

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: 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator
2010042217	3 Lexington Place, SHIRLEY		F3 - Complete & Finalised	Some Finalisation has taken place
Main Contractor:	CLOSED OUT-Gomm Stephen Darcy t/a Pegasus Roof Coatings ***** (S484)		Property F2'd By:	EQR\JamesL F2 Completed Date: 20-11-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation F3 Completed Date: 07-05-2015

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/2011/084637 3 LEXINGTON PLACE	E013	F3	0	23,765.17	23,765.17	0.00	1,432.04	1,432.04	0.00	25,197.21	25,197.21
Property Total			0	23,765.17	23,765.17	0.00	1,432.04	1,432.04	0.00	25,197.21	25,197.21

Assignments											
EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified			
CLM/2011/084637 3 LEXINGTON PLACE		Substantive Works - Primary	CLOSED OUT-Gomm Stephen Darcy t/a Pegasus Roof Coatings ***** (S484)	COMPLETIONS	24,163.27	5	25,197.21	25,197.21			
Transmitted To Hub -> Claim File Review Complete			See stakeholder								
Property Total						24,163.27	5	25,197.21	25,197.21		

No Works Orders on this Property

Claims / Certs / Payables											
S484 CLOSED OUT-Gomm Stephen Darcy t/a Pegasus Roof Coatings *****											
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim				
CLM/2011/084637	Subst OB	Substantive Works	54	EQR\SeanOS	\$0.00	20-Jun-2012	\$23,765.17				
CLM/2011/084637	Subst BV	Scope Addition	57	EQR\EddieC	\$0.00	26-Jul-2012	\$1,432.04				
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes			
CLM/2011/084637	Subst OB	Substantive Works	51	EQR\SeanOS	\$0.00	20-Jun-2012	\$23,765.17	18/06/2012			
CLM/2011/084637	Subst BV	Scope Addition	54	EQR\EddieC	\$0.00	26-Jul-2012	\$1,432.04	Inv dated 20/07/12			
S484 CLOSED OUT-Gomm Stephen Darcy t/a Pegasus Roof Coatings ***** Total						Claims	\$25,197.21	Certs	\$25,197.21	Payables	\$0.00
Property Total						Claims	\$25,197.21	Certs	\$25,197.21	Payables	\$0.00

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date: 07-05-2015

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/084637	Defects Liability Certificate	North New Brighton Hub	07/11/2014
CLM/2011/084637	Final Account Agreement	North New Brighton Hub	21/11/2014
CLM/2011/084637	Construction Completion Inspection	Pages	23/10/2014
CLM/2011/084637	Defects Liability Certificate		20/11/2014
CLM/2011/084637	Defects Liability Certificate	North New Brighton Hub	15/04/2015
CLM/2011/084637	Practical Completion Certificate (PCC)	Pages	23/10/2014

Property Total **Finalisation Documents Present: 6**

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/084637	3 LEXINGTON PLACE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 1**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property	
S484	CLOSED OUT-Gomm Stephen Darcy t/a Pegasus Roof Coatings *****	Name Changed	EQRC0813	Main Contractor	Substantive Works

Property Total **Number of Contractors: 1**

EQR Property Overview Report

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Printed Date: 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator	
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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date: 07-05-2015

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: P MITCHELL

Assessment of Property at 3 LEXINGTON PLACE, SHIRLEY, CHRISTCHURCH 8061 on 11/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 619.00 m2)		

Services

Element	Damage	Repair
Electrical/Power (Grid Over Head - Wire - 12.00 l/m)	No Earthquake Damage	
Sewerage (Town Connection - PVC Pipe - 12.00 l/m)	No Earthquake Damage	
Storm Water (Town Connection - PVC Pipe - 12.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 12.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (15.0 x 2.4 rockcote,South)

Element	Damage	Repair
No Damage		

Elevation (17.3 x 2.4 rockcote West)

Element	Damage	Repair
No Damage		

Elevation (15.0 x 2.4 rockcote,North)

Element	Damage	Repair
No Damage		

Elevation (17.3 x 2.4 rockcote East)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (Metal tiles)

Element	Damage	Repair
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No Damage

Elevation (10.5 x 2.4 rockcote,first floor,South)

Element	Damage	Repair
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No Damage

Elevation (11.6 x 2.4 rockcote,first floor,West)

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

No Damage

Elevation (10.5 x 2.4 rockcote,first floor,North)

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

No Damage

Elevation (11.6 x 2.4 rockcote,West)

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Kitchen

Room Size: 4.20 x 4.20 = 17.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Paint - 17.64 m2)	No Earthquake Damage	
Floor (Chipboard - Vinyl - 17.64 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 40.32 m2)	Cosmetic damage	Rake out, plaster and paint 40.32 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 6.50 l/m)	No Earthquake Damage	

Ground Floor - Dining Room

Room Size: 4.30 x 4.30 = 18.49 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 18.49 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 18.49 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 41.28 m2)	Cosmetic damage	Rake out, plaster and paint 41.28 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Hallway

Room Size: 1.20 x 13.00 = 15.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.60 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 15.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 68.16 m2)	Cosmetic damage	Rake out, plaster and paint	68.16 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Living

Room Size: 5.80 x 5.30 = 30.74 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 30.74 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 30.74 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.28 m2)	Cosmetic damage	Rake out, plaster and paint	53.28 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 1.20 x 2.90 = 3.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 3.48 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint door and trim	1.00 No of
Floor (Concrete - Tiles - 3.48 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 19.68 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Office/Study

Room Size: 4.00 x 3.80 = 15.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.20 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 15.20 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 - 2.00 No of)	No Earthquake Damage		

Ground Floor - Stairwell

Room Size: 1.00 x 6.50 = 6.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.80 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.50 m2)	Cosmetic Damage	Rake out, plaster and paint	6.50 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		

