

# 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.

Released Under the Official Information Act 1982  
**EQR Property Overview Report**

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010074181	237A MAIDSTONE ROAD, AVONHEAD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-JFS Construction Limited ***** (S092)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	03-03-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	03-03-2015

Adjustments											
				Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/155095 237A MAIDSTONE ROAD	E032	F3	0	15,098.74	15,098.74	0.00	10,091.05	10,091.05	0.00	25,189.79	25,189.79
<b>Property Total</b>			<b>0</b>	<b>15,098.74</b>	<b>15,098.74</b>	<b>0.00</b>	<b>10,091.05</b>	<b>10,091.05</b>	<b>0.00</b>	<b>25,189.79</b>	<b>25,189.79</b>

Assignments									
EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified	
CLM/2011/155095 237A MAIDSTONE ROAD		Substantive Works - Primary	CLOSED OUT-JFS Construction Limited ***** (S092)	COMPLETIONS	25,189.79	8	25,189.79	25,189.79	
		Transmitted To Hub -> Claim File Review Complete	SD CONFIRMED - SIGN OFF BKD 31/07/14 4PMsm DLC SENT TO CONTRACTOR 04-Nov-2014 BH						
<b>Property Total</b>						<b>8</b>	<b>25,189.79</b>	<b>25,189.79</b>	

Works Orders									
EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value	
CLM/2011/155095	E032-01063	Substantive Works - Primary - 06-Nov-2013	CLOSED OUT-JFS Construction Limited ***** (S092)	COMPLETIONS	Dean Douglas	Issued	08/05/2014	25,189.79	
<b>Property Total</b>								<b>25,189.79</b>	

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Main Contractor:	CLOSED OUT-JFS Construction Limited ***** (S092)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	03-03-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	03-03-2015

**Claims / Certs / Payables**

S092 CLOSED OUT-JFS Construction Limited *****												
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/155095	Subst OB	Substantive Works	7	EQR\DeanD	\$0.00	07-Aug-2014	\$15,098.74					
CLM/2011/155095	Subst BV	Scope Addition	7	EQR\DeanD	\$0.00	07-Aug-2014	\$10,091.05					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/155095	Subst OB	Substantive Works	7	EQR\DeanD	\$0.00	07-Aug-2014	\$15,098.74	Inv No.E229				
CLM/2011/155095	Subst BV	Scope Addition	7	EQR\DeanD	\$0.00	07-Aug-2014	\$10,091.05	Inv No.E229				
<b>S092</b>	<b>CLOSED OUT-JFS Construction Limited ***** Total</b>						<b>Claims</b>	<b>\$25,189.79</b>	<b>Certs</b>	<b>\$25,189.79</b>	<b>Payables</b>	<b>\$0.00</b>
<b>Property Total</b>							<b>Claims</b>	<b>\$25,189.79</b>	<b>Certs</b>	<b>\$25,189.79</b>	<b>Payables</b>	<b>\$0.00</b>

No Open Complaints / Remedial Issues on this Property

**Finalisation Documents**

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/155095	Final Account Agreement		17/07/2015
CLM/2011/155095	Construction Completion Inspection		17/07/2015
CLM/2011/155095	Practical Completion Certificate (PCC)		17/07/2015
CLM/2011/155095	Defects Liability Certificate	Riccarton	04/11/2014
CLM/2011/155095	Practical Completion Certificate	Riccarton	05/08/2014
<b>Property Total</b>			<b>Finalisation Documents Present: 5</b>

No Technical Services Referrals on this Property

Released Under the Official Information Act 1982  
**EQR Property Overview Report**

**Company** Fletcher EQR (division of FCC) as agent for EQC

**Printed Date:** 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
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Main Contractor:	CLOSED OUT-JFS Construction Limited ***** (S092)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	03-03-2015
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**Asbestos Test Information**

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/155095	237A MAIDSTONE ROAD	No	<NOT SPECIFIED>

**Property Total** **Number of Claims:** 1

**Contractors**

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S092 CLOSED OUT-JFS Construction Limited *****	Accredited	EQRC0260	Main Contractor	Substantive Works

**Property Total** **Number of Contractors:** 1



AB

## Statement of Claim Checklist / Repair Strategy

Date: 12 February 2011

Author: Adam Burns

CLM/2010/074191

BRENDA SUGRUE  
 237A MAIDSTONE ROAD  
 AVONHEAD  
 CHRISTCHURCH 8042  
 H: [REDACTED]  
 W: [REDACTED]  
 M: [REDACTED]

LA: Adam Burns

Estimator: Adrian Blake

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	✓	—	—	Take out crack. Tape, stop. Paint 4x walls
Dining Room	N	—	—	—	
Kitchen	N	—	—	—	
Family Room	N/A	—	—	—	
Bedroom 1	N	—	—	—	
Ensuite	N	—	—	—	Leaking / drip coming from waste pipe. Claimant to get plumber to investigate further
Bedroom 2	N	—	—	—	
Bedroom 3	N	—	—	—	Existing crack to wall

AB

Affix label here

AB



Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A	—			
Bathroom	N	—			
Toilet 1	Y	—		✓	replace carpet - stained from leak coming from hot water cylinder adjacent.
Toilet 2	N/A	—			
Office / Study	N/A	—			
Rumpus	N/A	—			
Entry / Hall(s)	N	—			
Stairwell	N	—			
Laundry	N	—			
Garage	N	—			
Other	N	—			

SA.....  
Initials



Affix label here

AS

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

A.A.  
(Initials)

Affix label here

AB

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N/A	
Services	N	
Other Dwelling Items	N	
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.

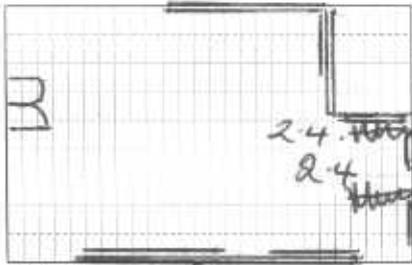
Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

**Signature of Claimant:** *B. a. Ingham* ..... **Dated:** *1.2.2011* .....

.....  
(Initials)

Date: 12/2/11	Claim Number: 2010/ 074181	Estimator Name: Adrian Beche.
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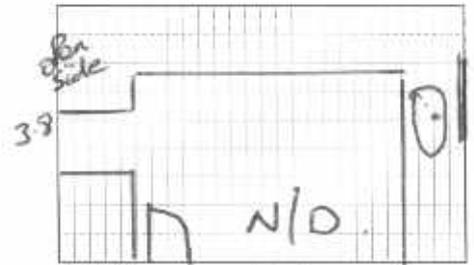
### Dwelling Inspection Checklist: Show measurements indicate damage



