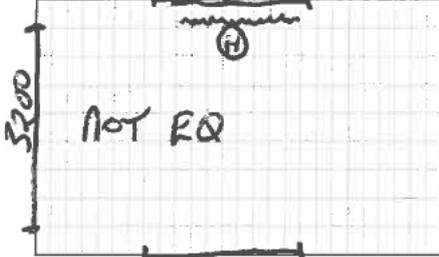
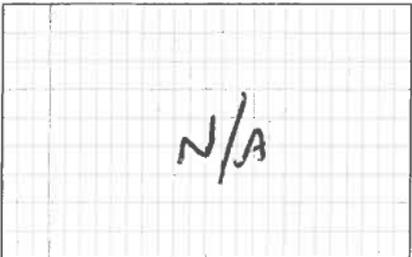
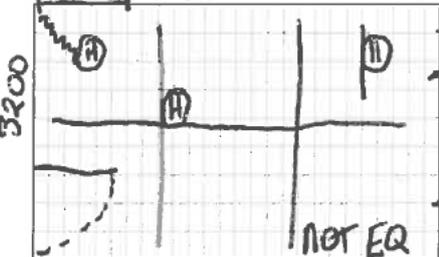
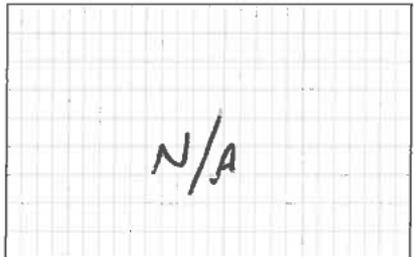
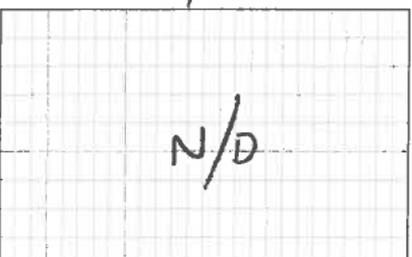
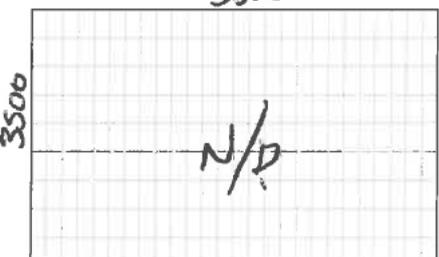
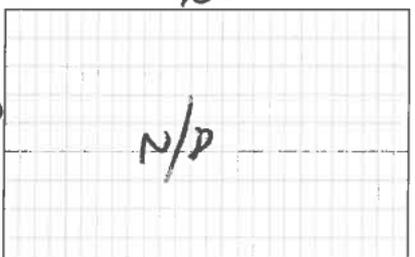
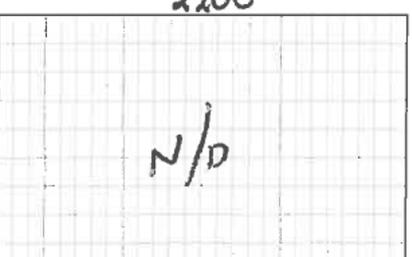
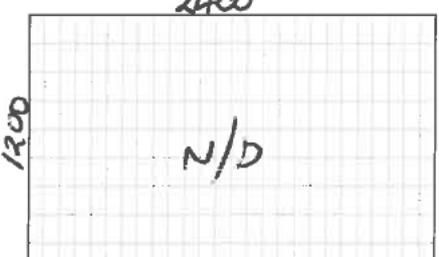
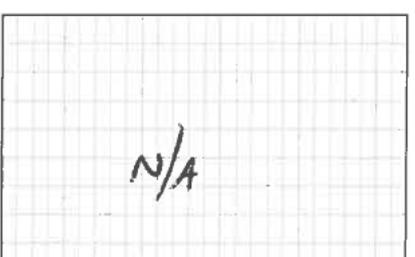
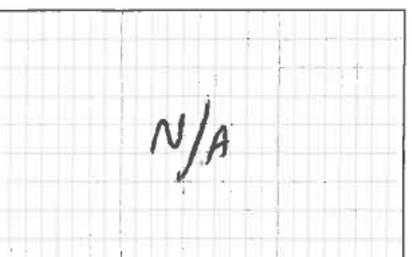
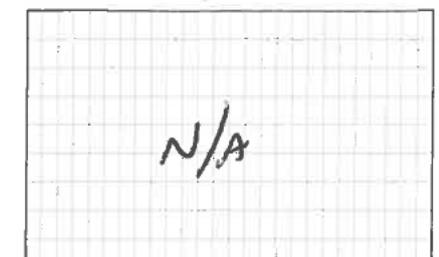
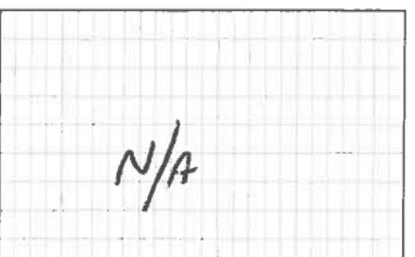
19 MAR 2015

AMANDA MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH

Estimator Name:

Dave Bevin

Dwelling Inspection Checklist: snow measurements indicate damage

<p>5200</p>  <p>3400</p> <p>Lounge</p>	<p>4200</p>  <p>3200</p> <p>Dining Room</p>	<p>5600</p>  <p>2400</p> <p>Kitchen</p>
 <p>Family Room</p>	<p>4100</p>  <p>3200</p> <p>Bed 1</p>	 <p>Ensuite</p>
<p>4100</p>  <p>3000</p> <p>Bed 2</p>	<p>5800</p>  <p>3500</p> <p>Bed 3 / Sleepout</p>	<p>4500</p>  <p>3500</p> <p>Bed 4 / Sleepout</p>
<p>2200</p>  <p>2000</p> <p>Bathroom</p>	<p>2400</p>  <p>1200</p> <p>Toilet 1 / Sleepout</p>	 <p>Toilet 2</p>
 <p>Office/Study</p>	 <p>Rumpus</p>	 <p>Entry/Hall(s)</p>

AMANDA MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH
H
M

Date:

19 MAR 2015

Estimator Name:

Dave Bevin

Dwelling Inspection Checklist: show measurements indicate damage

N/A

Stairwell

N/A

Laundry

N/A

Outbuilding/Garage

Legend

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



AMANDA MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH

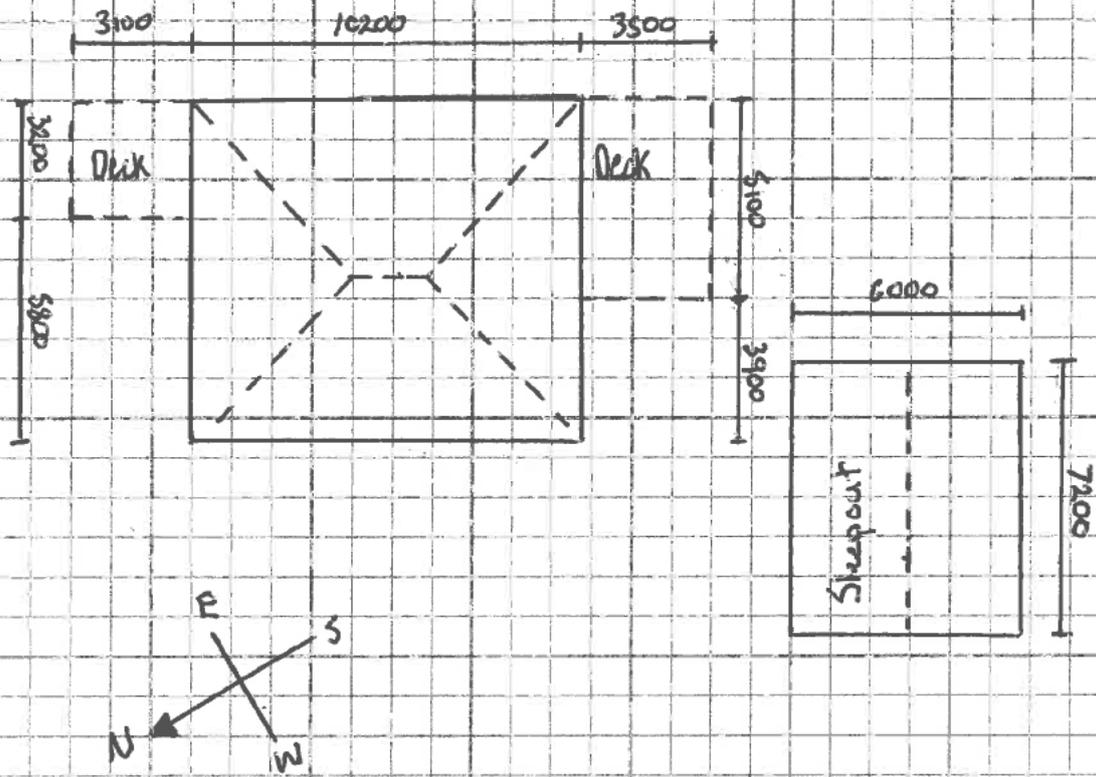
Estimator Name:

Dave Bevin

Date:

19 MAR 2015

Dwelling Inspection Checklist: Show measurements indicate damage



Scale 1:200

Area m ² :	135
Stud Heights:	2.7
Wall Finish:	Wallpaper Plastered <u>Paint Finish</u>
Other:	
Services: N/D	Specify Damage: <u>NIL</u>
Chimneys: N/A	Construction Type: Height Damage Description: Above Roof Below Roof Total Repair
Foundations Damage: N/D	Timber <u>Concrete Ring</u> Concrete Slab Other (Specify): Minor Moderate Severe House Moved off Foundations? <u>NO</u> Concrete Slab Cracked? Crack Width: Crack Length:
Roof: N/D	<u>Framed</u> Trussed Type: Clay Tiles <u>Concrete Tiles</u> Rolled Metal Other Damage: <u>NIL</u>
Cladding Type: N/D	Weatherboard <u>Brick Veneer</u> Hardi Plank Other



Statement of Claim

Claim Number: CLM/2015/000442
Damage Address: 350 Riverlaw Terrace, Saint Martins, Christchurch 8022
Claimant: Amanda Multhaup