Floor (Chipboard - Carpet - 6.50 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	6.50 m2
Handrails (Bar - Timber - 3.50 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 6.50 l/m)	Structural damage	Glue, Block and screw treads / risers	6.50 l/m
Wall covering (Gib - Paint - 72.00 m2)	Cosmetic damage	Rake out, plaster and paint	72.00 m2

First Floor - Bedroom (Bedroom 1 end of hallway)

Room Size: 2.80 x 5.80 = 16.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.24 m2)	Cosmetic Damage	Rake out, plaster and paint	16.24 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 16.24 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 41.28 m2)	Cosmetic damage	Rake out, plaster and paint	41.28 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Window (Aluminium Fixed - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Bedroom 2 seconde on right down hallway)

Room Size: 2.80 x 3.60 = 10.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.08 m2)	Cosmetic Damage	Rake out, plaster and paint	10.08 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.08 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.72 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Bedroom 3 first on right top of stairs)

Room Size: 3.20 x 3.80 = 12.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.16 m2)	Cosmetic Damage	Rake out and stop	1.00 l/m
	Cosmetic Damage	Paint Ceiling	12.16 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 12.16 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	12.16 m2
Wall covering (Gib - Paint - 33.60 m2)	Cosmetic damage	Rake out and stop	1.00 l/m
	Cosmetic damage	Paint wall	33.60 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Bedroom 4 next to toilet)

Room Size: 3.80 x 5.00 = 19.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 19.00 m2)	Cosmetic Damage	Paint Ceiling	19.00 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		

Floor (Chipboard - Carpet - 19.00 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	19.00 m2
Wall covering (Gib - Paint - 42.24 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Paint wall	42.24 m2
Window (Aluminium Awning - Pane single glazed - 3.00 No of)	No Earthquake Damage		

First Floor - Toilet

Room Size: 1.00 x 1.60 = 1.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.60 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.60 m2)	No Earthquake Damage		
Hand basin (Wall hung - PVC - 1.00 item)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 12.48 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Paint wall	12.48 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom (Spa bath / Shower)

Room Size: 2.50 x 2.80 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic Corner - Spa Bath - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single specification - 1.00 item)	No Earthquake Damage		
Ceiling (Hardboard - Seratone - 7.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 7.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Wall covering (Hardboard - Seratone - 25.44 m2)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Hallway

Room Size: 1.40 x 11.00 = 15.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.40 m2)	Cosmetic Damage	Rake out, plaster and paint	15.40 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 15.40 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	15.40 m2
Wall covering (Gib - Paint - 59.52 m2)	Cosmetic damage	Rake out, plaster and paint	59.52 m2
Window (Aluminium Awning - Pane single glazed - 1.00 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/2011/084637
Claimant: P MITCHELL
Property Address: 3 LEXINGTON PLACE
SHIRLEY
CHRISTCHURCH 8061

Assessment Date: 11/10/2011 19:07
Assessor: Kean, Paul
Estimator: McMillin, Barry
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	P, MITCHELL				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling		Yes	
IAG - State/Norwich Group	Dwelling		Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Comments

25/9/2012

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ANZ BANK LENDING SERVICES CENTRE

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: No hazards

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	194.81

Full Assessment

Site

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

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Electrical/Power	Grid Over Head	Wire	No Earthquake Damage			
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Storm Water	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (15.0 x 2.4 rockcote,South)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (17.3 x 2.4 rockcote West)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (15.0 x 2.4 rockcote,North)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (17.3 x 2.4 rockcote East)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Metal tiles)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (10.5 x 2.4 rockcote,first floor,South)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (11.6 x 2.4 rockcote,first floor,West)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (10.5 x 2.4 rockcote,first floor,North)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (11.6 x 2.4 rockcote, West)**Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	Laminate	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.32 m2	27.00	1,088.64
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	41.28 m2	27.00	1,114.56
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	68.16 m2	27.00	1,840.32
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Note carpet is up in hallway due to water damage**Ground Floor - Living****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	53.28 m2	27.00	1,438.56
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Carpet been taken up due to fish tank in lounge

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint door and trim	1.00 No of	140.00	140.00
Floor	Concrete	Tiles	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Office/Study

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	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	No Earthquake Damage			

General Comments:

Ground Floor - Stairwell

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	6.50 m2	27.00	175.50
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	6.50 m2	66.00	429.00
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	Structural damage			
			Glue, Block and screw treads / risers	6.50 l/m	49.00	318.50
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	72.00 m2	27.00	1,944.00

General Comments:

First Floor - Bedroom (Bedroom 1 end of hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	16.24 m2	27.00	438.48
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	41.28 m2	27.00	1,114.56
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Bedroom (Bedroom 2 seconde on right down hallway)

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.08 m2	27.00	272.16
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Popped nails on ceiling and cracks at box stop**First Floor - Bedroom (Bedroom 3 first on right top of stairs)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic Damage			
			Paint Ceiling	12.16 m2	24.00	291.84
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	12.16 m2	66.00	802.56
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic damage			
			Paint wall	33.60 m2	24.00	806.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Squeaky floor**First Floor - Bedroom (Bedroom 4 next to toilet)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	19.00 m2	24.00	456.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	19.00 m2	66.00	1,254.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic damage			
			Paint wall	42.24 m2	24.00	1,013.76
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: walls and ceilings are the same colour**First Floor - Toilet****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Hand basin	Wall hung	PVC	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			

Wall covering	Gib	Paint	Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic damage			
			Paint wall	12.48 m2	24.00	299.52
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Bathroom (Spa bath / Shower)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic Corner	Spa Bath	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Hardboard	Seratone	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Hardboard	Seratone	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	15.40 m2	27.00	415.80
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	15.40 m2	66.00	1,016.40
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	59.52 m2	27.00	1,607.04
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Name	Duration	Estimate
Contents movement fee	1.00	1,655.84
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,547.88
Margin	2,273.22
GST	3,750.81