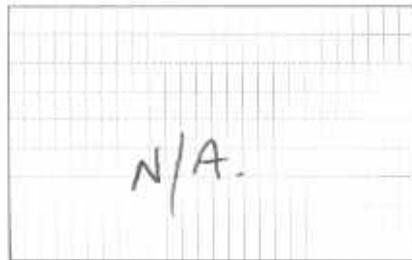
Lounge 6.4



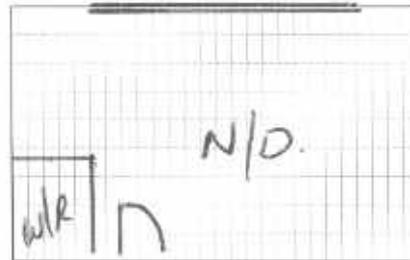
Dining Room 2.9



Kitchen 3.3



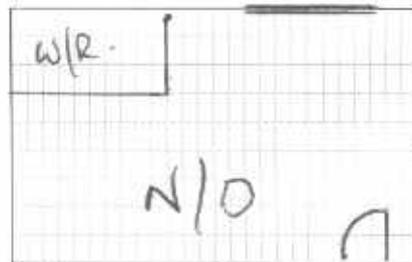
Family Room



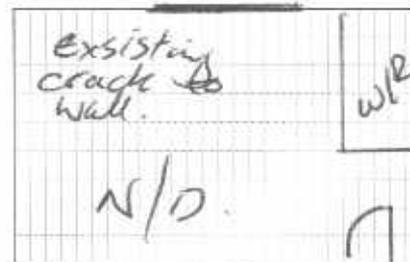
Bed 1 3.4



Ensuite 2



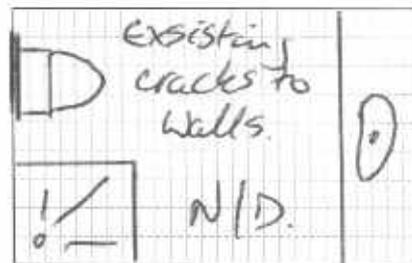
Bed 2 4



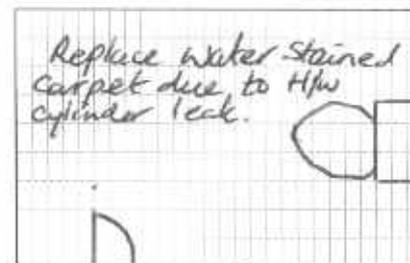
Bed 3 4.5



Bed 4



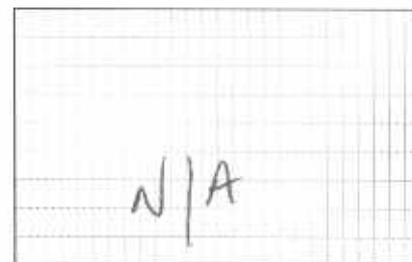
Bathroom 2.5



Toilet 1 1.5



Toilet 2



Office/Study



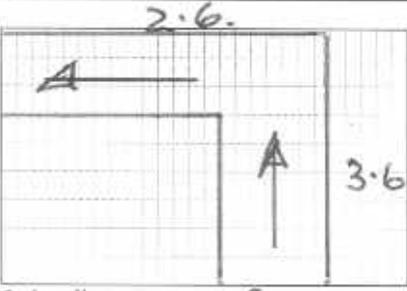
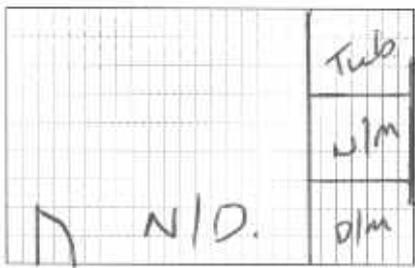
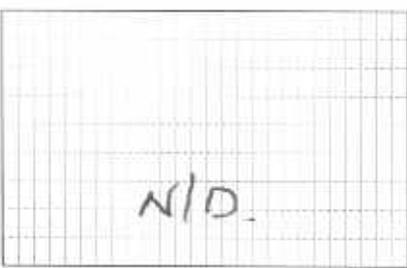
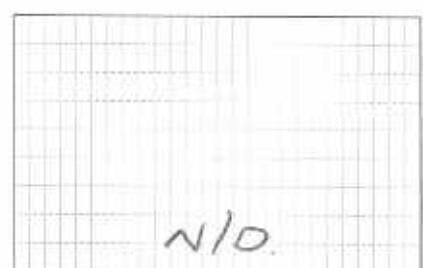
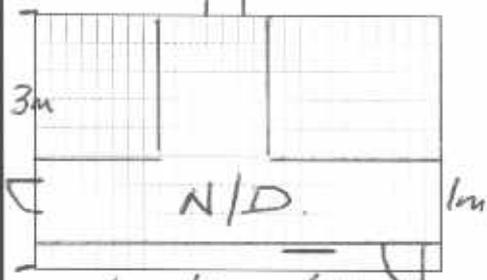
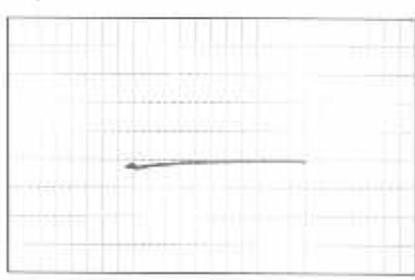
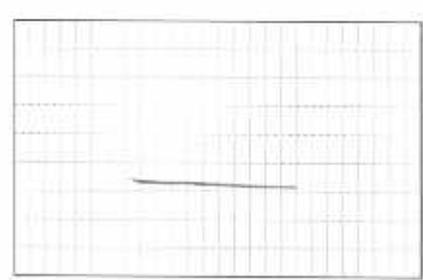
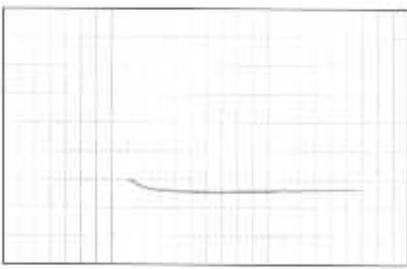
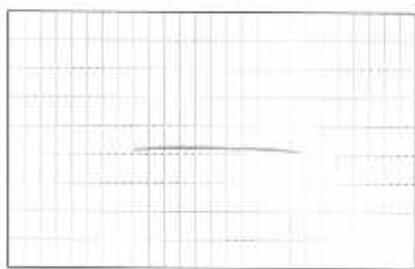
Rumpus



Entry/Hall(s) 1.5

Date: 12/2/11	Claim Number: 2010/ 074181	Estimator Name: Adrian Bloke.
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**Dwelling Inspection Checklist: Show measurements indicate damage**

 <p>Stairwell</p>	 <p>Laundry</p>	 <p>Outbuilding/Garage</p>
 <p>roof 1.2</p>	 <p>foundations</p>	 <p>External walls</p>
 <p>Landing</p>		
		

Legend:

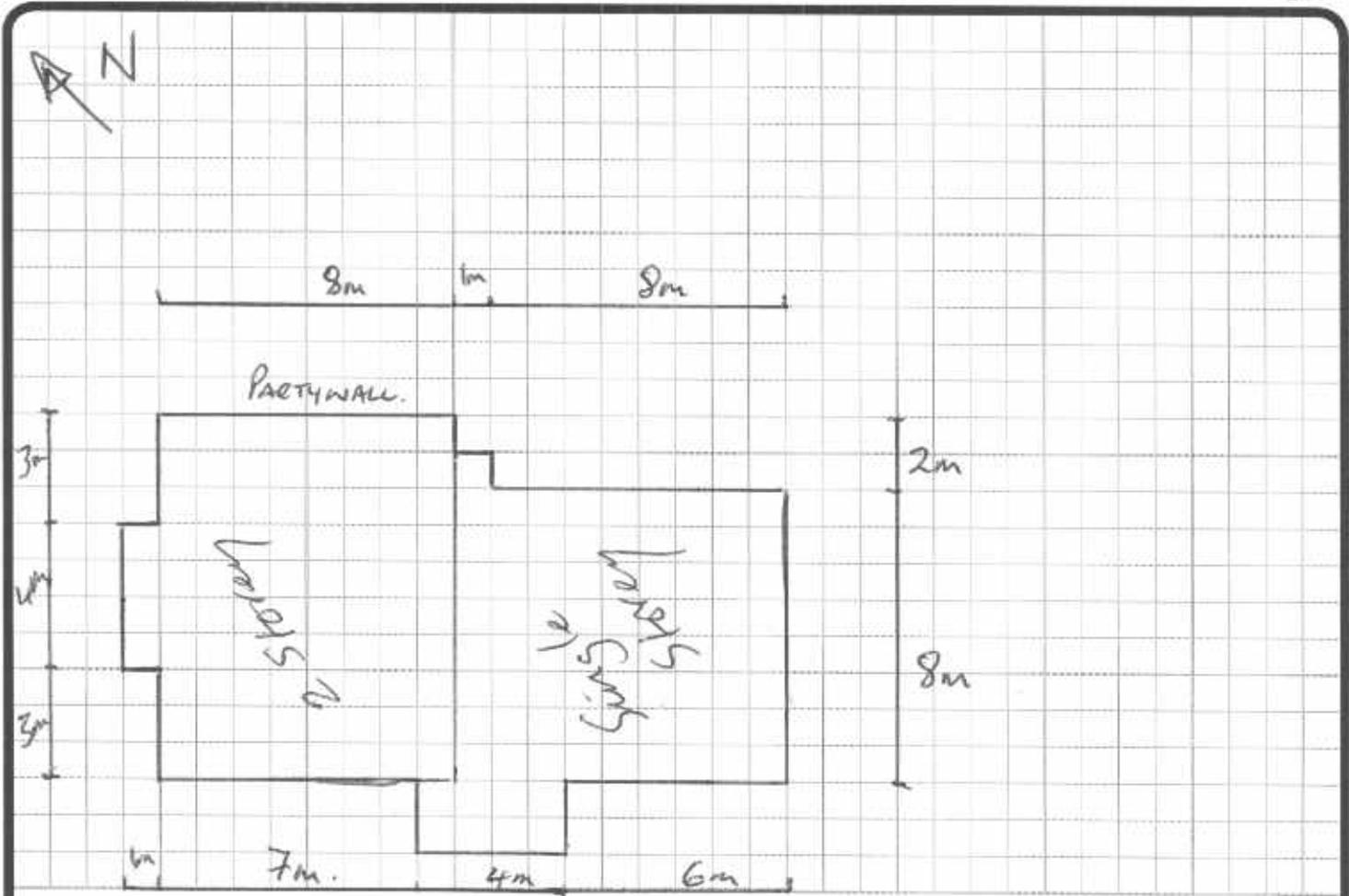
	Crack to ceiling (show length)
	Crack to wall (show length)
	External damage
	Foundation damage

A

AS

Date: 12/2/11	Claim Number: 2010/ 074181	Estimator Name: Adrian Blake.
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**Dwelling Inspection Checklist: Show measurements indicate damage**



Area m <sup>2</sup> :	176
Stud Heights:	2.4
Wall Finish:	<input checked="" type="radio"/> Wallpaper <input type="radio"/> Plastered <input checked="" type="radio"/> Paint Finish
Other:	—
Services:	Specify Damages: —
Chimneys:	Construction Type: — Height: — Damage Description: Above Roof    Below Roof    Total Repair
Foundations Damage:	Timber    Concrete Ring <input checked="" type="radio"/> Concrete Slab    Other (Specify): Minor    Moderate    Severe House Moved off Foundations? Concrete Slab Cracked? Crack Width: ..... Crack Length: .....
Roof:	Framed <input checked="" type="radio"/> Trussed Type: Clay Tiles    Concrete Tiles <input checked="" type="radio"/> Rolled Metal    Other Damage:
Cladding Type:	<input checked="" type="radio"/> Weatherboard <input checked="" type="radio"/> Brick Veneer    Hardi Plank    Other