Internal Damage Items

Item	Event Damage?	Description
Lounge	No	Nil damage
Dining Room	No	Horizontal cracking across painted window frame join - discontinuous in nature and gradual in appearance - consistent with heat shrink/swell - not EQ damage.
Kitchen	No	Nil damage
Family Room	No	
Bedroom 1	No	Hairline cracking along pinex ceiling - mainly along timber boarding, but 1 crack along center of sheet. Vertical hairline crack beside window frame - pinex sheet previously plastered (not previous EQ damage) - cracking consistent with shrink/swell - not EQ damage.
En Suite	No	
Bedroom 2	No	Nil damage
Bedroom 3	No	Nil damage
Bedroom 4	No	Nil damage
Bathroom	No	Nil damage
Toilet 1	No	Nil damage
Toilet 2	No	
Office/Study	No	
Rumpus	No	
Entry/Hall(s)	No	
Stairwell	No	
Laundry	No	
Other #1	No	
Other #2	No	
Other #3	No	

External Damage Items

Item	Event Damage?	Description
Roof	No	
External Walls - North	No	
External Walls - South	No	
External Walls - East	No	
External Walls - West	No	
Decks	No	
Chimney - Base	No	
Chimney - Ceiling Cavity	No	
Chimney - Above Roof	No	
Chimney - Fireplace	No	
Foundations	No	
Piling	No	
Services	No	
Other Dwelling Items	No	
Outbuildings	No	
Land & Retaining Walls	No	

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



BEFORE YOU BUY
BEFORE YOU BUILD

NZ Residential Property Inspection Report

Inspection Date: Tue, 22 Feb 2022

Property Address: 350 Riverlaw Terrace, St Martins,
Christchurch 8022, New Zealand



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Inspection Findings
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions
	<p>If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.</p> <p>This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards New Zealand reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).</p>

Original Inspection Date: Tue, 22 Feb 2022

Modified Date: Fri, 11 Mar 2022

The Parties

Name of the Client: [REDACTED]

Name of the Principal(if Applicable):

Job Address: 350 Riverlaw Terrace, St Martins, Christchurch 8022, New Zealand

Client's Email Address: [REDACTED]

Client's Phone Number: [REDACTED]

Consultant: Don Part Ph: 021 399 225
Email: Riccarton@jimbuildinginspections.co.nz

LBP BP121804
NZQA Standards for Meth Screening and Sampling
Asbestos Surveying & Sampling IP402

Company Name: Jim's Building Inspections (Riccarton)

Company Address and Postcode: Somerfield 8024

Company Email: Riccarton@jimbuildinginspections.co.nz

Company Contact Numbers: 021 399 225

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Significant Defect		✓
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in good/ fair condition with maintenance required

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Strip Footings, Suspended Timber Frame, Concrete, Concrete Stumps
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Shed
Other Timber Bldg Elements	External Joinery, Fascias, Floorboards, Internal Joinery, Skirting Boards, Eaves, Doors, Door Frames, Architraves, Deck
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- NZ Only

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Subfloor - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking
- External finished ground level

- Fixed ceilings
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Insulation
- Lack of clearance - subfloor
- Overhanging vegetation
- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.
- Wall linings
- Wallpaper or Wall Coverings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Low**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Inspection Findings

Safety Hazard

Defects 1.01

Building: Main Building
Location: Yard - Side > Centre
Finding: Concrete - Path - Settlement
Information: The path in this area has minor settlement creating a trip hazard. One solution is to grind the high points level to the lower section this will eliminate the trip hazard alternatively the affected sections can-be replaced.

This can-be carried out by a qualified concrete placer at the clients discretion.



Significant Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
 Location: All Areas > All Areas
 Finding: Borer
 Information: There is evidence of borer in the timbers at this location. It is uncertain if this infestation is active or not.

The timbers can be treated with an insecticide to rectify this issue.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.



Defects 3.02

Building: Main Building
 Location: Kitchen > Centre
 Finding: Rangehood - Light not working
 Information: While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection.

A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.



Section D Inspection Findings

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Licensed Electrician
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.co.nz.

D5 Conclusion - Assessment of overall condition of property

Your report must be read in conjunction with your Certificate of Inspection in accordance with NZS 4306:2005 as provided by your inspector.

-

This property is in good/fair condition compared to homes of similar age and type in the area.

The roof tiles were in good condition and the roof seemed weathertight at the time of the inspection.

Moisture readings were taken at all external openings and wet areas such as bathrooms and laundries. There were no indications of any moisture during the inspection.

Insulation has been fitted to the ceiling to a good standard.

The subfloor has insulation fitted to a good standard a PVC vapour barrier has been installed at ground level to a good standard.

Basic floor levels were taken and within MBIE tolerances and guidelines for property's affected by earthquakes in the Canterbury area. The property has minor settlement that is expected for a property of this age.

This properties has minor defects and safety hazards that are mentioned in the report that canbe easily rectified.

For further information, advice and clarification please contact Don Part on: 021 399 225

Section D Inspection Findings

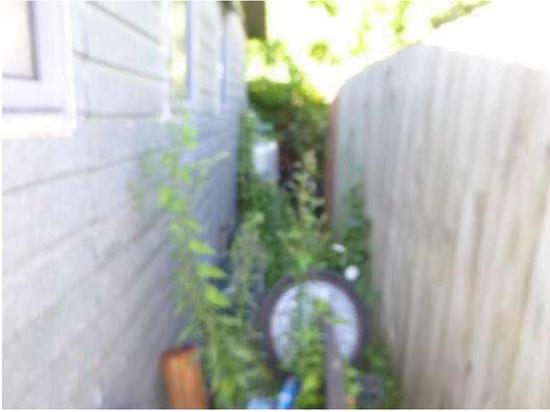
The following items were noted as - For your information

Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.

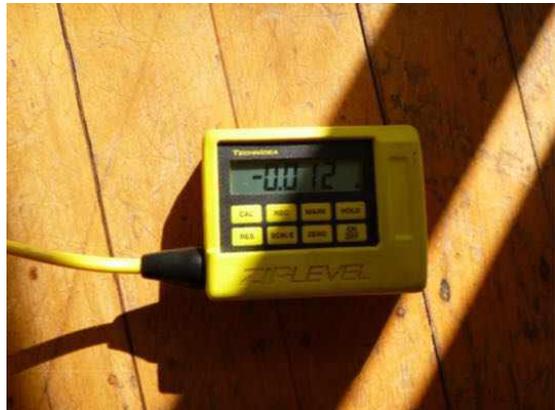
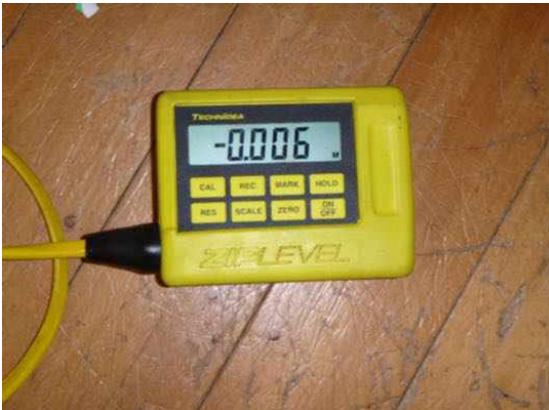
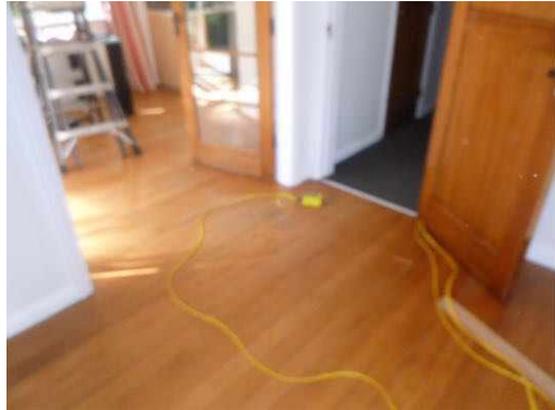


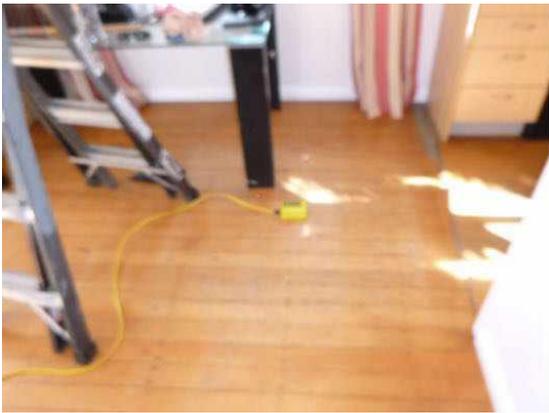






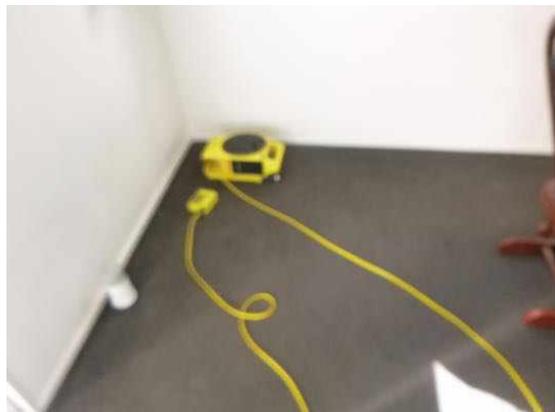


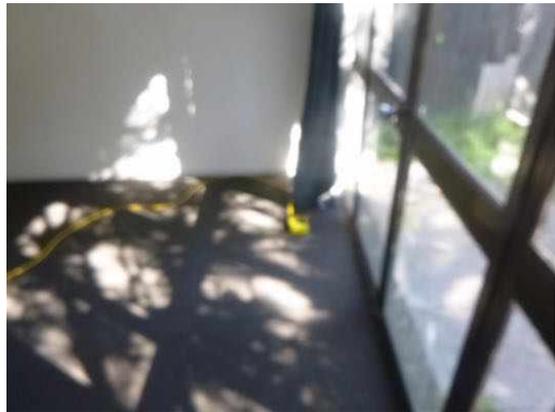
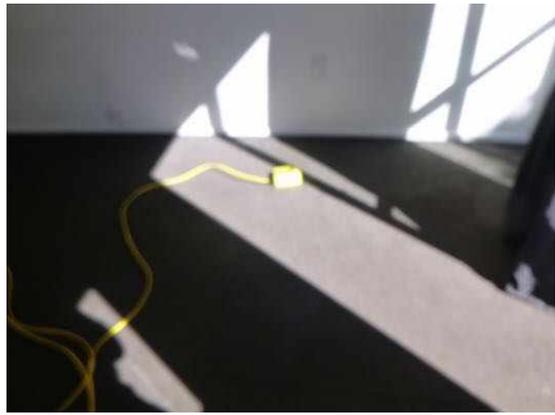
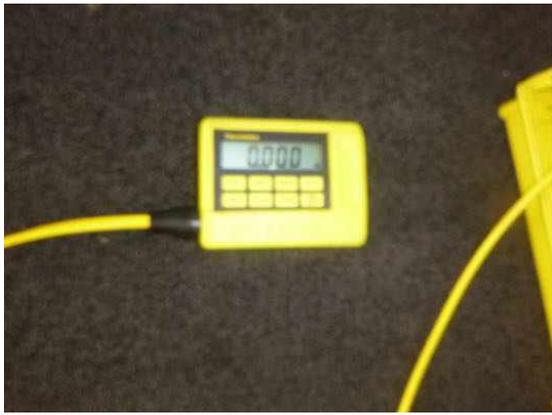














Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Historical Earthquake
Information: There have been earthquakes in this area. Long term effects will only be visible over time, however NO EVIDENCE was observed at the time of inspection. Verification of a building being "earthquake proofed" is outside of the scope of this inspection.