Scope Of Works Estimate**Property**

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Elevation (15.0 x 2.4 rockcote,South)	0.00
	Elevation (10.5 x 2.4 rockcote,first floor,North)	0.00
	Elevation (10.5 x 2.4 rockcote,first floor,South)	0.00
	Elevation (11.6 x 2.4 rockcote,first floor,West)	0.00
	Elevation (11.6 x 2.4 rockcote,West)	0.00
	Elevation (15.0 x 2.4 rockcote,North)	0.00
	Elevation (17.3 x 2.4 rockcote East)	0.00
	Elevation (17.3 x 2.4 rockcote West)	0.00
	Foundations (Concrete slab)	0.00
Roof (Metal tiles)	0.00	
	0.00	

Floor	Description	Estimate
First Floor	Bathroom (Spa bath / Shower)	0.00
	Bedroom (Bedroom 1 end of hallway)	1,553.04
	Bedroom (Bedroom 2 seconde on right down hallway)	272.16
	Bedroom (Bedroom 3 first on right top of stairs)	1,920.80
	Bedroom (Bedroom 4 next to toilet)	2,743.76
	Hallway	3,039.24
	Toilet	319.52
	9,848.52	
Ground Floor	Dining Room	1,114.56
	Hallway	1,840.32
	Kitchen	1,088.64
	Living	1,438.56
	Office/Study	1,010.88
	Stairwell	2,867.00
	Toilet	140.00
	9,499.96	

19,348.48

Fees

Description	Estimate
Contents movement fee	1,655.84
Small Job Fee	180.00
	1,835.84

Overheads

Description	Estimate
Preliminary and general	1,547.88
Margin	2,273.22
GST	3,750.81
	7,571.91

Total Estimate 28,756.23

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/042217

File Notes

Date Created: 11/10/2011 17:21

Created : McMillin, Barry

Subject: Builders overview

Note: Four bedroom two storey dwelling (built 2000s) is weather tight and habitable on easy flat access.Exterior rockcote over polystyrene cladding has no damage.Metal tile roof and concrete slab has no damage.Interior painted gib linings have minor cosmetic cracks upstairs and downstairs.Two bedrooms upstairs have squeaky floors.Roof space was inspected and is ok.

Next Action:

Urgent Works Items

Scope Change Summary



Claim Number	2011/084637	Contractor Name	Pegasus Roofing
Claimant Name	P. Mitchell	Supervisor	Adel Isaac
Property Address	3 Lexington Place	Page	1 of 1
Phone	[REDACTED]	Date	14/12/2011

This form should be read in conjunction with the EQC Scope of Works and/or Statement of Claim. The work described in these two documents covers the full scope of the work for the property. Please scan document and send through Aconex. Please ensure that the property is scoped and identified by individual rooms and areas.

Additional Damage	Alternative repair strategy	Non Earth Quake damage	Room (Include Dimensions)	Walls	Ceiling	Floor	Amendments to original scope	
	✓		Kitchen	✓			- Rubbe out, plaster + Paint	7m ²
	✓		Dining Room	✓			- " " " "	16,4m ²
	✓		Hallway	✓			- Rubbe out, plaster + Paint	4,8m ²
	✓		Living	✓			- Rubbe out, plaster + Paint	38,6m ²
✓	✓		Toilet				- Fore + Repaint door + trim	1,1m ²
	✓		Office / study	✓	✓		- Rubbe out, plaster + Paint	32,5m ²
							- " " " "	15,2m ²
✓	✓		Stairwell	✓			- Rubbe out, plaster + Paint	4,0m ²
✓			Garage		✓	✓	- Grind out + epoxy fill	3,6m ²
							- Rubbe out, plaster + Paint	43,2m ²
✓	✓		Bed 1 and 1/2	✓			- " " " "	36m ²
	✓		Bed 2	✓			- Rubbe out, plaster + Paint	27m ²
	✓						- No need to do ceilings	-
	✓		Bed 3	✓			- Paint Walls	29m ²
	✓		Bed 4	✓			- Paint Walls	3,1m ²
	✓		Toilet	✓			- " " " "	11m ²
✓			Hallway	✓			- Rubbe out, plaster + Paint	4,5m ²

Fletcher EQR has recorded the above scope changes to the EQC assessed Scope of Work at this property.

The above scope changes should be added to the EQC assessed Scope of Work

Name of Owner/Representative	<input type="text"/>	Signature & Date	<input type="text"/>
Name of EQR Representative	Adel Isaac	Signature & Date	
Name of EQC Representative	<input type="text"/>	Signature & Date	<input type="text"/>

EQC Claim Assessment

Address	3 LEXINGTON PLACE, SHIRLEY, CHRISTCHURCH, 8061	EQC Claim Number	CLM/2011/084637
Hazards	No hazards	EQC Assessor (L,F)	Kean, Paul
Inspection Date	11-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	McMillin, Barry

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
MITCHELL P				

Property - Overheads and Fees

Included Items	Contents movement fee, Contractor's margin, Covering incidental costs., Goods and services tax, Small Job Fee
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Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Storm Water	Town Connection, PVC Pipe	12 m
Water Supply	Town Connection, Plastic	12 m
Sewerage	Town Connection, PVC Pipe	12 m
Electrical/Power	Grid Over Head, Wire	12 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	619 m2

MAIN BUILDING	Age Post 1980	Area 194.8m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (10.5 x 2.4 rockcote, first floor, North)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (11.6 x 2.4 rockcote, West)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (17.3 x 2.4 rockcote East)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (10.5 x 2.4 rockcote, first floor, South)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (11.6 x 2.4 rockcote, first floor, West)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (15.0 x 2.4 rockcote, South)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (17.3 x 2.4 rockcote West)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (15.0 x 2.4 rockcote, North)