# Calculation Sheet

Office Use Only

CLM/2010/074181

Date: 19.2.2011

Author: MIKE FORREST

BRENDA SUGRUE  
 237A MAIDSTONE ROAD  
 AVONHEAD  
 CHRISTCHURCH 8042  
 H: XXXXXXXXXX  
 W:  
 M:

LA: ADAM BURNS

Estimator: ADRIAN BLAKE

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	Rake out, stop cracks.	hr				1	45	45
	Materials	qa				1	5	5
	Paint wall	m <sup>2</sup>	23.6	2.4		52.64	24	1359.36
Dining Room								
Kitchen								
Family Room								
Bedroom 1								
Ensuite								
Bedroom 2								
Bedroom 3								

Affix label here

Calculation Sheet - Page 2

2010/074181

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom								
Toilet 1	UPLIFT & RELAY NEW CARPET MINIMUM CHARGE INCLUDES : NEW CARPET REPAIR LEAK (REF INVOICE APPLIED)	1				1	300	300.00
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)								
Stairwell								
Laundry								
Garage								
Sub total (Page 2)								300.00

C. Ewens  
000043

Affix label here

Calculation Sheet – Page 3

2010 / 074181

Room		Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Roof									
EXTERNAL WALLS	North								
	South								
	East								
	West								
Decks									
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								
Sub total (Page 3)									

Affix label here

Calculation Sheet – Page 4

2010 / 074181

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations								
Piling								
Services								
Other Dwelling Items								
Out-buildings								
Land and Retaining Walls								

Sub-total - Page 4

	Sub total – Page 1:	1409.36
	Page 2:	300.00
	Page 3:	—
	Page 4:	—
		1709.36
	+ P&G, Margin & GST Figure:	625.97
	TOTAL:	2335.33

C. Ewens  
000043

## 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:** BRENDA SUGRUE

### Assessment of Property at 237A MAIDSTONE ROAD, AVONHEAD, CHRISTCHURCH 8041 on 21/10/2011

#### Site

Element	Damage	Repair	
Land (Exposed - Soil - 342.00 m2)			
Land (Under dwelling - Soil - 130.00 m2)			
Main Access (Drive - Concrete - 48.00 m2)	Damaged surface	Not covered by EQC	1.00 item

#### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 45.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 45.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Elevation (West wall)

Element	Damage	Repair
No Damage		

#### Elevation (South wall)

Element	Damage	Repair
No Damage		

#### Elevation (East wall)

Element	Damage	Repair
No Damage		

#### Elevation (North wall)

Element	Damage	Repair
No Damage		

#### Elevation (North level one)

Element	Damage	Repair
No Damage		

#### Elevation (East level one)

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

No Damage

**Elevation (South level one)**

Element	Damage	Repair
No Damage		

**Elevation (West level one)**

Element	Damage	Repair
No Damage		

**Roof**

Element	Damage	Repair
No Damage		

**Foundations**

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 150.00 m2)	Cosmetic cracking	Patch rough cast plaster	0.90 m2

**Interior****Ground Floor - Lounge**

Room Size: 4.91 x 6.33 = 31.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 31.08 m2)	Cosmetic Damage	Gap fill and paint trims	22.48 l/m
	Damaged electrical fittings	Remove, dispose and replace light fitting	2.00 No of fitting
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Double glass panel door - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	2.00 No of
Floor (Concrete - Carpet - 31.08 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.95 m2)	Cosmetic damage	Rake out, plaster and paint	53.95 m2
Window (Aluminium Awning - Pane single glazed - 5.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	23.00 l/m

**Ground Floor - Kitchen (Dining)**

Room Size: 2.90 x 7.00 = 20.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.30 m2)	Cosmetic Damage	Gap fill and paint trims	19.80 l/m
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Double glass panel door - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	2.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 20.30 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Impact damage	Realign doors	2.00 No of
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		

Skylight (Fixed Opening - Timber - 1.00 item)	Cosmetic damage	Paint walls	2.80 m2
Wall covering (Gib - Paint - 63.36 m2)	Cosmetic damage	Rake out, plaster and paint	63.36 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	3.00 l/m
Work top (Kitchen work top - Laminate - 5.20 l/m)	No Earthquake Damage		

**Ground Floor - Hallway**

Room Size: 0.90 x 9.50 = 8.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 8.55 m2)	Damaged electrical fittings	Remove, dispose and replace light fitting	1.00 No of
Door (External) (Single solid Door - Timber - 1.00 item)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (Concrete - Carpet - 8.55 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 49.92 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

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

Room Size: 1.10 x 1.50 = 1.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair	
No Damage			

**Ground Floor - Bathroom**

Room Size: 2.50 x 1.75 = 4.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Vanity single specification - 1.00 item)	Fitment damage	Remove and re-silicon	1.00 l/m
Ceiling (Gib - Stipple - 4.38 m2)	Damaged electrical fittings	Remove, dispose and replace light fitting	1.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Tiles - 4.38 m2)	Cosmetic damage	Grind out and silicon tile perimeter	1.80 l/m
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.40 m2)	Cosmetic damage	Rake out, plaster and paint	20.40 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	2.20 l/m

**Ground Floor - Internal Garage**

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 36.00 m2)	Cosmetic Damage	Rake out, plaster and paint	36.00 m2
Door (External) (Single glass door - Aluminium - 1.00 item)	Cosmetic damage	Gap fill and paint jambs / sills	5.40 l/m
Floor (Concrete - Concrete - 36.00 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 2.00 No of)	No Earthquake Damage		

Wall covering (Gib - Paint - 57.60 m2)	Cosmetic damage	Rake out, plaster and paint	57.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	3.00 l/m

**Ground Floor - Bedroom**

Room Size: 5.40 x 3.40 = 18.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 18.36 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	18.36 m2
	Damaged electrical fittings	Remove, dispose and replace light fitting	3.00 No of
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 18.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 42.24 m2)	No Earthquake Damage		

**Ground Floor - Laundry**

Room Size: 1.80 x 1.85 = 3.33 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 3.33 m2)	No Earthquake Damage		
Door (External) (Single glass door - Aluminium - 1.00 item)	Cosmetic damage	Paint jambs and trims	1.00 No of
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 3.33 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 17.52 m2)	Cosmetic damage	Rake out, plaster and paint	17.52 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	2.40 l/m

**Ground Floor - Stairwell**

Room Size: 0.90 x 4.30 = 3.87 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.50 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 3.87 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 3.87 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	1.35 m2
Handrails (Bar - Timber - 4.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 4.50 l/m)	Impact damage	Gap fill and paint stringers	9.00 l/m
Wall covering (Gib - Paint - 36.40 m2)	No Earthquake Damage		

**First Floor - Bedroom (North west)**

Room Size: 3.40 x 4.40 = 14.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 14.96 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
	Cosmetic damage	Repaint door and trim	1.00 No of
Floor (Chipboard - Carpet - 14.96 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.44 m2)	Cosmetic damage	Rake out, plaster and paint	37.44 m2

Window (Aluminium Awning - Pane single glazed - 1.00 No of)      Cosmetic damage      Gap fill and paint jambs / sills      5.00 l/m

**First Floor - Bedroom (South west)**

Room Size: 4.00 x 3.60 = 14.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 14.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 14.40 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	14.40 m2
Wall covering (Gib - Paint - 36.48 m2)	Cosmetic damage	Rake out, plaster and paint	36.48 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.50 l/m

**First Floor - Hallway**

Room Size: 0.90 x 8.00 = 7.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.20 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 4.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 7.20 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	7.20 m2
Wall covering (Gib - Paint - 42.72 m2)	Cosmetic damage	Rake out, plaster and paint	42.72 m2

**First Floor - Bathroom**

Room Size: 2.00 x 2.60 = 5.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Stipple - 5.20 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Door (Internal) (Single sliding - MDF - 1.00 No of)	Cosmetic damage	Realign door	1.00 No of
	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 5.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 22.08 m2)	Cosmetic damage	Grind out and re-grout tiles	4.00 l/m
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	2.50 l/m

**First Floor - Bathroom**

Room Size: 2.85 x 1.50 = 4.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 4.28 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 2.00 No of)	Cosmetic damage	Repaint total door surround	2.00 No of
Floor (Chipboard - Carpet - 4.28 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		

Skylight (Fixed Opening - Timber - 1.00 item)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 19.14 m2)	Cosmetic damage	Rake out, plaster and paint	19.14 m2

**Scope of Works - Glossary of Terms**

<b>Cosmetic Damage</b>	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'.
<b>Impact Damage</b>	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.
<b>Structural Damage</b>	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**

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
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## EQC Full Assessment Report

**Claim Number:** CLM/2011/155095  
**Claimant:** BRENDA SUGRUE  
**Property Address:** 237A MAIDSTONE ROAD  
 AVONHEAD  
 CHRISTCHURCH 8041

**Assessment Date:** 21/10/2011 07:56  
**Assessor:** Wright (6131), Mike  
**Estimator:** Skene, Jason  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	BRENDA, SUGRUE				
Trust	Greg and Brenda Sugrue				

## Insurance &amp; Mortgage Details

## Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Vero	Dwelling			

## Insurance Details - Added in COMET

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

## Insurance Details - Comments

## Mortgage Details - From Claim Centre

**Bank**

## Mortgage Details - Added in COMET

**Bank**  
 No Mortgage

## Mortgage Details - Comments

## Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

## Hazards

**Hazards:** None  
**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	2	Standard	Post 1980	Rectangular	178.65

## Full Assessment

### Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	Damaged surface			
			Not covered by EQC	1.00 item	0.00	0.00

#### General Comments:

### Services

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

#### General Comments:

### Main Building

#### Exterior

##### Elevation (West wall)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (18m x 2.4m ). Brick veneer.

##### Elevation (South wall)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (10m x 2.4) 7.5m brick veneer , 2.5m timber weatherboard.