350 Riverlaw Terrace Saint Martins

Parcel ID: 3314625

Appellation: Lot 19 DP 15039

Location: Saint Martins

Climate Zone: 3

Earthquake Zone: Zone 2

Exposure Zone: Zone C

Lee Zone: No

Rainfall Range: 20 - 30

Wind Region: A

Wind Zone: Medium

Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Weathertightness Risk. LOW
Information: Wind Zone - Your risk rating is MEDIUM RISK

Number of Stories - Your risk rating is LOW RISK

Roof/Wall intersection design - LOW RISK

Eaves width - Your risk rating is LOW RISK

Envelope complexity - Your risk rating is LOW RISK

Deck design - Your risk rating is LOW RISK

For individual elevation risk scores the stamped plans and specifications should be consulted.

Noted Item

Building: Building 1
Location: All Areas > Centre
Finding: Driveway - Uneven
Information: The driveway is uneven this could be rectified by placing stone chip in the low sections. This can-be carried out by a general handy person at the clients discretion.



Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Subfloor
Information: At the time of inspection the concrete piles appeared to be in good condition and visually plumb. It does appear that the piles observed were fixed to the structure.

The subfloor structure consisting of a ring foundation and concrete piles generally appeared to be in good condition with viewing from the manholes only.

The timber subfloor has insulation fitted to a good standard. A PVC vapour barrier installed to the ground level to a good standard.

Basic floor levels were checked and within MBIE tolerances and guidelines.





Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Accessory Unit(s) (as defined in the Unit Titles Act)	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit. Note: - costs may be the exclusive responsibility of the owner(s) of the dwelling(s) whose title(s) records their interest in the accessory unit. Such units might be a garage, carport, carpark, deck, garden, implement shed, landing, service area or access way.
Ancillary Spaces and Buildings	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
CCTV (Abbreviation)	Closed Circuit Television
Client	The person or other entity for whom the inspection is being carried out.
Common Property (NZ)	An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Note - Individual unit owners have no particular right to any part of the common property and their interest is not recorded on title however they have a responsibility for paying a proportionate share of related outgoings. Areas can include gardens, driveways, roof spaces, the exterior fabric of the building, service areas, units occupied by building managers etc.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
EIFS (Abbreviation)	External Insulation Finishing System
Inspection	Close and careful scrutiny of a building carried out without dismantling,

	in order to arrive at a reliable conclusion as to the condition of the building.
Inspector (NZ)	A person, partnership or company qualified and experienced to undertake property inspections.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination NZ	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 1.5 micrograms/100 cm ² .
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor Fault or Defect	A matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Note - Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.
Multi-Unit Property (ies)	Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Note - Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.
OSH (Abbreviation)	Occupational Safety and Health
PCBs (Abbreviation)	Polychlorinated Biphenyls
Property Inspection	A non-invasive visual inspection of a residential building carried out in

(Inspection)	accordance with section 2.3 of NZS 4306:2005.
Property Report	The report referred to in section 3 of NZS 4306:2005.
RCD (Abbreviation)	Residual Current Device
Reasonable Access (NZ)	Areas where safe unobstructed access is provided and the minimum clearances specified in table 1 of NZS 4306:2005 are available or where these clearances are not available, areas within the inspector's unobstructed line of sight. Note - It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Significant Fault or Defect	A matter which requires substantial repairs or urgent attention and rectification.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Survey	A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the specialist knowledge of a relevantly qualified expert.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.
WC (Abbreviation)	Water Closet
Weathertightness Risk	A: Wind Zone Low-risk - Low wind zone as described by NZS 3604 Medium-risk - Medium wind zone as described by NZS 3604 High-risk - High wind zone as described by NZS 3604

Very high-risk - Very high wind zone as described by NZS 3604

B: Number of stories

Low-risk - One storey

Medium-risk - Two stories in part

High-risk - Two stories

Very high-risk - More than two stories

C: Roof/Wall intersection design

Low-risk - Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)

Medium-risk - Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)

High-risk - Roof-to-wall intersection fully exposed (e.g. parapets or eaves at greater than 90deg to vertical with soffit lining)

Very high-risk - Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width*

Low-risk - Greater than 600 mm at first-floor level

Medium-risk - 450 - 600 mm at first floor, or over 600 mm at second-floor level

High-risk - 100 - 450 mm at first floor, or 450 - 600 mm at second-floor level

Very high-risk - 0 - 100 mm at first floor, or 100 - 450 mm at second-floor level, or 450 - 600 mm at third-floor level^

E: Envelope complexity

Low-risk - Simple rectangular, L, T or boomerang shape, with single cladding type

Medium-risk - More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type

High-risk - Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types

Very high-risk - As for High-risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc.)

F: Deck design

Low-risk - None, timber slat deck or porch at ground level

Medium-risk - Fully covered in plan by roof, or timber slat deck attached at first or second-floor level

High-risk - Enclosed deck exposed in plan or cantilevered at first-floor level

Very high-risk - Enclosed deck exposed in plan or cantilevered at second-floor level or above

Note: * Eaves width measured from external face of wall cladding to outer edge of the overhang, including gutters and fascias. ^ Balustrades and parapets counts as 0 mm eaves.

This definition is taken directly from Appendix A of NZS 4306:2005 Residential Property Inspection. This appendix is sourced from the Department of Building and Housing's acceptable Solution to the New Zealand Building Code Clause E2/AS1 External Moisture. Refer to E2/AS1 for the risk matrix and evaluation.
Metre

m (Abbreviation)

mm (Abbreviation)

uPVC (Abbreviation)

° (Abbreviation)

Millimetre

Unplasticized Polyvinyl Chloride

degrees

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the inspection.

We own the copyright in this report and may make it available to third parties.

Common Areas in multi-unit buildings are excluded from the inspection and it is the Client's responsibility to inform themselves of the condition of Common Areas

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

Our findings are strictly limited to what can be determined by a visual, non-invasive inspection and do not constitute a water tightness or weather tightness report. While non-invasive meter readings may give an indication of potential moisture levels, dampness or wetness cannot be proven without invasive procedures, which are outside the scope of our report. Non-invasive meter readings are not a guarantee that moisture is or is not present and do not mean that other areas within the property do not have moisture present. You are advised to engage a specialist to undertake an invasive inspection which may require the removal of claddings or linings to conclusively determine issues relating to weather and water tightness.

Our report is also conditional on prevailing weather at the time of the inspection, for example, a leak in roofing material may not be apparent where our inspection is carried out in dry conditions.

Accordingly, by entering into this agreement you acknowledge and agree that our liability to you in respect of any watertight or weathertight issues at the Property is expressly excluded.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1992.

This is not a methamphetamine sampling report. We recommend a methamphetamine sampling report to detect any methamphetamine residue that may be in the property.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some regions make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

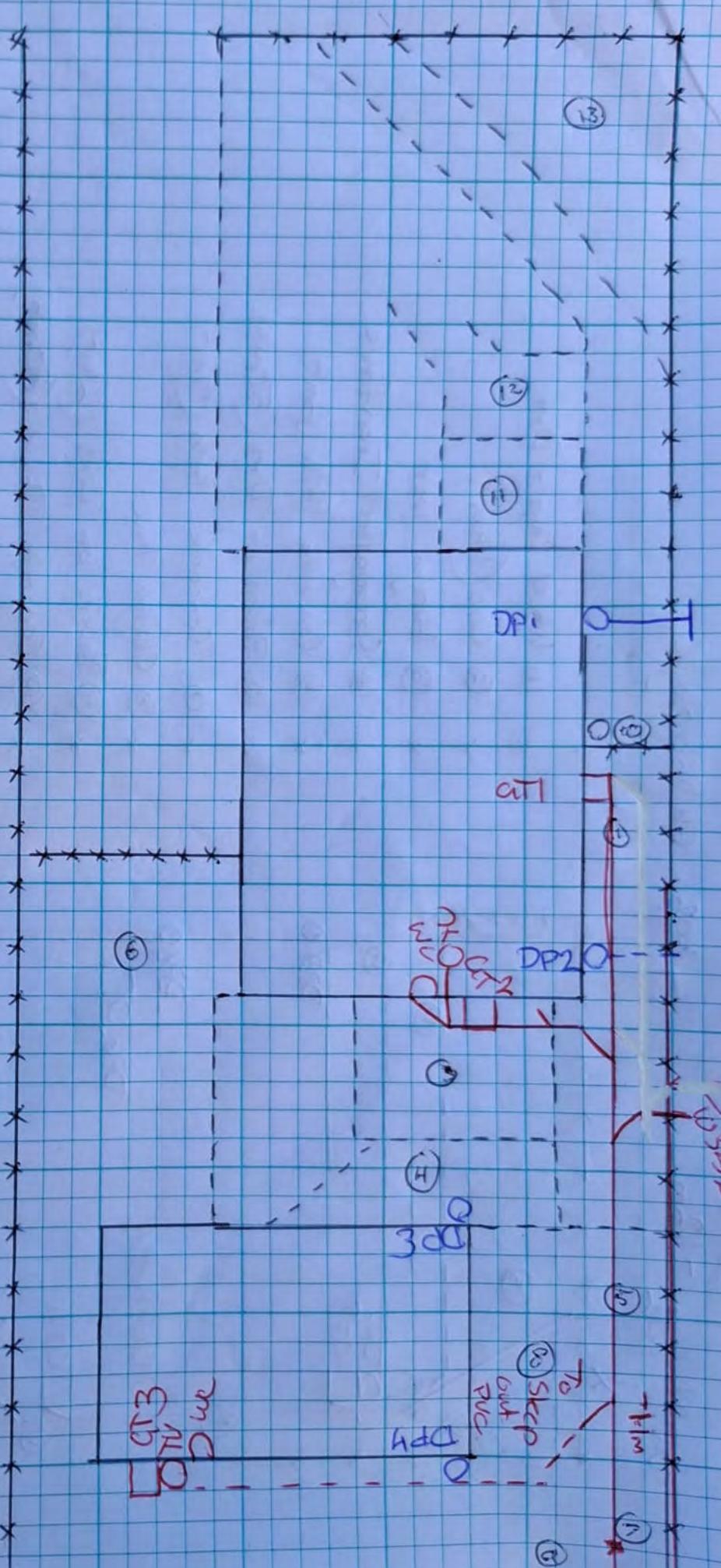
NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current NZ Standards, Building Regulations, building warranty of fitness and services described on a compliance schedule, planning, resource consent issues, long term maintenance planning, rental property tenancy inspections, heritage obligations, compliance with body corporate rules, cross leases memos or company title occupation agreements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.