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

Element	Description / Damage / Repair Strategy	Measure
Roof (Metal tiles)		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen (L=4.2m W=4.2m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Vinyl (17.64 m2)	
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (40.32 m2) Cosmetic damage Rake out, plaster and paint	40.32 m2 33.32 m² CUT 7 m ²
Ceiling	Gib, Paint (17.64 m2)	
Work top	Kitchen work top, Laminate (6.50 m)	
Kitchen joinery	Medium Spec, Laminate (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	

Room - Additional Notes:

Dining Room (L=4.3m W=4.3m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Vinyl (18.49 m2)	
Ceiling	Gib, Paint (18.49 m2)	
Wall covering	Gib, Paint (41.28 m2) Cosmetic damage Rake out, plaster and paint	41.28 m2 24.88 m² CUT 16.4 m ²
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:

Hallway (L=13.0m W=1.2m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (15.60 m2)	
Ceiling	Gib, Paint (15.60 m2)	
Wall covering	Gib, Paint (68.16 m2) Cosmetic damage Rake out, plaster and paint	68.16 m2 20.16 m² CUT 48 m ²
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Comments: Note carpet is up in hallway due to water damage

Room - Additional Notes:

EQC Claim Number CLM/2011/084637

Living (L=5.3m W=5.8m H=2.4m)

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

Floor Concrete, Carpet (30.74 m2)

Ceiling Gib, Paint (30.74 m2)

Wall covering Gib, Paint (53.28 m2)

Cosmetic damage

Rake out, plaster and paint

53.28 m2

14.68 m² CUT

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

Room - Comments: Carpet been taken up due to fish tank in lounge**Room - Additional Notes:****Toilet (L=2.9m W=1.2m H=2.4m)**

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

Floor Concrete, Tiles (3.48 m2)

Wall covering Gib, Paint (19.68 m2)

Ceiling Gib, Paint (3.48 m2)

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

Cosmetic damage

Repaint door and trim

1 No of ✓

Toilet Standard, Standard Spec (1.00 Item)

Room - Additional Notes:**Office/Study (L=3.8m W=4.0m H=2.4m)**

Window Aluminium Awning, Pane single glazed (2.00 No of)

Floor Concrete, Carpet (15.20 m2)

Wall covering Gib, Paint (37.44 m2)

Cosmetic damage

Rake out, plaster and paint

37.44 m2

Ceiling Gib, Paint (15.20 m2)

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

Room - Additional Notes:**Stairwell (L=6.5m W=1.0m H=4.8m)**

Handrails Bar, Timber (3.50 m)

Stairs (Internal) Box, MDF (6.50 m)

Structural damage

Glue, Block and screw treads / risers

6.5 m ✓

Floor Chipboard, Carpet (6.50 m2)

Impact damage

Lift covering, screw / nail floor and relay covering

6.5 m2 ✓

Wall covering Gib, Paint (72.00 m2)

Cosmetic damage

+7 + 3 + 3

EQC Claim Number CLM/2011/084637 2

Ceiling	Gib, Paint (6.50 m2)	Rake out, plaster and paint	72 m2	32 m2 CUT
	Cosmetic Damage			
		Rake out, plaster and paint	6.5 m2	✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)			

Room - Additional Notes:

Gauge & Grid out & epoxy fill 3.6 m²
 ceiling: Rake out plaster & Paint 43.2 m²

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom Bedroom 1 end of hallway (L=5.8m W=2.8m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Window	Aluminium Fixed, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (16.24 m2)	
Wall covering	Gib, Paint (41.28 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	41.28 m2
Ceiling	Gib, Paint (16.24 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	16.24 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:

Bedroom Bedroom 2 seconde on right down hallway (L=3.6m W=2.8m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (10.08 m2)	
Wall covering	Gib, Paint (30.72 m2)	27 m ²
	Rake out plaster & Paint	
Ceiling	Gib, Paint (10.08 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	10.08 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Comments: Popped nails on ceiling and cracks at box stop

Room - Additional Notes:

Bedroom Bedroom 3 first on right top of stairs (L=3.8m W=3.2m H=2.4m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (12.16 m2)	
	Impact damage	
	Lift covering, screw / nail floor and relay covering	12.16 m2
Wall covering	Gib, Paint (33.60 m2)	
	Cosmetic damage	
	Paint wall	33.6 m2
	Rake out and stop	1 m

EQC Claim Number CLM/2011/084637

Ceiling	Gib, Paint (12.16 m2)		
	Cosmetic Damage		
	Paint Ceiling	12.16 m2	✓
	Rake out and stop	1 m	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Room - Comments:	Squeaky floor		
Room - Additional Notes:			

Bedroom Bedroom 4 next to toilet (L=5.0m W=3.8m H=2.4m)

Window	Aluminium Awning, Pane single glazed (3.00 No of)		
Floor	Chipboard, Carpet (19.00 m2)		
	Impact damage		
	Lift covering, screw / nail floor and relay covering	19 m2	✓
Wall covering	Gib, Paint (42.24 m2)		
	Cosmetic damage		
	Paint wall	11.24 m2	3/m ²
	Rake out and stop	2 m	
Ceiling	Gib, Paint (19.00 m2)		
	Cosmetic Damage		
	Paint Ceiling	19 m2	✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Room - Comments:	walls and ceilings are the same colour		
Room - Additional Notes:			

Toilet (L=1.6m W=1.0m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Chipboard, Vinyl (1.60 m2)		
Wall covering	Gib, Paint (12.48 m2)		
	Cosmetic damage		
	Paint wall	11.28 m2	11 m ²
	Rake out and stop	2 m	
Ceiling	Gib, Paint (1.60 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		
Hand basin	Wall hung, PVC (1.00 Item)		
Room - Additional Notes:			