##### Elevation (East wall)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (17m x 2.4m). 7.5m brick veneer , 2m timber weatherboard , 7.5m concrete block party fire wall.

##### Elevation (North wall)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (11m x 2.4m) 9.5m timber painted weatherboard , historic weather damage . 1.5m brick veneer.

##### Elevation (North level one)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (8.5m x 2.4m) painted texture coat .

##### Elevation (East level one)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (5m x 2.4m) painted texture coat.

##### Elevation (South level one)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (5m x 2.4m). Painted texture coat.

##### Elevation (West level one)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** (3m x 2.4m) texture coat painted.

#### Roof

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

**General Comments:** 45degree pitch rolled roof , colour steel.

**Foundations**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Patch rough cast plaster	0.90 m2	85.00	76.50

**General Comments:** Splash coat repair south and west elevations.

**Ground Floor - Lounge**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint trims	22.48 l/m	17.00	382.16
			Damaged electrical fittings			
			Remove, dispose and replace light fitting	2.00 No of	105.00	210.00
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Double glass panel door	Timber	Cosmetic damage			
			Ease and repaint door/varnish	2.00 No of	130.00	260.00
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	53.95 m2	27.00	1,456.65
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	23.00 l/m	12.00	276.00

**General Comments:**

**Ground Floor - Kitchen (Dining)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint trims	19.80 l/m	17.00	336.60
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Double glass panel door	Timber	Cosmetic damage			
			Ease and repaint door/varnish	2.00 No of	130.00	260.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	Impact damage			
			Realign doors	2.00 No of	50.00	100.00
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Skylight	Fixed Opening	Timber	Cosmetic damage			
			Paint walls	2.80 m2	29.00	81.20
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	63.36 m2	27.00	1,710.72
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	3.00 l/m	12.00	36.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:** Part raking ceiling, cupboard doors are pantry doors. Part flooring vinyl but not damaged.

**Ground Floor - Hallway**

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Damaged electrical fittings			
			Remove, dispose and replace light fitting	1.00 No of	105.00	105.00
Door (External)	Single solid Door	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	185.00	185.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

**General Comments:** Open to stairwell. 6 internal doors accounted for in adjoining rooms.**Ground Floor - Room (Other) (Storeroom)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bathroom****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	Fitment damage			
			Remove and re-silicon	1.00 l/m	18.00	18.00
Ceiling	Gib	Stipple	Damaged electrical fittings			
			Remove, dispose and replace light fitting	1.00 No of	105.00	105.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Chipboard	Tiles	Cosmetic damage			
			Grind out and silicon tile perimeter	1.80 l/m	22.00	39.60
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	20.40 m2	27.00	550.80
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	2.20 l/m	12.00	26.40

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	36.00 m2	27.00	972.00
Door (External)	Single glass door	Aluminium	Cosmetic damage			
			Gap fill and paint jambs / sills	5.40 l/m	13.00	70.20
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	57.60 m2	27.00	1,555.20
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	3.00 l/m	12.00	36.00

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

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (excludes painting)	18.36 m2	34.00	624.24
			Damaged electrical fittings			
			Remove, dispose and replace light fitting	3.00 No of	105.00	315.00
Door (External)	Sliding / Ranch sliding door	Aluminium	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	13.00	78.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

**General Comments:****Ground Floor - Laundry**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	Cosmetic damage			
			Paint jambs and trims	1.00 No of	63.00	63.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	17.52 m2	27.00	473.04
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	2.40 l/m	12.00	28.80

**General Comments:****Ground Floor - Stairwell**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	1.35 m2	66.00	89.10
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	Impact damage			
			Gap fill and paint stringers	9.00 l/m	28.00	252.00
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Open plan hallway and first floor hallway. Stair floors repairs are to landings.

**First Floor - Bedroom (North west)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
			Cosmetic damage			
			Repaint door and trim	1.00 No of	140.00	140.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	37.44 m2	27.00	1,010.88
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			

Window	Aluminium Awning	Pane single glazed	Gap fill and paint jambs / sills	5.00 l/m	12.00	60.00
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**General Comments:****First Floor - Bedroom (South west)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	14.40 m2	66.00	950.40
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	36.48 m2	27.00	984.96
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.50 l/m	12.00	54.00

**General Comments:****First Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	7.20 m2	66.00	475.20
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	42.72 m2	27.00	1,153.44

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Door (Internal)	Single sliding	MDF	Cosmetic damage			
			Realign door	1.00 No of	90.00	90.00
			Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Grind out and re-grout tiles	4.00 l/m	50.00	200.00
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	2.50 l/m	12.00	30.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			

**Released Under the Official Information Act 1982**

Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Repaint total door surround	2.00	No of	126.00
						63.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Skylight	Fixed Opening	Timber	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	19.14	m2	516.78
						27.00

**General Comments:** Ceiling has existing non- earthquake damage. Second door surround is to shower door.

**Fees**

**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,518.52

**Overheads**

Name	Estimate
Preliminary and general	1,352.47
Margin	1,977.69
GST	3,263.18

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Foundations	76.50
	Roof	0.00
	Elevation (East level one)	0.00
	Elevation (East wall)	0.00
	Elevation (North level one)	0.00
	Elevation (North wall)	0.00
	Elevation (South level one)	0.00
	Elevation (South wall)	0.00
	Elevation (West level one)	0.00
	Elevation (West wall)	0.00
	76.50	

Floor	Description	Estimate
First Floor	Bathroom	1,088.78
	Bedroom (North west)	1,300.88
	Bedroom (South west)	2,052.36
	Hallway	1,628.64
	6,070.66	

Ground Floor	Bathroom	802.80
	Bedroom	1,017.24
	Hallway	290.00
	Internal Garage	2,633.40
	Kitchen (Dining)	2,524.52
	Laundry	564.84
	Lounge	2,584.81
	Room (Other) (Storeroom)	0.00
	Stairwell	341.10
	10,758.71	

16,829.37

### Fees

Description	Estimate
Contents movement fee	1,518.52
	1,518.52

### Overheads

Description	Estimate
Preliminary and general	1,352.47
Margin	1,977.69
GST	3,263.18
	6,593.34

**Total Estimate** 25,017.73

## Inspection Sign Off

Description	Answer	comments
<b>Contents Damage</b>		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
<b>Land Damage</b>		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
<b>Was a full inspection done?</b>		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete floor.
<b>Decline Claim</b>		
Recommend Declining Claim	No	
<b>Next Action:</b>		

### Previous Claim Numbers (recorded manually in field)

- 2010/074181

### File Notes

<b>Date Created:</b>	20/10/2011 09:50
<b>Created :</b>	Wright (6131), Mike
<b>Subject:</b>	Damage overview
<b>Note:</b>	1980's, 3 bedroom brick veneer and coloursteel roof townhouse, the front one of 2 adjoining. Habitable and weathertight. Damage is mainly cosmetic and comprises wall and ceiling lining cracks internally. Flat front section with good access.
<b>Next Action:</b>	
<b>Date Created:</b>	22/10/2012 06:49
<b>Created :</b>	Administrator, Alchemy
<b>Subject:</b>	Assessment Address Changed
<b>Note:</b>	From:237A MAIDSTONE ROAD, CHRISTCHURCH CITY, CHRISTCHURCH To:237A MAIDSTONE ROAD, AVONHEAD, CHRISTCHURCH
<b>Next Action:</b>	
<b>Date Created:</b>	01/11/2013 00:05
<b>Created :</b>	Administrator, Alchemy
<b>Subject:</b>	COMET sent to EQR on 01/11/2013
<b>Note:</b>	COMET sent to EQR on 01/11/2013
<b>Next Action:</b>	

### Urgent Works Items

Contractor: JFS Construction  
 Supervisor: Craig Kyle  
 Asbestos test: Yes/No  
 Electrical Test: Yes/No

### EQC Claim Assessment

<b>Address</b>	237A MAIDSTONE ROAD, AVONHEAD, CHRISTCHURCH, 8041	<b>EQC Claim Number</b>	CLM/2011/155095
<b>Hazards</b>	None	<b>EQC Assessor (L,F)</b>	Wright (6131), Mike
<b>Inspection Date</b>	21-Oct-2011	<b>Placard</b>	No Sticker
<b>Status</b>	Current	<b>EQC Estimator (L,F)</b>	Skene, Jason

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
SUGRUE BRENDA	[REDACTED]	+64	+64	

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
<b>Water Supply</b>	Town Connection, Plastic	45 m
<b>Sewerage</b>	Town Connection, PVC Pipe	45 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
<b>Land</b>	Exposed, Soil	342 m2
<b>Land</b>	Under dwelling, Soil	130 m2
<b>Main Access</b>	Drive, Concrete	48 m2
	Damaged surface Not covered by EQC	1 Item

<b>MAIN BUILDING</b>	<b>Age</b> Post 1980	<b>Area</b> 178.6m2	<b>Footprint</b> Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West wall)</b>	<del>Brick veneer</del>	
<b>Comments:</b>	(18m x 2.4m). Brick veneer.	