- ① Concrete Path (24m²)
- ② Gap 1.9m
- ③ Wooden Deck under Cover (20m²)
- ④ Large Concrete Pavers on J.D.M.
- ⑤ Vase Gardens with Concrete Edges
- ⑥ Gravel Driveway
- ⑦ Tin sheet
- ⑧ Lawn
- ⑨ Weather Board fence
- ⑩ Locked Gate. 1.9m.
- ⑪ Wooden Deck.
- ⑫ Bricks in Concrete.
- ⑬ Bushes + Trees





Canterbury Claims – Drainage Assessment Report

Claim Number: CLM/2011/061679

Property Address: 350 Riverlaw Terrace, St Martins, Christchurch

Customer: Marrieke and David Bos-Terry

Date: 20/11/2025

Author: Christopher Stowell

Report Version: Final

Documents Supplied

Sewerage CCTV Footage	<input checked="" type="checkbox"/>	Stormwater CCTV Footage	<input checked="" type="checkbox"/>
Assessment Report	<input checked="" type="checkbox"/>	Site Sketch plans	<input checked="" type="checkbox"/>
Repair Quote	<input checked="" type="checkbox"/>		

Historical Earthquake Damage:

Dwelling:

A damage assessment was conducted to the property on 04/02/2011 and outlined earthquake damage as:

- Cosmetic damage to ceiling linings (Lounge, Dining, Sleepout (Bedroom 1 & 2) , Bathroom)
- Cosmetic damage to wall linings (Lounge, Dining, kitchen, Bedroom 1, bedroom 2, bathroom, Sleepout (Bedroom 1 & 2), Hallway)
- Cosmetic damage to external cladding mortar joints (North elevation).

A second damage assessment was carried out to the property on 11/07/2011. This assessment outlined earthquake damage as:

- Cosmetic damage to the exterior cladding (North, South, East, West elevations).
- Cosmetic damage to roof (Repoint ridge capping)
- Cracking to concrete ring foundation.
- Cosmetic damage to ceiling linings (Lounge, Bedroom 2, bathroom, Hallway, Kitchen)
- Cosmetic damage to wall linings (Lounge, Bedroom 1, Bedroom 2, bathroom, Hallway, Kitchen)
- Cosmetic damage to sleepout ceiling linings (Bedroom 1, bedroom 2)
- Cosmetic damage to sleepout wall linings (Bedroom 1, Bedroom 2, Bathroom)



Canterbury Claims – Assessment Report

A scope change summary was produced on 23/04/2013. This document offered alternative repair strategies and added additional cosmetic damage to the dwellings exterior and interior.

A third damage assessment was undertaken to the property on 13/03/2015. This assessment outlined earthquake damage as:

- Cosmetic damage to ceiling linings (Bedroom 1)
- Cosmetic damage to wall linings (Dining, Bedroom 1)

Land:

A land damage assessment was carried out to the property on 14/03/2013. This assessment noted undulating paths and lawns. A review of the flat land sketch shows an area of noted undulations to be in the vicinity of the sewer line.

Liquefaction Maps:

A desktop review of the Christchurch Liquefaction Information website shows no liquefaction was observed to the property during the Canterbury earthquake Sequence.

It should be noted that moderate to major liquefaction was observed to the surrounding area and the property is in close proximity to the Heathcote River.

A review of the Christchurch Liquefaction Information website – Earthquake intensity showed that during the February 2011 event the property experienced approximately 0.65(g).

Insurer Hard Surface Settlement:

Homeowners were cash settled for hard surfaces by the private insurer.

Summary:

- Multiple damage assessments were carried out to the property that outlined cosmetic damage to exterior and interior.
- No liquefaction was observed to the property, however moderate to major liquefaction was observed to the surrounding area.
- Land damage was noted as undulating paths and lawns.
- Homeowner was cash settled for hard surfaces by the private insurer.

Technical Review:

Sewer GT1:

- CCTV footage of the sewer line provided by Enviroflo commences at gully trap 1 (GT1) and provides 26 metres of footage.
- A branch line connecting a neighboring property to the line was sighted at 8m.
- Cracking is present at 24.31m, 22.16m, 20.66m, 7.08m,
- Minor displacement was observed within the line. This displacement does not appear to affect the functionality of the line.
- A displaced join and crack was sighted at 20.66m.
- Root intrusion was sighted to an inspection point at 18.63m. No clear and obvious earthquake related damage was sighted at this location.
- From the CCTV footage provided, the majority of the line appears in good condition.
- The line transitions to PVC from 15.6m – 14.25m. This branch line is where the property's sleepout enters the sewer line.



Canterbury Claims – Assessment Report

Sewer GT2:

- CCTV footage of the sewer line provided by Enviroflo commences at gully trap 2 (GT2) and provides 5.25 metres of footage.
- Cracking was sighted within the line at 4.53m, 4.13m, 2.98m, 2.25m, 1.58m.
- Join displacement was observed.

As per the damage assessment submitted by Enviroflo DP1 & 2 branch onto the stormwater line from the neighboring property connected to the kerb outlet

Stormwater DP1:

- CCTV footage of the stormwater line provided by Enviroflo commences at downpipe 1 (DP1) and provides 3.6 metres of footage.
- A large build up of organic material was sighted within the line.
- No earthquake related damage was sighted to this section of stormwater line.

Stormwater KO:

- CCTV footage of the stormwater line provided by Enviroflo commences at the kerb outlet (KO) and provides 13.4 metres of footage.
- Measurements taken from the Christchurch City Council 3-Waters Asset map show the distance from GT1 to the property boundary to be approximately 3.5m.
- Cracking was sighted throughout the line.
- Severely displaced joins were observed within the line.
- What appears to be a small diameter PVC pipe has been added to the earthenware pipe at 6.18m. A crack is present to the pipe due to this addition.
- Impact damage was sighted to the roof of the pipe at 7.38m. This damage is not considered earthquake related.
- A small section of stormwater line has been replaced with PVC. The PVC has slumped severely at both ends meaning the camera was unable to continue. This damage is considered a poor repair and not earthquake related.

Conclusion:

Sewer GT1:

Given the land damage outlined in the EQC land damage assessment, along with the earthquake related damage sustained to the property, I believe the cracking damage observed within the property's drainage system is consistent with seismic movement likely caused by the Canterbury Earthquake Sequence and will require repair.

As root intrusion alone does not constitute evidence of earthquake damage with most pipe joins appearing to be in good condition currently only the cracking sighted to the line can be considered as earthquake related damage.

Repairs required to line:

- Section of line from 20.6m – 24.4m to be repaired as per the contractor's submitted proposed repair strategy.
- Spot repair to the line at 7.08m.

As a section of the sewer line requiring repairs falls within the shared section of line, apportionments will need to be allowed for.



Canterbury Claims – Assessment Report

Sewer GT2:

I believe the damage sighted to this section of line is consistent with damage caused by seismic movement likely from the Canterbury Earthquake Sequence.

As cracking is consistent throughout this section of line, I believe the GT2 line will require repair as per the contractor's submitted proposed repair strategy.

Stormwater DP1:

Currently, no evidence has been submitted showing clear and obvious earthquake-related damage to this section of line.

Stormwater KO:

The damage observed within the KO section of the stormwater line is not considered earthquake-related, as evidence indicates non-seismic factors including the addition of a PVC pipe, impact damage to the pipe roof, and a PVC pipe repaired section. Given the shallow depth of the line and its location beneath large mature trees, it is likely that tree roots have contributed to the damage observed within the line. Any damage to the line potentially caused by the Canterbury Earthquake Sequence would be minor compared to the damage stated above and therefore is considered de-minimus.

Next Action:

Enviroflo is requested to amend their quotation and repair strategy as per the comments above and re-submit to NHC for review.