Bathroom Spa bath / Shower (L=2.8m W=2.5m H=2.4m)

Bath	Acrylic Corner, Spa Bath (1.00 Item)		
Window	Aluminium Casement, Pane single glazed (2.00 No of)		
Floor	Chipboard, Vinyl (7.00 m2)		
Shower	Cubical shower unit, Acrylic shower (0.81 m2)		
Ceiling	Hardboard, Seratone (7.00 m2)		

EQC Claim Number CLM/2011/084637

Wall covering	Hardboard, Seratone (25.44 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Bathroom sink	Vanity single, Standard specification (1.00 Item)

Room - Additional Notes:



Hallway (L=11.0m W=1.4m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Chipboard, Carpet (15.40 m2)
	Impact damage Lift covering, screw / nail floor and relay covering 15.4 m2 ✓
Ceiling	Gib, Paint (15.40 m2)
	Cosmetic Damage Rake out, plaster and paint 15.4 m2 ✓
Wall covering	Gib, Paint (59.52 m2)
	Cosmetic damage Rake out, plaster and paint 14.5 - 59.52 m2 ✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

14.52 m2 ✓

Room - Additional Notes:

End Of Assessment

3 LEXINGTON

RPP

Released Under the Official Information Act 1982

$$\begin{array}{r} 4,371.80 \\ \hline 27.00 \\ \hline \$ 4,344.80 \end{array}$$



EQC Claim Assessment

Address	3 LEXINGTON PLACE, SHIRLEY, CHRISTCHURCH, 8061	EQC Claim Number	CLM/2011/084637
Hazards	No hazards	EQC Assessor (L,F)	Kean, Paul
Inspection Date	11-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	McMillin, Barry

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
MITCHELL P				

Property - Overheads and Fees

Included Items	Contents movement fee, Contractor's margin, Covering incidental costs., Goods and services tax, Small Job Fee
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Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Storm Water	Town Connection, PVC Pipe	12 m
Water Supply	Town Connection, Plastic	12 m
Sewerage	Town Connection, PVC Pipe	12 m
Electrical/Power	Grid Over Head, Wire	12 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	619 m2

MAIN BUILDING	Age Post 1980	Area 194.8m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (10.5 x 2.4 rockcote,first floor,North)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (11.6 x 2.4 rockcote,West)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (17.3 x 2.4 rockcote East)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (10.5 x 2.4 rockcote,first floor,South)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (11.6 x 2.4 rockcote,first floor,West)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (15.0 x 2.4 rockcote,South)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (17.3 x 2.4 rockcote West)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (15.0 x 2.4 rockcote,North)

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

Element	Description / Damage / Repair Strategy	Measure
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Roof (Metal tiles)

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen (L=4.2m W=4.2m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
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Floor	Chipboard, Vinyl (17.64 m2)	
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Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
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Wall covering	Gib, Paint (40.32 m2) Cosmetic damage $2.23 + 2.4 + 1.8$ Rake out, plaster and paint	40.32 m2 $7m^2$
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Ceiling	Gib, Paint (17.64 m2)	
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Work top	Kitchen work top, Laminate (6.50 m)	
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Kitchen joinery	Medium Spec, Laminate (1.00 Item)	
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Range Hood	Over Head, Standard spec (1.00 Item)	
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Room - Additional Notes:

Dining Room (L=4.3m W=4.3m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
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Floor	Concrete, Vinyl (18.49 m2)	
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Ceiling	Gib, Paint (18.49 m2)	
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Wall covering	Gib, Paint (41.28 m2) Cosmetic damage $18.5 + 0.75 = 3.1$ Rake out, plaster and paint	41.28 m2 $16.4m^2$
---------------	---	-------------------------------

Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
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Room - Additional Notes:

Hallway (L=13.0m W=1.2m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
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Floor	Concrete, Carpet (15.60 m2)	
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Ceiling	Gib, Paint (15.60 m2)	
---------	-----------------------	--

Wall covering	Gib, Paint (68.16 m2) Cosmetic damage Rake out, plaster and paint	68.16 m2 $48m^2$
---------------	---	-----------------------------

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

Room - Comments: Note carpet is up in hallway due to water damage

Room - Additional Notes:

Living (L=5.3m W=5.8m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Concrete, Carpet (30.74 m2)
Ceiling	Gib, Paint (30.74 m2)
Wall covering	Gib, Paint (53.28 m2)
	Cosmetic damage <i>5.8 + 3.6 + 3.6 + 1.1</i>
	Rake out, plaster and paint <i>12.7</i> 53.28 m2 <i>38.6 m2</i>
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Room - Comments: Carpet been taken up due to fish tank in lounge	

Room - Additional Notes:

Toilet (L=2.9m W=1.2m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Concrete, Tiles (3.48 m2)
Wall covering	Gib, Paint (19.68 m2)
Ceiling	Gib, Paint (3.48 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
	Cosmetic damage
	<i>Fuse</i> Repaint door and trim 1 No of ✓
Toilet	Standard, Standard Spec (1.00 Item)

Room - Additional Notes:

Office/Study (L=3.8m W=4.0m H=2.4m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)
Floor	Concrete, Carpet (15.20 m2)
Wall covering	Gib, Paint (37.44 m2)
	Cosmetic damage <i>5.2 + 1.5 + 1.2</i>
	Rake out, plaster and paint <i>5.2</i> 37.44 m2 <i>32.5 m2</i>
Ceiling	Gib, Paint (15.20 m2) <i>Rake out, plaster + Paint</i> <i>15.2 m2</i>
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Additional Notes:

Stairwell (L=6.5m W=1.0m H=4.8m)

Handrails	Bar, Timber (3.50 m)
Stairs (Internal)	Box, MDF (6.50 m)
	Structural damage
	Glue, Block and screw treads / risers 6.5 m ✓
Floor	Chipboard, Carpet (6.50 m2)
	Impact damage
	Lift covering, screw / nail floor and relay covering 6.5 m2 ✓
Wall covering	Gib, Paint (72.00 m2)
	Cosmetic damage