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (South wall)</b>		
<b>Comments:</b>	(10m x 2.4) 7.5m brick veneer , 2.5m timber weatherboard.	

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (East wall)</b>		
<b>Comments:</b>	(17m x 2.4m). 7.5m brick veneer , 2m timber weatherboard , 7.5m concrete block party fire wall.	

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North wall)</b>		
<b>Comments:</b>	(11m x 2.4m) 9.5m timber painted weatherboard , historic weather damage . 1.5m brick veneer.	

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North level one)</b>		

Comments: (8.5m x 2.4m) painted texture coat .

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (East level one)</b>		

Comments: (5m x 2.4m) painted texture coat.

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (South level one)</b>		

Comments: (5m x 2.4m). Painted texture coat.

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West level one)</b>		

Comments: (3m x 2.4m) texture coat painted.

Element	Description / Damage / Repair Strategy	Measure
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**Foundations**

Slab foundation	Concrete Slab, Concrete (150.00 m2) Cosmetic cracking Ratch rough cast plaster	0.9 m2
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Comments: Splash coat repair south and west elevations.

Element	Description / Damage / Repair Strategy	Measure
<b>Roof</b>	Retix T and G soffit 2m <sup>2</sup> 5m x 1/2 = 9.6m <sup>2</sup> and paint 9.6m <sup>2</sup>	

Comments: 45degree pitch rolled roof , colour steel.

**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Lounge (L=6.3m W=4.9m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (5.00 No of) Cosmetic damage Gap fill and paint jambs / sills	23 m
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Floor Concrete, Carpet (31.08 m2)

Door (Internal)	Double glass panel door, Timber (1.00 No of) Cosmetic damage Ease and repaint door/varnish	2 No of
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Heating Electric, Heat pump (1.00 Item)

Ceiling	Gib, Paint (31.08 m2) Cosmetic Damage Gap fill and paint trim ceiling	22.48 m
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Damaged electrical fittings  
Remove, dispose and replace light fitting 2 No of

Wall covering	Gib, Paint (53.95 m2) Cosmetic damage Rake out, plaster and paint	53.95 m2
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Door (External) Sliding / Ranch sliding door, Aluminium (1.00 Item)

Room - Additional Notes: gap fill and paint jamb btm

**Kitchen Dining (L=7.0m W=2.9m H=3.2m)**

EQC Claim Number CLM/2011/155095

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		3 m
Floor	Concrete, Carpet (20.30 m2)	300 fill and Paint Jambs 5mm.	
Door (Internal)	Double glass panel door, Timber (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish		2 No of
Range ( Free standing oven )	Electric, Standard Electric (1.00 Item)		
Skylight	Fixed Opening, Timber (1.00 Item)	re fix architraves and paint 10mm	
	Cosmetic damage		
	Paint walls		2.8 m2
Ceiling	Gib, Paint (20.30 m2)	Remove	
	Cosmetic Damage		
	Gap fill and paint trims		19.8 m
Wall covering	Gib, Paint (63.36 m2)	RO 10mm and Paint	
	Cosmetic damage		
	Rake out, plaster and paint		63.36 m2
Work top	Kitchen work top, Laminate (5.20 m)		
Kitchen joinery	Medium Spec, MDF (1.00 Item)		
	Impact damage		
	Realign doors	x 4.	2 No of
Range Hood	Over Head, Standard spec (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 Item)		

**Room - Comments:** Part raking ceiling, cupboard doors are pantry doors. Part flooring vinyl but not damaged.

**Room - Additional Notes:** mobile scaffolding allowance!

**Hallway (L=9.5m W=0.9m H=2.4m)**

Floor	Concrete, Carpet (8.55 m2)	Remove	
Ceiling	Gib, Stipple (8.55 m2)		
	Damaged electrical fittings		
	Remove, dispose and replace light fitting		1 No of
Wall covering	Gib, Paint (49.92 m2)	Paint only.	
Door (External)	Single solid Door, Timber (1.00 Item)	ease door and varnish.	
	Cosmetic damage		
	Ease and repaint door		1 No of
Window	Timber medium, Pane single glazed (1.00 No of)		

**Room - Comments:** Open to stairwell. 6 internal doors accounted for in adjoining rooms.

**Room - Additional Notes:** ~~Paint~~ ~~Paint~~ ~~Paint~~

**Room (Other) Storeroom (L=1.5m W=1.1m H=2.0m)**

EQC Claim Number CLM/2011/155095

**Room - Additional Notes:****Bathroom (L=1.8m W=2.5m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		2.2 m
Floor	Chipboard, Tiles (4.38 m2)		
	Cosmetic damage		
	Grind out and silicon tile perimeter	5M.	1.8 m
Shower	Cubical shower unit, Acrylic shower (0.81 m2)		
Wall covering	Gib, Paint (20.40 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		20.4 m2
Ceiling	Gib, Stipple (4.38 m2)	gap fill and paint only	
	Damaged electrical fittings		
	Remove, dispose and replace light fitting.		1 No of
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
	Cosmetic damage	Remove	
	Repaint total door surround		1 No of
Toilet	Standard, Standard Spec (1.00 Item)		
Bathroom sink	Vanity single, Standard specification (1.00 Item)		
	Fitment damage		
	Remove and re-silicon		1 m

**Room - Additional Notes:****Internal Garage (L=6.0m W=6.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		3 m
Floor	Concrete (36.00 m2)		
Ceiling	Gib, Paint (36.00 m2)	2.0 10M and paint	
	Cosmetic Damage		
	Rake out, plaster and paint		36 m2
Wall covering	Gib, Paint (57.60 m2)	2.0 5M and paint	
	Cosmetic damage		
	Rake out, plaster and paint		57.6 m2
Door (External)	Single glass door, Aluminium (1.00 Item)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		5.4 m
Garage door	Tilt-a-door Metal, Steel (2.00 No of)		

**Room - Additional Notes:**

**Bedroom (L=3.4m W=5.4m H=2.4m)**

Floor	Concrete, Carpet (18.36 m2)		
Wall covering	Gib, Paint (42.24 m2)		
Ceiling	Gib, Stipple (18.36 m2)	<i>gap fill and paint</i>	
	Cosmetic Damage		
	Scrape off, rake out, fill, restipple (excludes painting)		<del>18.36 m2</del>
	Damaged electrical fittings		
	Remove, dispose and replace light fitting.		3 No of
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 Item)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		6 m

**Room - Additional Notes:**

**Laundry (L=1.9m W=1.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		2.4 m
Floor	Concrete, Vinyl (3.33 m2)		
Ceiling	Gib, Stipple (3.33 m2)		
Wall covering	Gib, Paint (17.52 m2)	<i>include hotwater cupboard 19m<sup>2</sup></i>	
	Cosmetic damage		
	Rake out, plaster and paint		<del>17.52 m2</del>
Wash tub	Single, Stainless Steel (1.00 Item)		
Door (External)	Single glass door, Aluminium (1.00 Item)		
	Cosmetic damage		
	Paint jambs and trims		1 No of
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		

**Room - Additional Notes** *add paint door surround internal*

**Stairwell (L=4.3m W=0.9m H=3.5m)**

Handrails	Bar, Timber (4.00 m)		
Stairs (Internal)	Box, MDF (4.50 m)		
	Impact damage		
	Gap fill and paint stringers		9 m
Floor	Chipboard, Carpet (3.87 m2)		
	Impact damage		
	Lift covering, screw / nail floor and relay covering		1.35 m2
Wall covering	Gib, Paint (36.40 m2)	<i>Paint only.</i>	
Ceiling	Gib, Stipple (3.87 m2)		

EQC Claim Number CLM/2011/155095

**Room - Comments:** Open plan hallway and first floor hallway. Stair floors repairs are to landings.

**Room - Additional Notes:**

**First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Bedroom North west (L=4.4m W=3.4m H=2.4m)</b>		
Window	Aluminium Awning, Pane single glazed (1.00 No of) Cosmetic damage Gap fill and paint jambs / sills	5 m
Floor	Chipboard, Carpet (14.96 m2) UP lift carpet, reffix 2m <sup>2</sup> renovate carpet	
Wall covering	Gib, Paint (37.44 m2) Cosmetic damage 4m <sup>2</sup> and paint Rake out, plaster and paint	37.44 m2
Ceiling	Gib, Stipple (14.96 m2)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of) Cosmetic damage Ease door Repaint door and trim	1 No of 1 No of