Canterbury Claims – Assessment Report

Photos:



Cracking – Sewer



Cracking – Sewer



Displaced joint and cracking – Sewer



Root intrusion through IP – Sewer



Pipe joint – Sewer



Minor joint displacement – Sewer

Canterbury Claims – Assessment Report



Cracking – Sewer



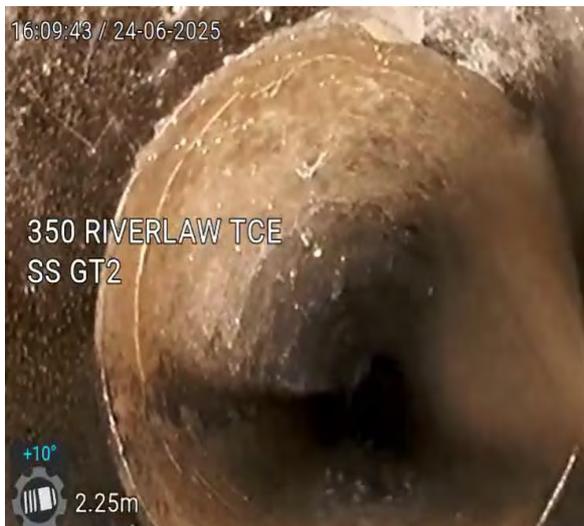
Cracking - Sewer



Cracking – Sewer



Cracking - Sewer



Cracking – Sewer

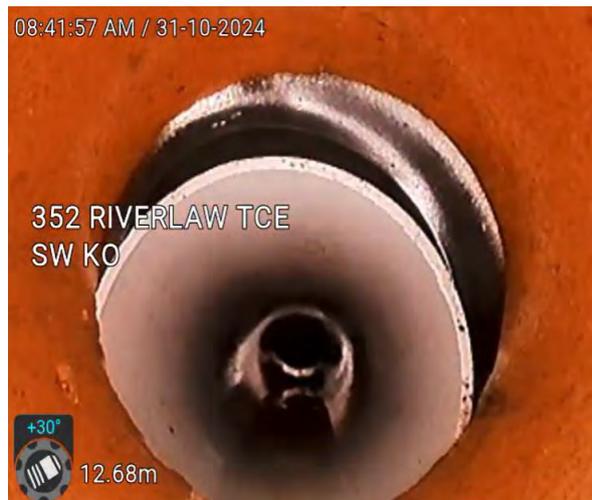


Cracking – Sewer

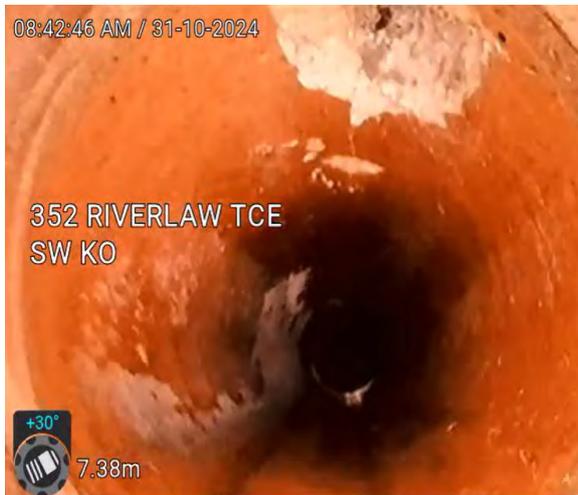
Canterbury Claims – Assessment Report



PVC repair – Stormwater



PVC repair - Stormwater



Impact damage – Stormwater



PVC pipe addition – Stormwater

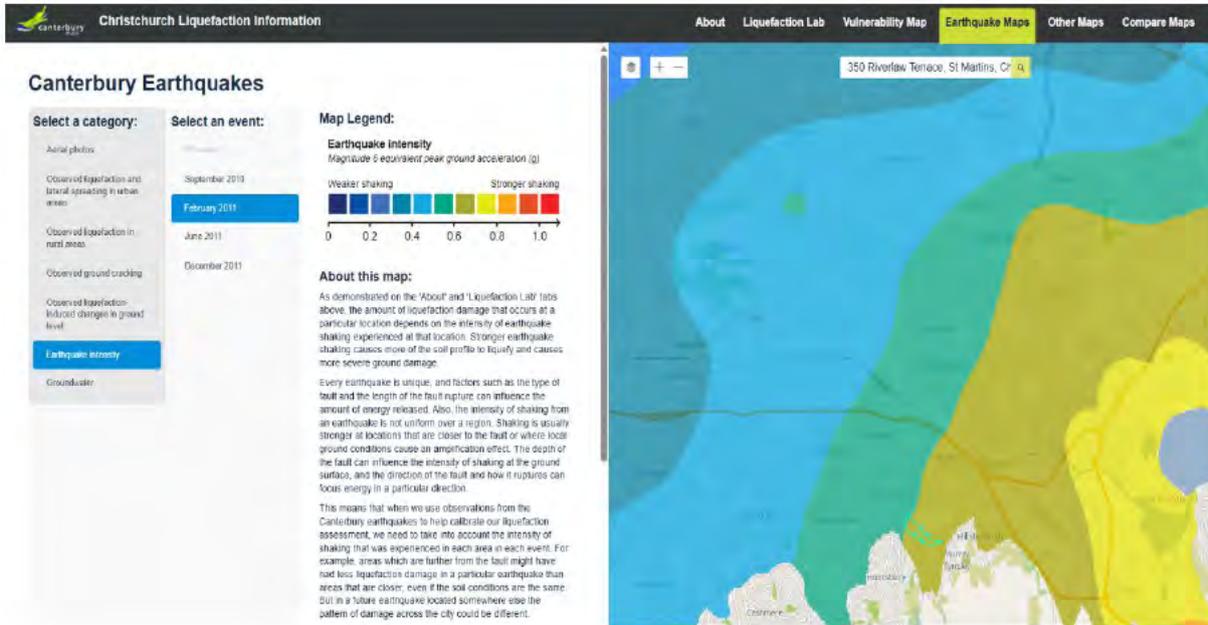


Displaced joint – Stormwater



cracking - Stormwater

Appendix:



Drainage Assessment Report

Customer Marrieke & Dave Bos – [REDACTED]

Address 350 Riverlaw Terrace
Saint Martins

Prepared By Enviroflo (03 242 0720)

Date 9 September 2025 – **Amended 4 December 2025**

Certified Drainlayer Hayden Greig 23347

Signed Hayden Greig

After a recent survey of the existing private sewer and stormwater systems at the above address, on 24/06/2025 this report was prepared by Enviroflo.

Copies of the following documents have been provided with this report:

- As-Built Sketch – a diagram of the existing sewerage and stormwater systems indicating where damage was identified
- Proposed Repair Strategy Sketch – a diagram of the existing systems revised to reflect any changes made as part of the repair (i.e. component relocations, rerouting of lines, etc.)
- Enviroflo Quote
- Video footage
- Photographs

Any questions regarding this report should be directed in the first instance to Enviroflo



Property Overview

Brick house built in the 1940s. Hard surfaces are wooden decking, pavers, concrete and brick paving. The property has established trees and bushes. The sewer and stormwater are shared with 352 Riverlaw Terrace.

Report – Sanitary Sewer

Overview of Identified Damage

The sewer (SS) is earthenware (EW). The sewer mains were replaced under the SCIRT initiative after the CES.

Key: JD - Displaced join. RI – Root intrusion. SI – Soil intrusion. CM – Multiple cracking. MC – material change. CC – Circumferential cracking.

Damage noted from gully trap (GT)1: Mains 26m. CIPP from 25.6m. JD 25.8m. CM, RI & SI from the JD at 25.1m. JD 24.9m. CC with RI followed by JD with SI 24.3m. JD 23.1m. JD with CC & RI 22.1m. JD 21.4m, 20.8m. JD with RI & SI 20m. CM with RI from 19m. CM & RI from the IP from 18.6m. JD with SI 17.8m. JD 17m, 16m. MC to PVC from 14.2m to 15.5m – this is where the rear sleepout joins the line. JD with RI 13.7m. JD 11.4m, 10.7m. JD with chipping 9.8m. JD 9m. JD with SI 8.3m. **352 joins at 8m.** JD 7.5m, 7.3m. CC at 7m where GT2 branch joins – cracking in the branch also. JD 6.1m, 5.2m. CC 4.4m. JD 3.1m. JD with CC 1.5m.

Damage noted from GT2: JD CC CM 4.6m. GT1 line 4.8m. JD with cracked collar 4.1m. JD 3.9m. CM, RI, SI 3.2m. CC 2.3m. JD 1.9m, 1.1m, 0.9m.

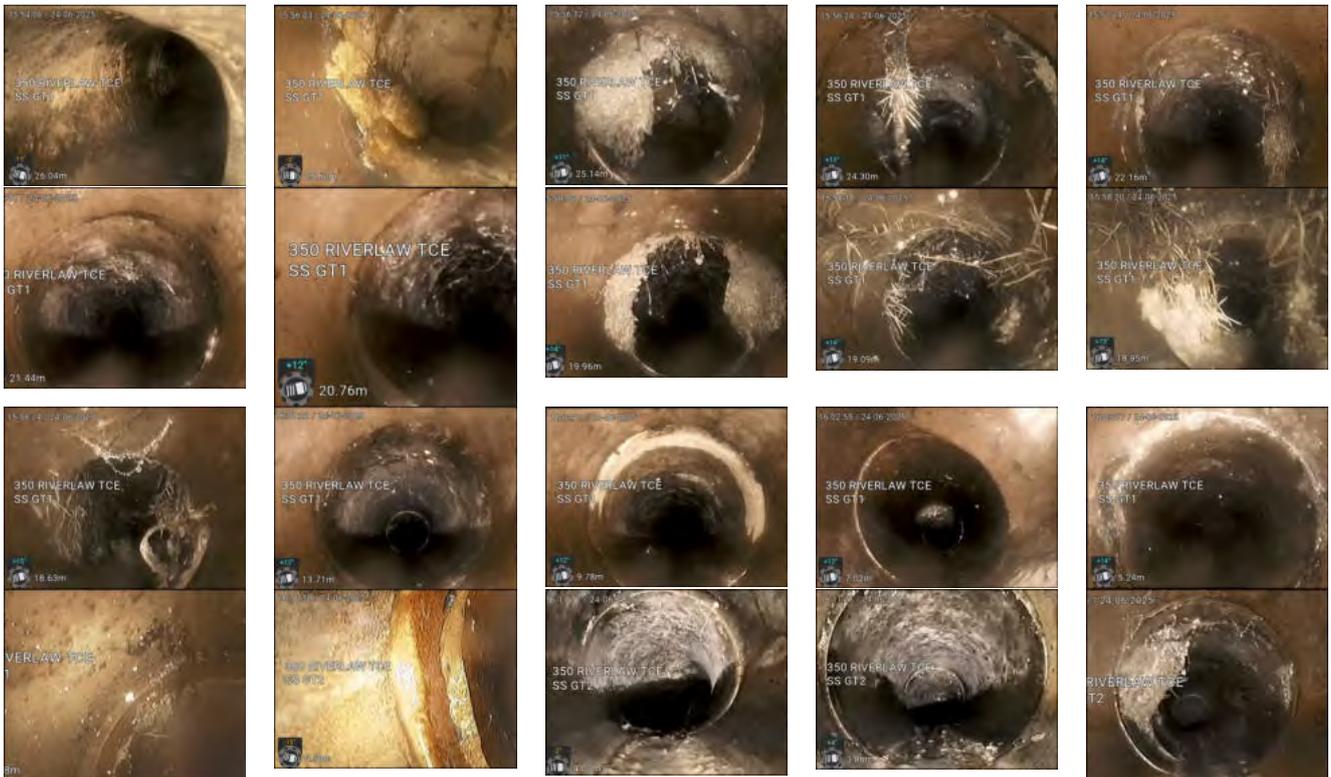
We have observed fractures, displacements, root & soil intrusion throughout.