+7 + 9 + 3

12.1 + 12.2 + 2.5

EQC Claim Number CLM/2011/084637

2

Rake out, plaster and paint

72 m2

40 m2

Ceiling	Gib, Paint (6.50 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint	6.5 m2	✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		

Room - Additional Notes:

Gauge & Grid out of epoxy fill 3.6 m
 ceiling. Rake out plaster & Paint 43.2 m²

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom Bedroom 1 end of hallway (L=5.8m W=2.8m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Window	Aluminium Fixed, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (16.24 m2)	
Wall covering	Gib, Paint (41.28 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	51 - 41.28 m2
Ceiling	Gib, Paint (16.24 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	16.24 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:

Bedroom Bedroom 2 seconde on right down hallway (L=3.6m W=2.8m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (10.08 m2)	
Wall covering	Gib, Paint (30.72 m2)	
	Rake out, plaster & Paint	27 m ²
Ceiling	Gib, Paint (10.08 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	No need 10.08 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Comments: Popped nails on ceiling and cracks at box stop

Room - Additional Notes:

Bedroom Bedroom 3 first on right top of stairs (L=3.8m W=3.2m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (12.16 m2)	
	Impact damage	
	Lift covering, screw / nail floor and relay covering	12.16 m2
Wall covering	Gib, Paint (33.60 m2)	
	Cosmetic damage	
	Paint wall	9.5 - 33.6 m2
	Rake out and stop	1 m

EQC Claim Number CLM/2011/084637

Ceiling	Gib, Paint (12.16 m2)		
	Cosmetic Damage		
	Paint Ceiling	12.16 m2	✓
	Rake out and stop	1 m	

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

Room - Comments: Squeaky floor**Room - Additional Notes:****Bedroom Bedroom 4 next to toilet (L=5.0m W=3.8m H=2.4m)**

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

Floor	Chipboard, Carpet (19.00 m2)		
	Impact damage		
	Lift covering, screw / nail floor and relay covering	19 m2	✓

Wall covering	Gib, Paint (42.24 m2)		
	Cosmetic damage		
	Paint wall	11.5 - 42.24 m2	3/m ²
	Rake out and stop	2 m	

Ceiling	Gib, Paint (19.00 m2)		
	Cosmetic Damage		
	Paint Ceiling	19 m2	✓

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

Room - Comments: walls and ceilings are the same colour**Room - Additional Notes:****Toilet (L=1.6m W=1.0m H=2.4m)**

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

Floor Chipboard, Vinyl (1.60 m2)

Wall covering	Gib, Paint (12.48 m2)		
	Cosmetic damage		
	Paint wall	11.5 - 12.48 m2	11/m ²
	Rake out and stop	2 m	

Ceiling Gib, Paint (1.60 m2)

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

Toilet Standard, Standard Spec (1.00 Item)

Hand basin Wall hung, PVC (1.00 Item)

Room - Additional Notes:**Bathroom Spa bath / Shower (L=2.8m W=2.5m H=2.4m)**

Bath Acrylic Corner, Spa Bath (1.00 Item)

Window Aluminium Casement, Pane single glazed (2.00 No of)

Floor Chipboard, Vinyl (7.00 m2)

Shower Cubical shower unit, Acrylic shower (0.81 m2)

Ceiling Hardboard, Seratone (7.00 m2)

EQC Claim Number CLM/2011/084637

Wall covering	Hardboard, Seratone (25.44 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Bathroom sink	Vanity single, Standard specification (1.00 Item)

Room - Additional Notes:

Hallway (L=11.0m W=1.4m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Chipboard, Carpet (15.40 m2)
	Impact damage Lift covering, screw / nail floor and relay covering
Ceiling	Gib, Paint (15.40 m2)
	Cosmetic Damage Rake out, plaster and paint
Wall covering	Gib, Paint (59.52 m2)
	Cosmetic damage Rake out, plaster and paint
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Additional Notes:

End Of Assessment

Contract Pricing Document



Claims No:	CLM/2010/	Business:	Pegasus Roofing
Claims No:	CLM/2011/084637	Address:	7 Jutland Cr
Claimant:	Peter Mitchell	Phone:	3880921
Situation Loss:	3 Lexington Place	Mobile:	027 2035918
EQR Supervisor:	Adel Isaac	Date:	12/1/12

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property and will be covered in your quotation. Please scan document and send through Aconex.

Rooms	Description of work	Contractor's Quote
Lounge Living Room	Room Rate (incl Margin)	1,495.20 ✓
	Room P&G	209.32
	ROOM TOTAL	1,704.52
Dining Room	Room Rate (incl Margin)	784.80 ✓
	Room P&G	109.87
	ROOM TOTAL	894.67
Kitchen	Room Rate (incl Margin)	484.00 ✓
	Room P&G	67.76
	ROOM TOTAL	551.76
Family Room	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Bedroom 1 End of hall	Room Rate (incl Margin)	1,931.68 ✓
	Room P&G	270.43
	ROOM TOTAL	2,202.11
Bedroom 2 2nd on right	Room Rate (incl Margin)	864.00 1,124.00 ✓
	Room P&G	157.36
	ROOM TOTAL	1,281.36 1,021.36
Bedroom 3 First right top of stairs	Room Rate (incl Margin)	1,806.72 2,066.72 ✓
	Room P&G	289.34
	ROOM TOTAL	2,356.06 2,096.06
Bedroom 4	Room Rate (incl Margin)	2,329.00 2,589.00 ✓
	Room P&G	362.46
	ROOM TOTAL	2,951.46 2,069.00
Bedroom 5	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
En-suite Bathroom	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	