**Room - Additional Notes:**

<b>Bedroom South west (L=3.6m W=4.0m H=2.4m)</b>		
Window	Aluminium Awning, Pane single glazed (1.00 No of) Cosmetic damage Gap fill and paint jambs / sills	4.5 m
Floor	Chipboard, Carpet (14.40 m2) Impact damage Lift covering, screw / nail floor and relay covering	14.4 m2
Wall covering	Gib, Paint (36.48 m2) Cosmetic damage Rake out, plaster and paint	36.48 m2
Ceiling	Gib, Stipple (14.40 m2) Gap fill and paint 4m <sup>2</sup>	
Door (Internal)	Single Hollow Core, MDF (1.00 No of) Cosmetic damage Repaint total door surround	1 No of

**Room - Additional Notes:**

<b>Hallway (L=8.0m W=0.9m H=2.4m) Photos of carpet before we start:</b>		
Floor	Chipboard, Carpet (7.20 m2) Impact damage Lift covering, screw / nail floor and relay covering	7.2 m2
Wall covering	Gib, Paint (42.72 m2) Cosmetic damage	

5m paint

EQC Claim Number CLM/2011/155095

Rake out, plaster and paint

42.72 m2

Ceiling Gib, Stipple (7.20 m2)

Door (Internal) Single Hollow Core, MDF (4.00 No of)

Room - Additional Notes: remove and reinstate handrail. 4m  
stairing scaffolding

**Bathroom (L=2.6m W=2.0m H=2.4m)**

Bath Acrylic, Standard specification (1.00 Item)

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

Cosmetic damage

Gap fill and paint jambs / sills

2.5 m

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Chipboard, Carpet (5.20 m2)

Wall covering Gib, Paint (22.08 m2)

Cosmetic damage

remove, dispose file, tanking left new specialist quote  
Grind out and re-grout tiles

4 m

Ceiling Gib, Stipple (5.20 m2)

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

Cosmetic damage

Repaint total door surround

1 No of

Door (Internal) Single sliding, MDF (1.00 No of)

Cosmetic damage

Realign door

1 No of

Repaint total door surround

1 No of

Room - Additional Notes:

**Bathroom (L=1.5m W=2.9m H=2.2m)**

Floor Chipboard, Carpet (4.28 m2)

Shower Cubical shower unit, Acrylic shower (0.81 m2)

Skylight Fixed Opening, Timber (1.00 Item)

Ceiling Gib, Stipple (4.28 m2)

Wall covering Gib, Paint (19.14 m2)

Cosmetic damage

Rake out, plaster and paint

19.14 m2

Remove

Door (Internal) Single Hollow Core, Timber (2.00 No of)

Cosmetic damage

Repaint total door surround

2 No of

Toilet Standard, Standard Spec (1.00 Item)

Room - Comments: Ceiling has existing non- earthquake damage. Second door surround is to shower door.

Room - Additional Notes:

**End Of Assessment**

# Contract Quote

Released Under the Official Information Act 1982

JFS CONSTRUCTION LTD



## Revision

Claim No:	2011/155095	Contractor	JFS CONSTRUCTION LTD
Claimant:	Brenda Sugrue	Address:	17 Glenavon Place
Site Location:	237a Maidstone Road	Accreditation No:	BP101630
EQR Supervisor:	Craig	Contractor Phone:	021 399 339
		GST No:	79164542
Date:		Total Price (Incl. GST)	\$28,968.26

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim.

The work described in this document covers the full scope of work stated in EQC Statement of Claim.

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge: 1st floor	door - external gap fill & paint jambs	6	15	90		
	window - external gap fill, sand & paint sills	23	15	345		
	ceiling - gap fill, sand & paint	31.08	37	1149.96		
	wall- rake out and plaster	10	15	150		
	wall- paint	53.95	19.45	1049.33		
				0		2784.2875
Kitchen: 1st floor				0		
	wall -rake out and plaster	10	15	150		
	wall - paint	63.36	19.45	1232.352		
	window - gap fill & paint sills	8	15	120		
	skylight - reattach trim	1	150	150		
	skylight - paint trim	10	20	200		
	skylight - paint wall	1	180	180		
kitchen joinery - realign doors	4	50	200		2232.352	
hallway	wall - paint	49.92	19.45	970.944		
	door - ease	1	90	90		
	door - varnish	1	90	90		
	scaffold mobile	1	550	550		
				0		1700.944
Bedroom 1	ceiling - gap fill & paint stipple	18.36	37	679.32		
	door- gap fill n paint jambs	6	15	90		
				0	769.32	
Bedroom 2 north west	window-gap fill and paint sills	5	15	75		
	wall -rake out and plaster	4	15	60		
	wall - paint	37.44	19.45	728.208		
	door - ease n repaint	1	180	180		
	door - paint trim	1	120	120		
	floor - remove, ret aside & reinstall			0		
	carpet	14.96		0		
	floor - fix t & g floor boards	2	50	100		
carpet quote as per attached	1	856.78	856.78		2119.988	
Bedroom 3 south east	window- gap fil n paint jambs/sills	4.5	15	67.5		
				0		
	ceiling - gap fill, sand & paint	4	37	148		
	wall- rake out and plaster	2	15	30		
	wall - paint	36.48	19.45	709.536		
	door - paint door surround	1	120	120		1075.036

Bathroom 2	window - gap fill n paint jams	2.5	15	37.5		
	wall - remove, dispose & install	1	1505	1505		
	new tiles including tanking quote attached			0		
	supply tiles	7	60	420		
	door- repaint total surround	4	90	360		
	door-ease	1	90	90		
				0		
			0		2412.5	
Bathroom 1	window - gap fill n paint jambs/sills	2.2	15	33		
	floor - grind out n silicon tile			0		
	perimeter	5	65	325		
	ceiling - gap fill, sand & paint	4.38	37	162.06		
	sink - remove, dispose, supply & install silicone seal	1	130	130		
	wall - rake out/plaster n paint	20.4	30	612		1262.06
Entry: hallway 1st	wall - rake out & plaster	5	15	75		
	wall - paint	42.72	19.45	830.904		
	handrail - remove & reinstate	1	175	175		
	floor - lift covering & reinstall	7.2		0		
	floor - refix t & g	7.2	50	360		1440.904
Stairwell:	Stairs - gap fill n repaint stringers	9	30	270		
	floor - lift covering & reinstall			0		
	and relay covering	1.35		0		
	refix t & g floors	1.35	50	67.5		
	scaffold mobile	1	450	450		
	wall - paint	36.4	19.45	707.98		1495.48
Laundry: external	window- gap fill n paint jambs/sills	2.4	15	36		
	wall- rake out/plaster n paint	19	30	570		
	hotwater cupboard					
	door -paint jambs and trims	1	90	90		
	wall- rake out/plaster n paint	17.52	30	525.6		
	door - gap fill n paint jambs/sills	1	90	90		1311.6
Garage: internal	window -gap fill/paint jambs/sills	3	15	45		
	ceiling- rake out and plaster	10	15	150		
	ceiling - paint	36	21	756		
	wall -rake out and plaster	10	15	150		
	wall - paint	57.6	19.45	1120.32		
	door - gap fill n paint jambs/sills	5.4	15	81		
			0		2302.32	
Other:	electrician			0		
	plumber - bath to remove/install	1	450	450		
	tiles			0		
				0		450
Roof:				0		
	refix t&G Soffit	1	180	180		
	soffit - paint/stain	9.6	30	288		
				0		
				0		468

External Walls:				0		
North				0		
				0	0	
External Walls:				0		
South				0		
				0	0	
External Walls:				0		
East				0		
				0	0	
External Walls:				0		
West				0		
				0	0	
<b>List P&amp;G</b>	Project Management	25	45	1125		
	Commerical Clean	8	65	520		
	floor & furniture coverings	1	550	550		
	daily builders clean	15	45	675		
	rubbish removal	1	495	495		3365

<b>Subtotal (excl. GST)</b>	\$25,189.79	\$0.00
Add 15% GST	\$3,778.47	\$0.00
<b>Total Incl. GST</b>	\$28,968.26	\$0.00

<b>Grand Total with Scope Changes Ext GST</b>	\$25,189.79
<b>Grand Total with Scope Changes Incl. GST</b>	\$28,968.26



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:**

JFS Construction Ltd  
17 Glenavon Place  
Ilam  
Canterbury  
Phone 03 357 4003  
Email jfsc@xtra.co.nz

**Order No E032-01063**

Please quote Works Order Number on  
all invoices, correspondences etc

Accreditation Number EQRC0260  
Contractor Code S092

**From:**

Hub Riccarton  
Works Order Date 08-May-2014

Project Number E032

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/155095	237A MAIDSTONE ROAD, AVONHEAD	01-Jul-2014	25,189.79
<b>NZ Govt Goods and Services Tax Is Not Included In This Total</b>			<b>Total Cost 25,189.79</b>