Some of the displacements & fractures have been significant enough to not only allow roots to intrude, but soil to come fall in through the damaged pipe.

Displacements & pulls occur when there are significant pressures to the pipe which have been traumatic enough to crack the mortar and allow pipe movement.

Cracking does not occur over time and isn't caused by roots alone which are slow to grow. This is more indicative of the sudden force from ground movements, the roots & soil being secondary to the trauma caused to the pipes from sharp ground movements.

The earthenware damage has been caused by ground movements from the Canterbury earthquake sequence (CES) and is in need of repairs.





Included in Repair Strategy

<p>350 Riverlaw Terrace – 100% Sole Use</p> <p>15m damaged earthenware to repair – includes laterals and vents 4m in shared trench with SW (heads in opposing direction to SS) Pipeline 7m's of Sewer under decking. <i>Re-establish 3 lateral connections</i> <i>Installation of 1 junction repair (access required at U/S of branch line) first junction form D/S.</i></p> <p>1x gully trap to replace damaged (GT1 – GT2 is under the deck and will remain in place) Gate above trench – uplift, store on site, reinstate after repairs <i>Needs to be removed for access</i></p> <p>4/12/25 – The concrete has been cash settled and not replaced. NHC request us to remove from quote and report: 24m² concrete path above trench – uplift, dispose and relay after repairs <i>There is a small patch of concrete with 3-4 pavers inset prior to the vege garden, we will replace this patch with plain concrete</i> Concrete line pump due to access</p> <p>Spoil out - includes truck and dumping CCTV, PS3 (Drainage Producer Statement) and As Built after repairs completed</p>
<p>50% Shared Use between 352 & 350 Riverlaw Terrace</p> <p>18m damaged earthenware to repair 6m pipelining to the mains behind back fence Concrete curbing around the vege garden – uplift, store on site, reinstate after repairs The SS runs underneath the vegetable garden; we will need to dig up this garden to access the sewer 2m³ bio mix to replenish vege garden after repairs Hydroseed lawns above trench after repairs</p>

Excluded from Repair Strategy

PVC SS

Report – Stormwater

Summary of Identified Damage

The stormwater (SW) is EW. The sleepout is PVC.

We were not able to get the camera into downpipe (DP) 2.

We can see that DP1 & DP2 head across to 352 Riverlaw Terrace and out to the kerb outlet (KO) in front of 352.

Damage noted from DP1: Junction at 3.8m. JD 3.5m, 2.6m. PB 2.5m. JD 1.7m.

From 352 Riverlaw Terrace:

We dug an IP near downpipe (DP) 1 however could not gain footage or clear the line.

Damage noted from the kerb outlet (KO): We jetted the line to gain footage. JD with CC 3.7m. Holding between 3.7 – 4.5m. JD (L) 4.5m. JD 5.3m. JD with cracked collar & CC 5.7m. Pipe holed at 6.2m with non-compliant pipe – this has caused a CC. CC with JD behind at 6.3m. CC with RI 6.6m. PX at 12 o'clock behind the JD at 7.3m. JD 8.1m, 8.7m, 9.7m, 10.6m, 11.2m, 12m, 12.3m. MC to PVC 12.6m – the PVC has dropped, rubber ring seal showing, holding. MC to EW 13.6m. We cannot get any further into the line – any attempt from either side

would damage our camera. **Released under the Official Information Act 1982**

Nearly every joint is damaged in some way. There are multiple fractures in the line also. This is consistent with the damage that has been seen in the sewer. The displacements and fractures being caused by significant strain and movement of the pipes from ground movements.

Other than the pipe being holed with a pipe, the damage is consistent with damage from ground movements from the Canterbury earthquake sequence (CES). We are missing approx. 15m (not incl branch lines) of the SW. Given every joint is damaged to a degree, we recommend a full relay of the SW.



Repair Strategy:

There are numerous obstacles in the path for the SW – retaining walls, steps and a recessed garage. We will reroute the SW, dig and lay to the garage then run the SW along the side of the garage and down to a new KO. This will be more cost effective and efficient than removing all of the trees around the garage or pipelining or removing and reinstating retaining walls.

Included in Repair Strategy

<p>350 Riverlaw Terrace – 100% Sole Use</p> <p>15m PVC to replace damaged earthenware 4m in shared trench with the SS (runs in opposing direction) 1x bubble up sump to ensure correct fall achieved 6m weatherboard fence between homes – uplift, dispose and relay after repairs</p>
<p>50% Shared Use between 352 & 350 Riverlaw Terrace</p> <p>29m damaged earthenware to repair 2m in shared trench with the SS (in opposing directions) 1x bubble up sump to ensure correct fall achieved New KO and crossing 4x bushes beside garage – uplift & dispose 0.5m³ gravel above trench – uplift, dispose and relay after repairs 5m boxing above trench between lawn and path Hydroseed lawns above trench after repairs Additional labour for hand trenching due to limited access to the site</p>



Pipe Medic Limited
 5 Newtown Street
 Bromley, Christchurch 8023
 www.pipemedic.co.nz

QUOTE No. 3611

Order No.
 Valid for 30 days

Enviroflo Drainage
 612 Marshland Road
 Ouruhia Canterbury 8546

Site: 350 & 352 Riverlaw Terrace
Date: 27/06/2025
Salesperson: Joseph Cowan
Contact Email: joseph@pipemedic.co.nz

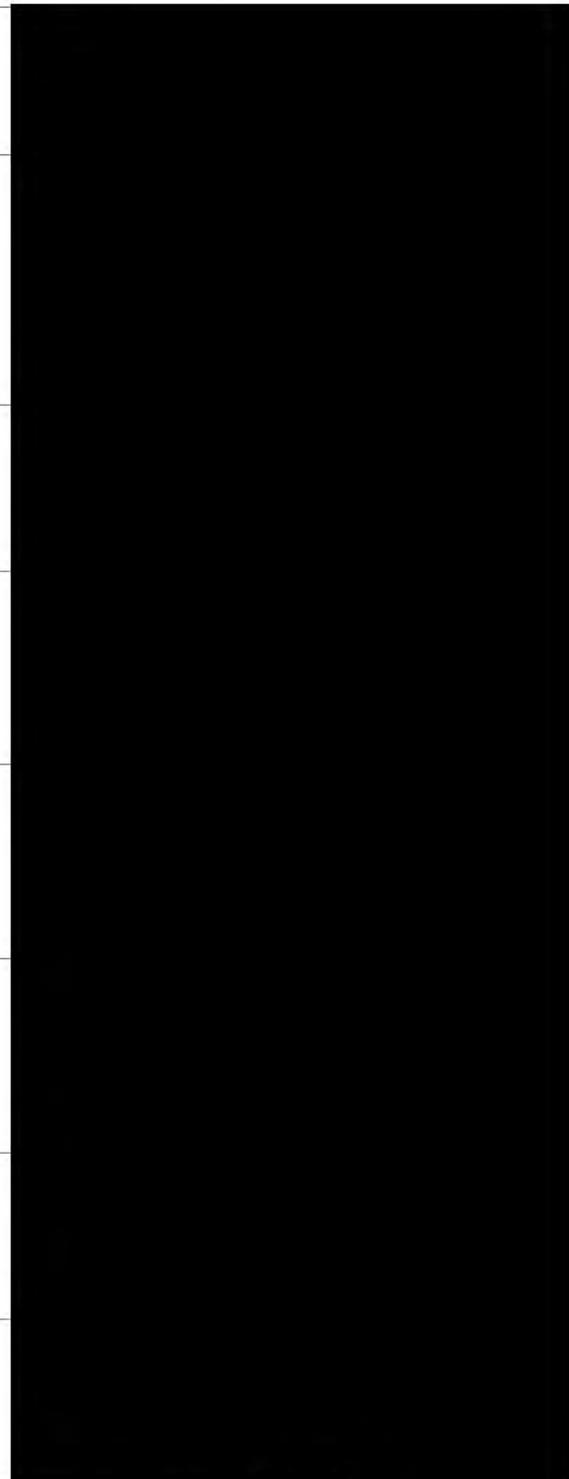
Job Description:

- Reline 7m's of Sewer under decking
- Re-establish 3 lateral connections
- Installation of 1 junction repair (access required at U/S of branch line) first junction form D/S.

CIPP Lining

Item	Quantity	Unit Price	Discount	Total
Establishment - CIPP Lining Establishment includes, per day. <ul style="list-style-type: none"> • Relining equipment • Vehicle and plant • Labour for trained personnel 	2.00			
Health and Safety Complete H&S documentation and planning to ensure works are completed to the relevant safety standards. Includes H&S PPE consumables. Per day.	2.00			
CCTV Push Camera Use CCTV Pushcam unit, per hr. <ul style="list-style-type: none"> • Pipeline inspections. • Pre and Post repair inspections. • Assisting with robotic cutting and trenchless repairs. 	2.00			
Pipeline Preparation Scour the pipeline to increase the adhesion of the CIPP liner/patch to the host pipe. (Does not include corrosion, root, grout, specialised robotic cutting or heavy cleaning)	2.00			
Pipeline Flushing Pipeline flushing 3000PSI @41L/min, per hr. <ul style="list-style-type: none"> • Cleaning prior to inspection • Unblocking and/or general servicing 	2.00			