Contract Pricing Document



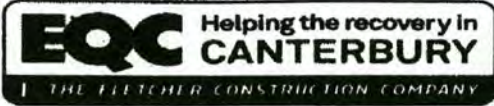
Room	Description of Work	Contractor's Quote
Bathroom 1	Room Rate (incl Margin) Room P&G ROOM TOTAL	
Bathroom 2	Room Rate (incl Margin) Room P&G ROOM TOTAL	
Toilet 1	Room Rate (incl Margin) Room P&G ROOM TOTAL	240.00 ✓ 33.60 273.60
Toilet 2	Room Rate (incl Margin) Room P&G ROOM TOTAL	416.00 676.00 ✓ 94.64 770.64 510.64
Office/Study	Room Rate (incl Margin) Room P&G ROOM TOTAL	1,526.40 1,786.40 ✓ 250.09 2,036.49 1,776.49
Rumpus	Room Rate (incl Margin) Room P&G ROOM TOTAL	
Entry	Room Rate (incl Margin) Room P&G ROOM TOTAL	
Hallway	Room Rate (incl Margin) Room P&G ROOM TOTAL	1,796.00 ✓ 251.44 2,047.44
Stairwell	Room Rate (incl Margin) Room P&G ROOM TOTAL	2,365.50 ✓ 331.17 2,696.67
Laundry Hallway 2	Room Rate (incl Margin) Room P&G ROOM TOTAL	2,732.50 ✓ 382.55 3,115.05
Garage	Room Rate (incl Margin) Room P&G ROOM TOTAL	1,382.40 2,414.60 ✓ 338.04 2,752.64 1,720.44
Conservatory	Room Rate (incl Margin) Room P&G ROOM TOTAL	

Contract Pricing Document



Room	Description of Work	Contractor's Quote
Other <i>Floor/Window covers</i>	Room Rate (incl Margin)	756.00 ✓
	Room P&G	105.00
	ROOM TOTAL	855.00 <i>861.00</i>
Roof	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
External Walls North	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
External Walls South	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
External Walls East	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
External Walls West	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Decks	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Chimney Base	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Chimney Cavity	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Chimney Above Roof	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Fireplace	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Foundation	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	

Contract Pricing Document



Room	Description of work:	Contractor's Quote
Piling	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Services	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Other Dwelling Items	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Outbuildings	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Land & Retaining Walls	Room Rate (incl Margin)	
	Room P&G	
	ROOM TOTAL	
Subtotal Excluding GST		26,489.47 <i>slbe 26,495.47</i>
Add 15% GST		3,973.42 <i>slbe: 3,974.32</i>
Total Including GST		30,462.89 <i>slbe: 30,469.79</i>

Estimate Time of Completion Days _____

Start Date _____ Finish Date _____

REVISED TOTAL: \$24,163.27
9.8T
3,624.49
\$27,787.76

X Stephen Gunn
 Signature of Contractor

Date 12/1/12

WORKS ORDER

TO: GOMM STEPHEN DARCY
TA PEGASUS ROOF COATING.

ORDER NUMBER**EQW 04439**

Please quote on all invoices, correspondences etc

Authorised by: **DAVE JOHNSTONE**Date: **9/02/2012**

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
09/02/2012	ADEL ISAAC		E 013	HUB 11.
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)
CLM/2011/084637	As quoted in Accordance with EQC Scope of Works & repair strategy			
3 LEXINGTON PLACE	Start and completion dates to be agreed with EQC planner & supervisor			TBC
/				
PRICING (excl GST)				
AGREED FIXED PRICE	\$ 24,163-27 or refer attachment			
SCHEDULE OF RATES	refer attachment			
HOURLY RATES				
TRADE QUALIFIED	(i.e. carpenter)	\$	p/h	
EXPERIENCED	(not trade qualified)	\$	p/h	
LABOURER	\$	p/h		
APPRENTICE	\$	p/h		

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.

Works Order V1.0. 6/12/10

Defects Liability Certificate

Claim Number	CLM/2011/084637		
Date of Completion	15/06/2012	Date defect period ends	13/09/2012
Property address	3 LEXINGTON PLACE, SHIRLEY		
Main contractor	zzzzzzGomm Stephen Darcy T/A Pegasus Roof Coatings ***DO NOT USE***		
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

Steve Bailey

Date of issue 20/11/2014

on behalf of Fletcher EQR acting as agent to EQC

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

Contract: ~
Location: ~ 3 Lexington Place
Principal: ~

Practical Completion

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

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

the Contractor has fulfilled its obligations under the Contract.

This Certificate

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

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date: Stephen Gorman 15/6/12
(Date signed)

Contractor's Producer Statement for Construction PS3

Contract: ~ 2011/084637
Location: ~ 3 Lexington Place

Issued by

Contractor: ~ Pegasus Roofing
LBP Licence No ~

Preamble

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

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

Statement

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

Description of the work covered by this statement:

Claim Number: 2011/084637

Work completed as per EQC scope of works.
Cosmetic work only including plastering & painting

Signed by/date:

Stephen Gumm

15/6/12
(Date signed)

FINAL ACCOUNT STATEMENT

 Claim No. 2011/084637

**All amounts are GST EXCLUSIVE unless otherwise noted

Claim Address: Date:	3 Lexington Place Shirley 20/11/2014	Contractor: Hub:	Gomm Stephen Darcy TA Pegasus Roof Coatings E013 - New Brighton
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AMOUNTS:

Original Contract Value (excl. GST)	EQW04438	\$ 24,163.27
plus Variation VO1 (excl. GST)		-\$ 398.10
plus Variation VO2 (excl. GST)		\$ 1,432.04
plus Variation VO3 (excl. GST)		
plus Variation VO4 (excl. GST)		
Final Contract Value (excl GST)		\$ 25,197.21
less Previous Payments (excl GST)	CERT #51; CERT #54	\$ 25,197.21
Amount for Final Payment (excl GST)		\$ -
plus GST Amount		\$ -
Amount for Final Payment (incl GST)		\$ -