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 **Dean Douglas**

On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature

 08/05/2014

**IMPORTANT**

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.  
This Works Order is conditional upon evaluation and acceptance by the Fletcher EQR Contract Supervisor of the SSSP (and Task Analysis where applicable). You may not proceed with any work without this signed acceptance.  
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.  
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.  
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.  
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.  
The Contractor is responsible for all Warranties to be passed onto the homeowner.  
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.  
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

## Defects Liability Certificate

<b>Claim Number</b>	CLM/2011/155095		
<b>Date of Completion</b>	31/07/2014	<b>Date defect period ends</b>	29/10/2014
<b>Property address</b>	237A MAIDSTONE ROAD, AVONHEAD		
<b>Main contractor</b>	JFS Construction Ltd		
<b>Principal</b>	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**

**Craig Kyle**

**Date of issue** 5/08/2014

**on behalf of Fletcher EQR acting as agent to EQC**

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address **237a Maidstone Road, Avonhead**  
 Claim Number **CLM/2011/155095**  
 Contractor **JFS Construction Ltd**  
 Contract Supervisor **Craig Kyle**

Inspection completed by: **Craig** Date **31/7/14**  
 Others present: **John - JFS**

- This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that work order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC

1. All work completed as per approved Scope of Work?	<b>Y</b>	<b>N</b>
2. Line by Line check of Scope of Work and Scope Changes is completed	<b>Y</b>	<b>N</b>
3. All Variations completed (detail below)?	<b>Y</b>	<b>N</b>
4. Any quality issues or minor defects? (detail below)	<b>Y</b>	<b>N</b>
5. Any significant deferred work? (detail below)	<b>Y</b>	<b>N</b>
6. All consented or restricted work carried out and associated inspections completed (if required)?	<b>Y</b>	<b>N</b>

\* Advise Contractor that PS3, Memorandum of Building and any Inspection records and evidence is required to be submitted at time of invoicing

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)	VO per scope	Quality
VO1		
VO2		
VO3		
VO4		

**MINOR DEFECTS**

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

1.	
2.	
3.	
4.	
5.	

Date that all minor defects will be rectified: / / **CA**



10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:-

[Redacted area for description]

Proposed Date for commencement of Significant Deferred Work: / /



10. SIGNATURES

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 Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

Craig Kyle

[Signature]

31/7/14

Contractor

JFS Construction Ltd

[Signature]

31/7/14

Works Manager / EQC (if attending)

1/1

Homeowner (or their authorised representative)

Brenda Angove

[Signature]

31/7/2014

If the Homeowners signature is not obtained for any reason please state the reason below:

[Redacted area for reason]



NOTES

[Redacted area for notes]

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED\*

ALL ACTIONS COMPLETED (PCC Issued etc)

[Initials boxes]

[Date boxes]

Initials

Date



## Practical Completion Certificate

<b>Claim Number</b>	CLM/2011/155095	<b>Date of Completion</b>	31/07/2014
<b>Property address</b>	237A MAIDSTONE ROAD, AVONHEAD		
<b>Main contractor</b>	JFS Construction Ltd		
<b>Principal</b>	Earthquake Commission (EQC)		

### Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
  - (i) the Contractor has reasonable grounds for not correcting promptly; and
  - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
  - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the contractor has fulfilled its obligations under the Contract.

### This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on the date shown below.

The Defects Liability period as detailed in rule 13.1 commences on this date and continue for a period of 3 months.

The Principal has used all reasonable care and skill in the preparation of this Certificate

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

This certificate cannot be relied on for any other purpose.

**Contracts supervisor**

**Craig Kyle**

**Date of issue**

**5/08/2014**

**on behalf of Fletcher EQR acting as agent to EQC**

# CONTRACTORS FINAL ACCOUNT AGREEMENT



Hub	Fendalton	Company	JFS Construction
Claim no	2011/155095	Address	17 Glenavon Place, Ilam, Christchurch
Customer Name	Brenda Sugrue	Phone	
Site Address	237a Maidstone Road	Mobile	022 3479951
EQR Contracts Supervisor	Craig	Accreditation No	BP101630
Date	31/07/14	GST	79164542

(a) Original Contract Value	\$25189.79
(b) Variations	\$
	_____
Final Contract Value	\$25189.79
Less Previous Payments	\$
GST	\$ 3778.47
	_____
Amount for Final payment	\$28968.26
	=====

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

Start Date: 14/07/14

Finish Date: 28/07/14

Signature of contractor: Melissa Mackay

Date: 31/07/14

Signature of supervisor: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of quantity surveyor: 

Date: 07/08/14



MS-SF0409

EXEMPT BUILDING WORK  
FILE RECORD

CLAIM NUMBER:

2	0	1	1	1	5	5	0	9	5
---	---	---	---	---	---	---	---	---	---

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

PROPERTY ADDRESS: 237a Maidstone road

DATE 31/7/2014

HUB RICcarton

PROPERTY CONTACT NAME:

CONT. SUPERVISOR  
CRAIG KYLE

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR: JFS

SITE SUPERVISOR NAME: JOHN

CONTACT DETAILS: PH.

EMAIL:

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

As per the scope of works, minor cosmetic damage to the interior wall and ceiling linings. Minor exterior works to brick mortar and front soffit damage.
There are no defects and deferred works on this property and PC certificate can be issued to the contractor.

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

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

Provided to homeowner/agent Name)...Craig Kyle ..... Date..31/7/2014

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

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

**Note<sup>2</sup>** Only work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004 is recorded on this form.

**Note<sup>3</sup>** Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

**Note<sup>4</sup>** For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

**Note<sup>5</sup>** This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

**Note<sup>6</sup>** Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

**Note<sup>7</sup>** This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

**Note**<sup>6</sup> This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).

## FILING AN EXEMPT BUILDING WORK RECORD EXPLANATORY NOTE

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

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

It's estimated that 90%<sup>1</sup> of Fletcher EQR Projects won't need a Building Consent because they're exempted under criteria set in the first Schedule of the Building Act. The majority<sup>2</sup> of all exempted work may be completed "as of right", no Council approval is required (the exception is Schedule 1 Item [K] of the Act).

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

The issue is that the Exemption process has no requirement to create file records of the sort that Councils keep on individual property files. The property file is used to detail "all that the Council knows" when a LIM<sup>3</sup> is requested.

A LIM<sup>4</sup> can be requested by anyone, it's most commonly sought by a potential buyer at the time of a possible sale.

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

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

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

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

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

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**Note**<sup>1</sup> this stems from the current estimate' that somewhere between 10 – 12% of all EQR works will require a Building Consent

**Note**<sup>2</sup> Work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004. Schedule 1(k) requires Councils (discretionary) approval.

**Note**<sup>3</sup> When each house is transacted, a Land Information Memoranda (a LIM), will be requested by the purchaser's lawyer as a standard part of the conveyance procedure. The LIM records all works completed under a Building Consent (and any item 'K' Exemption where applicable) as well as a myriad of other information relevant to that property. The LIM uptake in Canterbury is one of the highest in New Zealand.

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

# 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.



# TAX INVOICE

Brenda Sugrue  
 Attention: Brenda Sugrue  
 237a Maidstone Road, Avonhead  
 Christchurch 8042  
 Canterbury  
 NZ

**Invoice Date**  
05 Mar 2011

**Invoice Number**  
INV-0161

**Reference**  
Repair earthquake damage  
to bath and shower waste  
traps

**GST Number**  
105017766

Richard Rea Plumbing  
 Limited  
 Attention: Richard & Sarah  
 142 Fisher Ave  
 Beckenham  
 Christchurch  
 8023  
 New Zealand

Description	Quantity	Unit Price	Amount NZD
Labour per hour Richard Rea. Mon 14/02/2011. Located leak from bath. Found it to be a leaking trap. Replaced leaking trap seals on bath trap. Need to return to repair damage to ceiling and investigate leaks from shower. Trap was leaking due to the seals being broken caused by the recent earthquakes. Noted earthquake damage to tiles around bath affecting water seal to bath fixture.	4.50	56.00	252.00
Travel per km	24.00	1.00	24.00
Sundries charge for consumable materials	15.00	1.00	15.00
Inspection Camera	1.00	30.00	30.00
Labour per hour Richard Rea. Fri 18/02/2011. Located leak from shower. Found it to be a leaking trap. Replaced leaking trap seals on shower trap. Gained access to trap via hole in HWC cupboard floor adjacent to shower. Trap was leaking due to the seals being broken caused by the recent earthquakes. Earthquake damage to HWC has been repaired but plumber hadn't strapped cylinder so have strapped the HWC as per the building code and patched damage to ceiling.	3.75	56.00	210.00
Travel per km	24.00	1.00	24.00
Domestic Storage Cyl Restraint Kit (2)	1.00	26.67	26.67
Sundries charge for consumable materials	15.00	1.00	15.00
MDF 5mm board .5m x 1m	1.00	10.00	10.00
		Subtotal	606.67
		TOTAL GST 15%	91.00
		<b>TOTAL NZD</b>	<b>697.67</b>

## Due Date: 26 Mar 2011

Payment is due on the due date listed above or seven working days from the posted or emailed date.