<ul style="list-style-type: none"> Cleaning prior to repair 	
<p>CIPP Lining 100DN (Brawo I)</p> <p>Installation of 100DN CIPP Liner. per m.</p> <ul style="list-style-type: none"> Suitable for multiple bends of up to 90° and up to two dimensional changes. Materials consist of BRAWOLINER® textile and BRAWO® Epoxy resins. Minimum 50 year life expectancy. 	7.00
<p>Calibration Tube 100DN</p> <p>Installation of 100DN calibration tube. Required if there is only one point of access or the liner cannot self support is self during curing, per m.</p>	1.00
<p>Establishment - IMS Robotic Cutter</p> <p>Establishment includes, per day.</p> <ul style="list-style-type: none"> IMS Robotic cutting equipment Vehicle and plant Labour for trained personnel 	1.00
<p>Lateral Opening 100DN (Residential)</p> <p>Robotic Cutting to open sealed over junctions/laterals and re-establish its function post CIPP lining. per opening.</p>	3.00
<p>Lateral Junction Repair - 100DN</p> <p>Installation of Lateral Junction Repair 100/100DN. per.</p> <ul style="list-style-type: none"> Brawoliner materials and silicate resin. Ambient cure of approximately 2 hours. 	1.00
<p>Dumping</p> <p>Dumping and/or recycling of waste produced from job including unusable dangerous goods, container's and consumable items.</p>	1.00
<p>Report</p> <p>Complete pipeline report detailing work method, installation documents with supporting CCTV files on Google Drive. per job.</p>	1.00



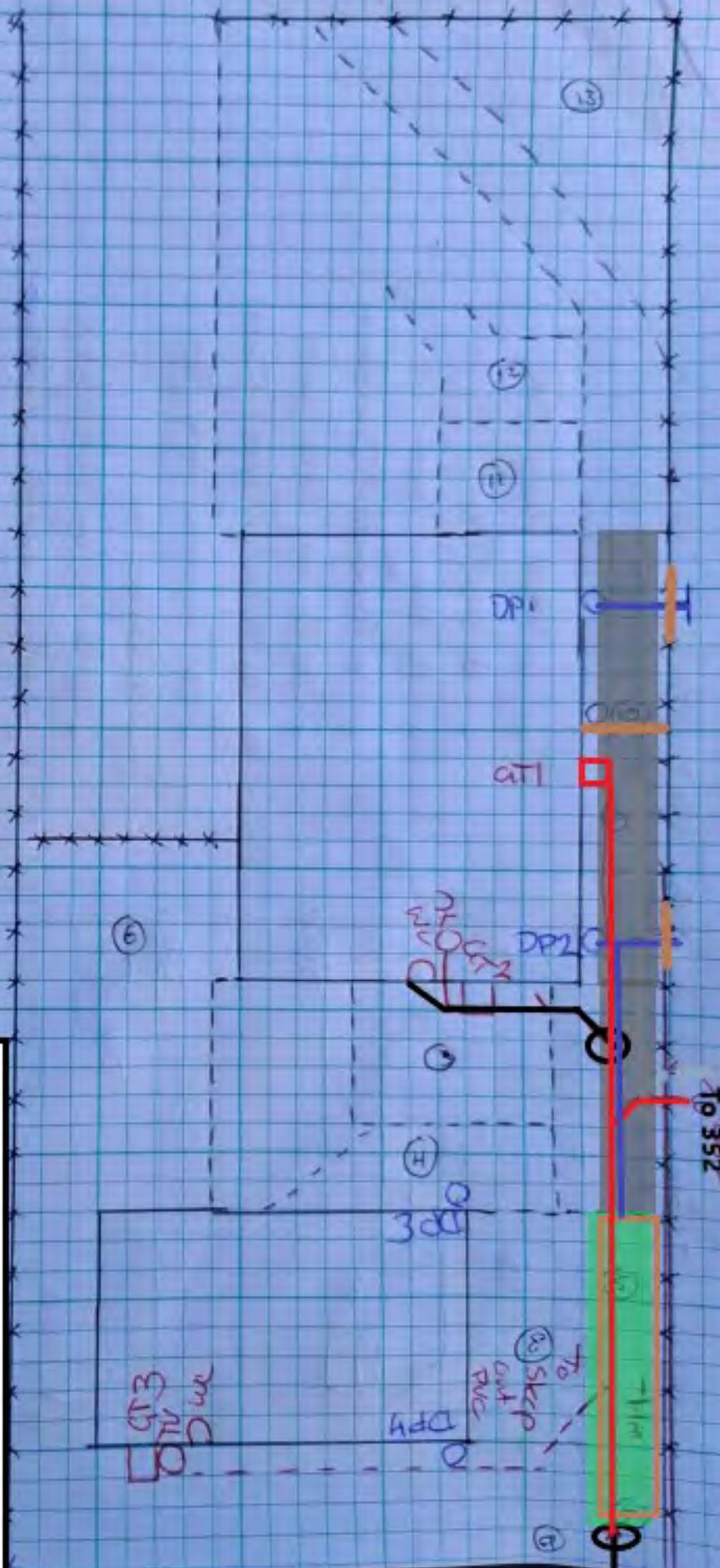
Sub-Total ex GST
 GST
 Total inc GST

Total GST
 Grand Total inc GST

Unless stated otherwise, this quote does not allow for the following:

- Traffic Management
- Plugging or Bypassing
- Environmental Controls
- Unfavourable site conditions and weather
- Access to the U/S and D/S of the asset

- ① Concrete Path (24m³)
- ② Coop 19m
- ③ Wooden Deck under Cover (20m³)
- ④ Large Concrete Pavers on Driv
- ⑤ Vene Concrete with Concrete Edges
- ⑥ Gravel Driveway
- ⑦ Tin sheet
- ⑧ Lawn
- ⑨ Weather Board fence
- ⑩ Lockset Centre 19m
- ⑪ Wooden Decks
- ⑫ Bricks in Concrete
- ⑬ Bushes + Trees



PROPOSED REPAIR PLAN
not to scale

-  SS Lay
-  SS Gully to replace
-  SS Pipelining
-  SS Pipelining Pit
-  Concrete
-  Fence
-  Garden + biomix
-  Hydroseeding



QUOTE

Marrieke & Dave Bos
350 Riverlaw Terrace
Saint Martins
Christchurch 8022
NEW ZEALAND

Date
4 Dec 2025

Expiry
9 Sep 2026

Quote Number
QU-4281

Reference
350 Riverlaw Terrace,
Saint Martins

GST Number
127380880

Enviroflow Ltd
612 Marshland Road
Ouruhia
Christchurch 8083
NEW ZEALAND
info@enviroflo.co.nz

Amended - Hard Surfaces

NHC advise that the hard surfaces - 24m2 concrete path - has been cash settled and not replaced and have asked us to remove this and associated costs from the quote. Removed 24m2 concrete path and concrete line pump.

Description	Quantity	Unit Price	Amount NZD
Site Establishment	1.00	750.00	750.00
Service Location	1.00	240.00	240.00
Remove and replace sewer per metre	8.00	205.00	1,640.00
Pipelining - 7m under deck with openings & junction repair	1.00	11,970.90	11,970.90
Pipelining Excavation Hole (includes labour, truck hire, spoil disposal and PVC connection)	1.00	925.00	925.00
Remove and dispose existing gully. Supply and install new gully trap and dish	1.00	370.00	370.00
Spoil Out - includes truck and dumping fees	1.00	892.50	892.50
CCTV, PS3 (Drainage Producer Statement) and As Built after repairs completed	1.00	367.50	367.50
Remove and replace sewer per metre - 50% Shared	12.00	102.50	1,230.00
Pipelining - 6m to mains - 50% Shared	1.00	3,006.94	3,006.94
Pipelining Excavation Hole (includes labour, truck hire, spoil disposal and PVC connection) - 50% Shared	1.00	925.00	925.00
Additional Labour move kerbing & gate, store, reinstate after repairs - 50% Shared	1.00	125.00	125.00
Bio Mix per m3 (Incl delivery)--50% shared	2.00	107.50	215.00
Supply and compact soil, level, hydroseed above trench lines - 50% Shared	1.00	262.50	262.50

Released under the Official Information Act 1982

Description	Quantity	Unit Price	Amount NZD
Remove and replace stormwater per m	15.00	175.00	2,625.00
Supply and install bubble up sump	1.00	577.50	577.50
Fence - remove and reinstate fence (replace if necessary) per m	6.00	273.00	1,638.00
Remove and replace stormwater per m 50% shared	29.00	87.50	2,537.50
Supply and install bubble up sump - 50% Shared	1.00	288.75	288.75
New kerb outlet --50% Shared	1.00	1,312.50	1,312.50
Remove and dispose bush/tree --50% Shared	4.00	183.75	735.00
Driveway gravel to replace above trenchlines per m3 --50% Shared	0.50	107.50	53.75
Install boxing per m - 50% Shared	5.00	8.00	40.00
Additional Labour to bucket chip in and barrow spoil out per - 50% Shared	1.00	800.00	800.00
		Subtotal	33,528.34
		TOTAL GST 15%	5,029.28
		TOTAL NZD	38,557.62

Terms

Quote is valid for 1 year from the date of issue

Description

We are pleased to submit our quotation for drainage repairs to your property.

Our quote remains valid for 1 year and is presented on the basis of offer and acceptance.

All materials purchased by Enviroflo Ltd remain the property of Enviroflo Ltd until paid for in full. An acceptance of this quote means our terms and conditions including the exclusions and clarifications have been fully read and understood and that there is an agreement under these terms.

If you require any further information or clarification, please do not hesitate to contact us.