We always do our best regarding any plumbing issue. However if you are not satisfied then please advise us as soon as possible so we can correct the problem.

Any concerns with workmanship or materials supplied by Richard Rea Plumbing prior to payment must be notified in writing within seven days.

All materials supplied by Richard Rea Plumbing Ltd remain the property of Richard Rea Plumbing Ltd until payment has been received.

Any costs incurred to recover outstanding payments will be payable by the consumer.

If you prefer to make payment by Direct Credit to our Bank Account the details are;

12-3148-0229286-000 Ref. Inv #

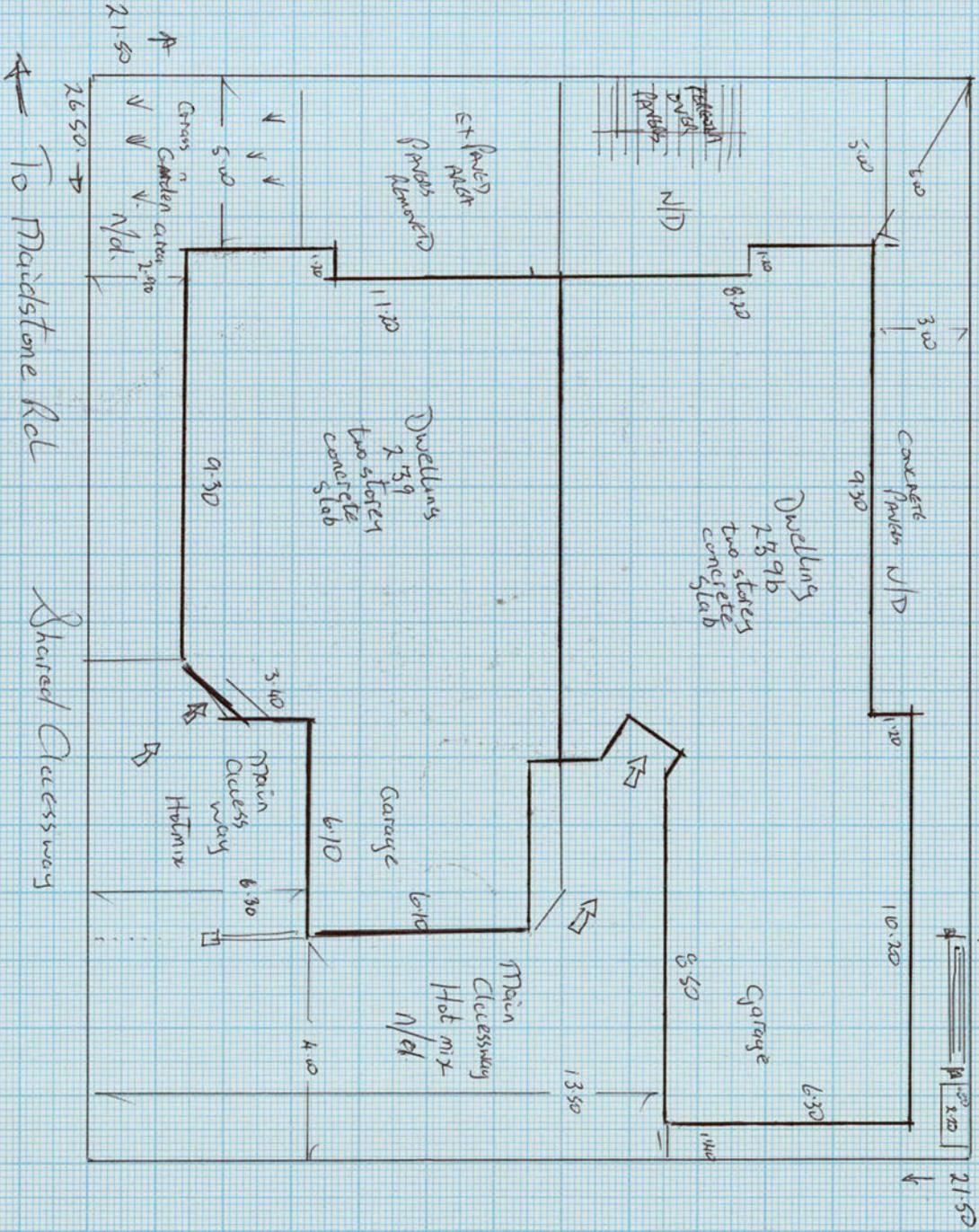
# LAND DOCUMENTS

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*

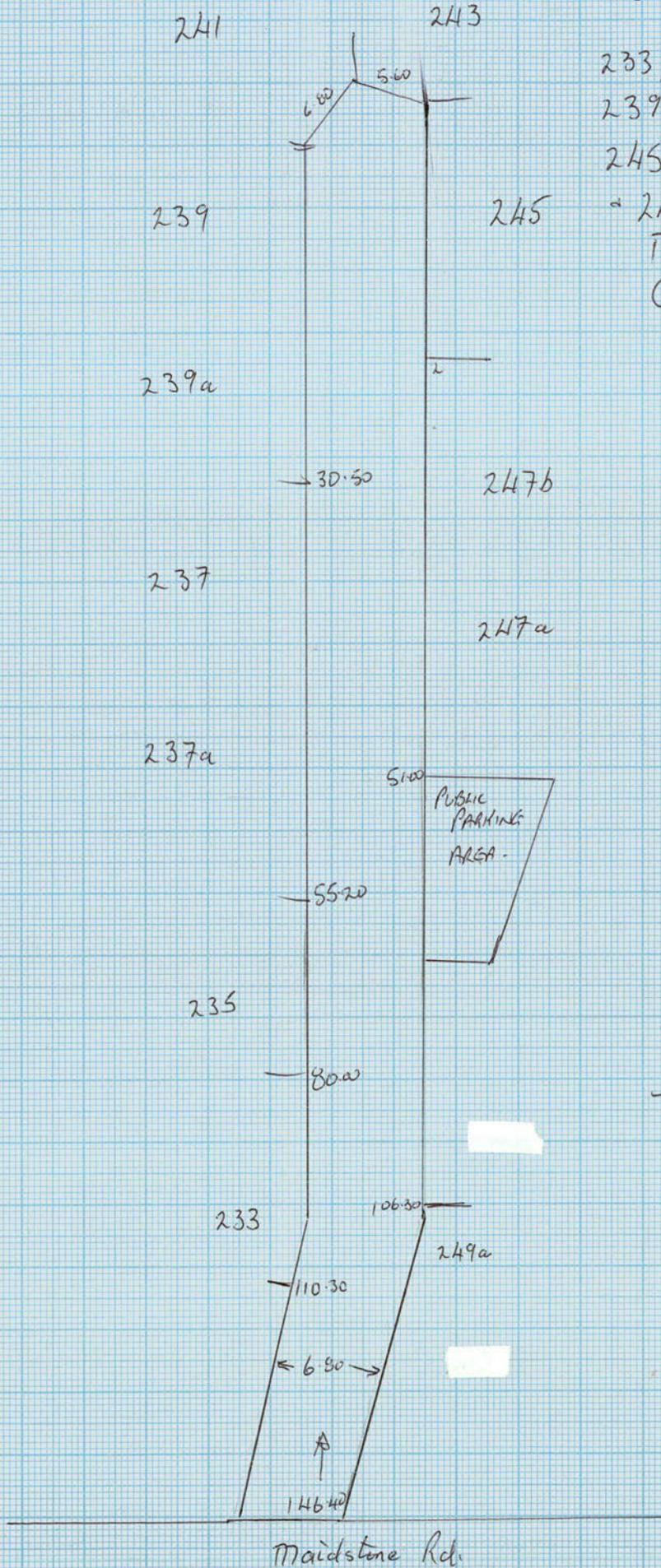
239 & 239a  
Maidstone Rd  
Clonhead  
26.06.13  
Chris Miller

North



CHECKED

# Shared Accessway



233, 235, 237, 237a  
 239, 239a, 241, 243  
 245, 247a, 247b,  
 & 249a  
 Maidstone Rd  
 Clonhead  
 26.06.15  
 Chris Millar

NORTH

CHECKED

# Inspection Summary



Completed by: Jerry Wong /  
Chris Miller

Date: 11/4/2013 Page: 1 of 1  
dd / mm / yy

Shared Land

Stick Claim File Label here

237 A+B, Maudstone Rd  
Avonhead

Time arrived at site: 3:00 Time left site: 4:00 Was an inspection carried out?:  Yes  No

Customer present:  Yes  No Customer Name: -

Access denied Loose dogs Other If other, please provide reason

If No inspection carried out, why not?: NA

**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>over the phone</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

- If a potential or actual 8/9 property, was the dwelling present? NA 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

**Land Damage to Area C? If Yes, add details**

Yes  No

Total m<sup>2</sup> of Damaged Land:  m<sup>2</sup> Notional Land Damage Value @\$300/m<sup>2</sup> (Incl GST):

No apparent land damage

**CHECKED**

Next action Refer to shared land analysis & Recosting

Refer to Shared Access way analysis & Recosting