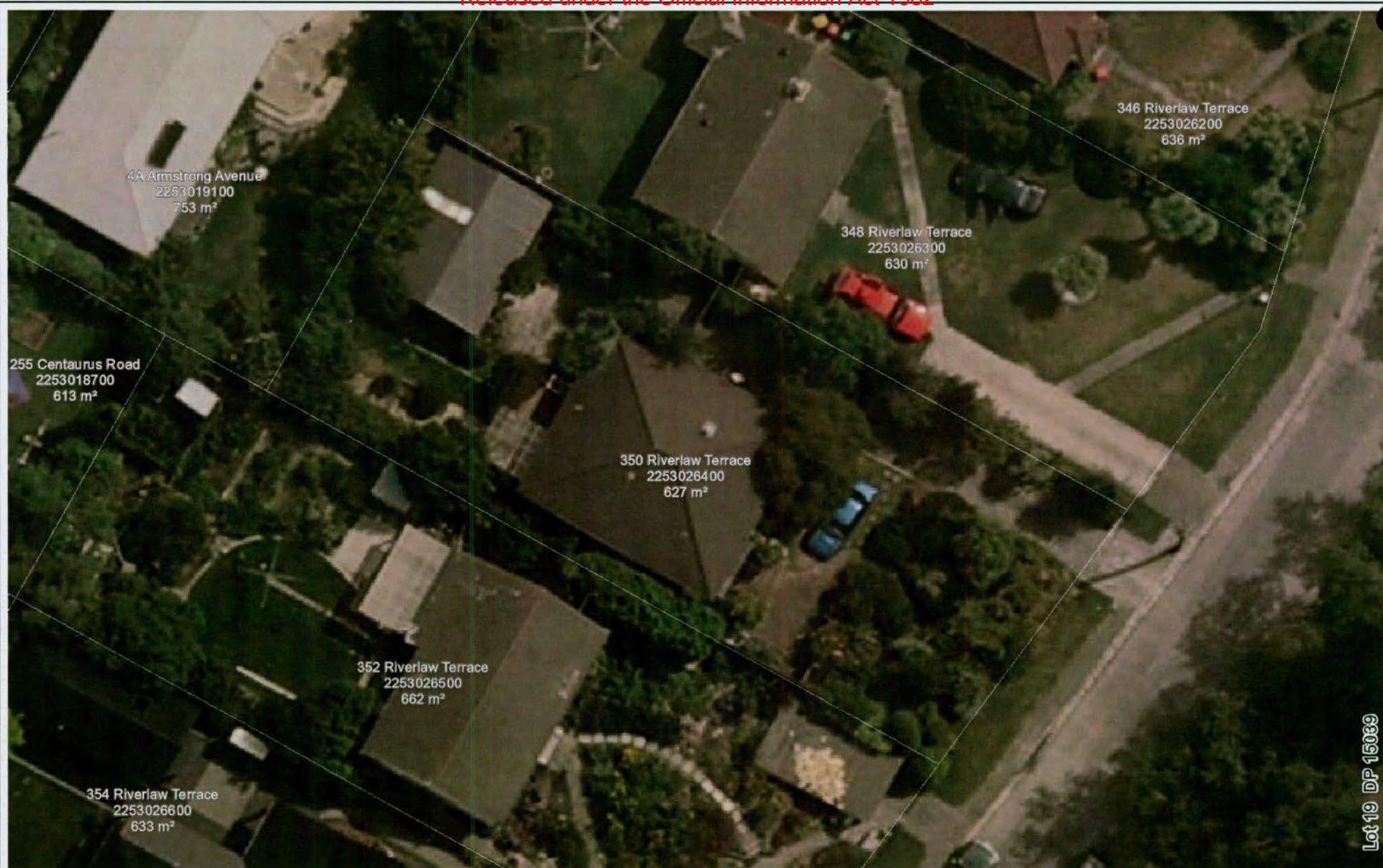
Exclusions and Clarifications:

- A variation would be required for any additional works or for any excavation beyond the depth of 1.4 meters.
- It is assumed any existing drainage lateral will be in a sound condition.
- All trenches are to be back filled and compacted with materials on site unless specified otherwise.
- We have made no allowances for isolating power or telecommunication services if required.
- No allowance has been made for the replacement of the WC riser pipes.
- We expect the site to clear of obstructions before our start date.
- We have made no allowances for any de-watering if required.

LAND DOCUMENTS

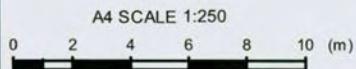
The following information contains documents relating to the land assessments that were either cash settled or declined:

The attached land document(s) help NHC Toka Tū Ake identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received



Path: L:\2000\WorkingMaterial\GIS\MapDoc_Filed_AKLC\CH-C142_S1_Martins.mxd Date: 16/09/2011 Time: 4:58:34 p.m.

Notes:



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE
ST MARTINS, CHRISTCHURCH
(C142-120739) - 350 Riverlaw Terrace

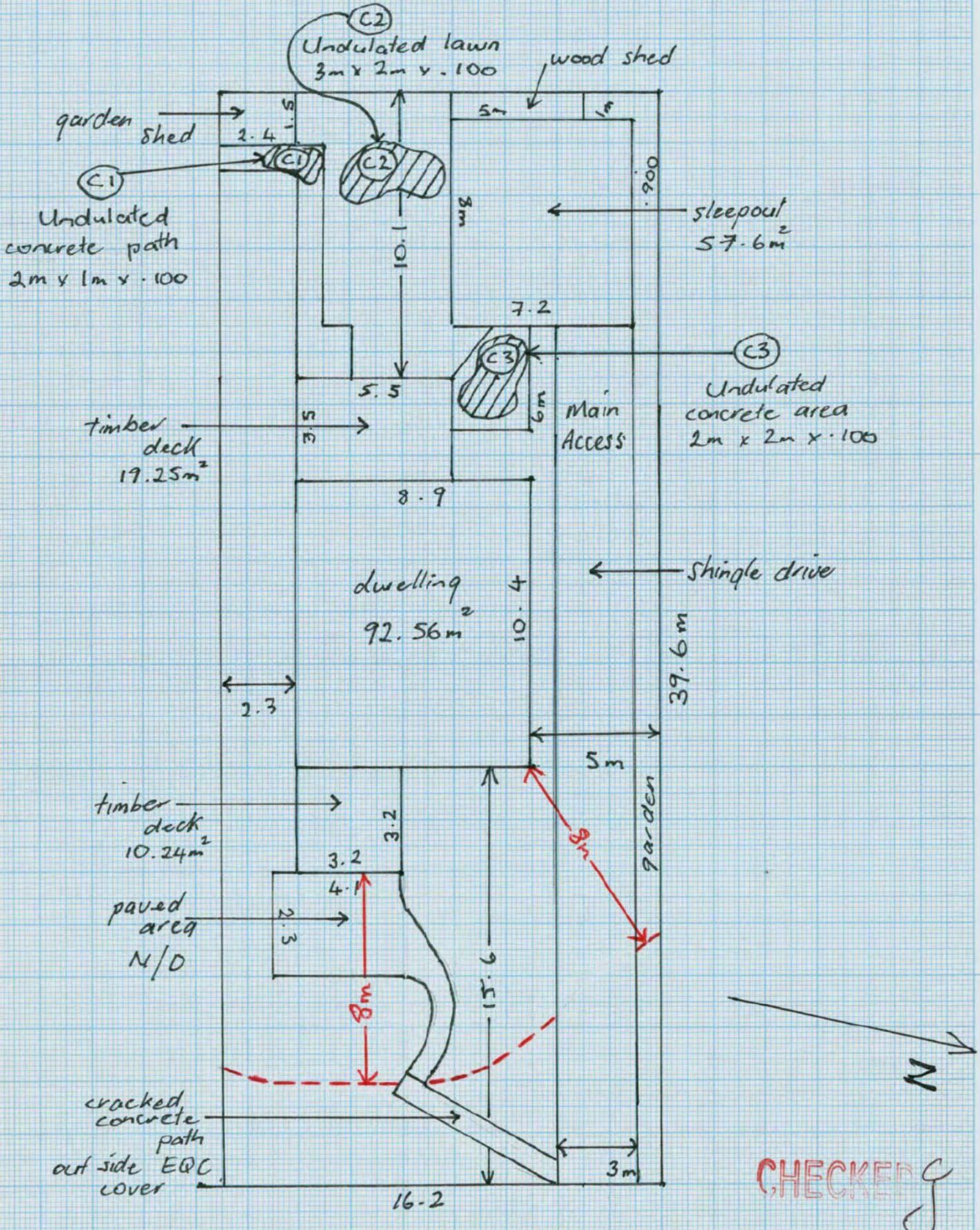
EQC Claim No: 201 _ /

Lot 19 DP 15089

by Matt O'Lonnell
14.3.2013



MICHAEL MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCH
H
M





CLM / 2011 / 061679

MICHAEL MULTHAUP
350 RIVERLAW TERRACE

SAINT MARTINS
CHRISTCHURCH

H: [REDACTED]
M: [REDACTED]

Legend Sheet Complex Flat Land Claims

Claimant:

Date: 14/3/13

Author: W. MATHEW

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access	
										E	D
C1	Concrete path.	2	1	.1	cracked surface undulated.	2m ²	2m ²	—	—	E	
C2	Lawn	3	2	.1	undulated	6m ²	6m ²	—	—	E	
C3	Concrete path.	2	2	.1	cracked surface undulated	4m ²	4m ²	—	—	E	

12m²



Inspection Summary



Completed by: W. MATENE

Date: 14/3/13 Page: 1 of 1
dd / mm / yy



CLM / 2011 / 061679
 MICHEAL MULTHAUP
 350 RIVERLAW TERRACE
 SAINT MARTINS
 CHRISTCHURCH
 H: [REDACTED]
 M: [REDACTED]

Time arrived at site: 08:00 Time left site: 09:30 Was an inspection carried out? Yes No

Customer present: Yes No Customer Name: Michael MULTHAUP

Access denied Loose dogs Other If other, please provide reason

If No inspection carried out, why not? N/A

Where an inspection has been conducted:

	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Report will come + due course</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>No visible Silt.</u>

- If there was nil damage, why was that? N/A Building removed Building repairs have fixed No visible damage

- If a potential or actual 8/9 property, was the dwelling present? N/A Building removed Building present

Land Damage to Area A? If Yes, add details
 Yes No

Land Damage to Area B? If Yes, add details
 Yes No Shingle Drive.

Land Damage to Area C? If Yes, add details
 Yes No undulating paths & lawns. Cracked concrete surfaces.

Total m² of Damaged Land: 12 m² Notional Land Damage Value @\$300/m² (Incl GST): \$3,600

No hazards. No sign of silt. undulating paths & lawns.

Next action Refer to Settlement team please. **CHECKED C**



Scope of Works

Completed by: Math O'ConnellMICHEAL MULTHAUP
350 RIVERLAW TERRACE
SAINT MARTINS
CHRISTCHURCHDate: 14.3.2013 Page: 1 of 1
dd / mm / yyDescription: **Damage to Land**

Repair Strategy: Removal and/or import materials and labour to repair land

12 m²

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³)	each					\$190	
Materials	each						

NB A Small/Minor Works cost may only be applied when there is only land repair to the site/property; a total area of damage under 15m²; no further works required

250

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	m ²	3	2	.1	6m ²	\$12	72
Undulating Lawn Areas (Type 'C') - Level and Seed	m ²	3	2	.1	6m ²	\$10	60
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,
Per hour, Per day, Per week.Cubic metre calculations must include length, breadth and depth
figures.

Square metre calculations must include length and breadth figures.

Sub-total 382

P&G, Margin & GST (Figure x 1.3662) 139.88

Total 521.88