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: 14/06/2012 Contract Finish Date: 15/06/2012

 Name: James Longden

 Date: 20 NOV 2014

Signature:



 on behalf of Fletcher EQR acting as agent
 to EQC



MS-SF0409

EXEMPT BUILDING WORK
FILE RECORD

CLAIM NUMBER:

2011 084637

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: 3 Lexington Place

DATE 19/2/13

HUB NNB

PROPERTY CONTACT NAME: P Mitchell

CONT. SUPERVISOR Adel Isaac

CONTACT DETAILS: PH.(1) [REDACTED]

EMAIL: [REDACTED]

PH.(2)

CONTRACTOR: Pegasus Roofing Ltd

SITE SUPERVISOR NAME: Steve

CONTACT DETAILS: PH.

EMAIL: josiebnz@xtra.co.nz 19/2/13

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

Grind & epoxy fill cracks in concrete slab
Cosmetic repairs to external finish, Wall & ceilings

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

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

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

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

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

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

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

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

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

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

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

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

J Wong
16/12/11



1147175 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201_/	Significant Risk to Safety:	YES (NO)
	Old: 201_/	Engineer's Names:	G Chambele E Daniel
Claimant Name:		Engineers E-mail:	NOT REQ'D
Claimants Address:	LMT 3 hexington Westhaven	Date:	11/12 /2011 Team no: 6

Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011: YES NO

GENERAL

Type of Damage	Earthquake	Landslip	Storm/Flood	Other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable	2 - Home/Land seriously damaged but habitable		
	3 - Home/Land moderately damaged & Habitable	4 - All other damage		
Is this natural Disaster Damage?	YES	NO		
Is there an Imminent Risk of Loss?	YES	NO	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES	NO
What happened? Claimant's story	no liquefaction, cracked floor slabs, cracked walls	

SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

General:	flat site, level to road, concrete access way (good - no damage)
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LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS)

LIQUEFACTION/Flat land damage	None	Sand boils	Lateral spreading	Settlement	Remediation Rqd (TBC in office)		
Land damage observed:					Yes	No	Notes
(i) Lateral Spreading	Not Observed	Spreading <100mm over property Spreading >100mm over property	Tilt > 5 degrees Vertical offset > 50 mm			✓	Refer to the Potential Remedial Works page of this report
(ii) Crust Thinning (TBC in office)						✓	
(iii) Cracks	Not Observed	Distribution: Crack Width:	Single crack >100mm <100mm <5mm	Multiple cracks >100mm <100mm <5mm		✓	
(iv) Undulating land	Not Observed	Resulting from:	Lateral spreading Lawn steeper than 1 in 20 slope Lawn shallower than 1 in 20 slope	Liquefaction Patio/Paths >10 mm high Patio/Paths <10 mm high	Ground oscillation Patio/Paths steeper than 1 in 100 Patio/Paths shallower than 1 in 100	✓	
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept Below 50yfl pre 4 Sept	Above 50yfl pre 22 Feb Below 50yfl pre 22 Feb	Above 50yfl post 22 Feb Below 50yfl post 22 Feb	No Increased Flood Risk Increased Flood Risk		
(vi) Local Ponding	Not Observed	Observed within EQC covered land				✓	
(vii) Localised settlement causing drainage issues	Not Observed	Property no longer draining to road/public services				✓	
(viii) New Groundwater Springs	Not Observed	Observed				✓	
(ix) Inundation of land with sand to silt	Not Observed	Observed	Already Removed			✓	

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LIQUEFACTION/Flat land damage comments:

OTHER Flat land damage

Settlement resulting from: Ground Oscillation

Consolidation of fill

undulated settlement > 50mm

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Description:

Rotational Slip

Translational Slip

Ridge-renting

Other.....

Rockfall:

Source:

Upslope

Within property boundary

Description:

Downslope

Beyond property boundary

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk (Y/N)

Remediation (TBC in office)

Refer to the Potential Remedial Works page of this report

Comments:

RETAINING WALL DAMAGE

Retaining wall damaged?

None

No. of walls damaged

Description:

Type of damage to retaining wall(s) :

Cracks

Rotated/leaning

Slid

Bulging

Location of retaining wall(s) :

Settlement

Within 8m of building

Within 60m & needed to protect/support land comprising accessway

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk (Y/N)

Remediation (TBC in office)

Refer to the Potential Remedial Works page of this report

Comments:

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LAND DAMAGE AREAS (see table on page 6 for more details)

Areas of land Damage	Entire Site	Portion of Site	None
Land beneath Main access way damaged?	No-N/A	Within 60m of building	Other.....

PRELIMINARY LAND REMEDIAL OPTION & COST (Refer Site Plan and Cross Section)

Land Remedial option	Drainage	Retaining Wall	Palisade Wall	Soil Nail/Rock Bolt	Earthworks
	Debris Wall/Catch Fence	Remove rock hazard	Other	Combination of Above	None
Estimated Land Remedial Cost	TBC - (To be confirmed by Cost Estimator)				

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	<i>double story, concrete floor slab, plastered walls, iron roof</i>
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BUILDING DAMAGE - GENERAL






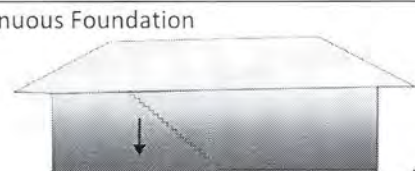

Has the building been Damaged?	YES	NO
Is the Dwelling at Imminent Risk?	YES	NO
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)	
Have any Appurtenant structures been damaged?	YES	NO
Are any appurtenant structures at Imminent Risk?	YES	NO
Have any services within 60 m of dwelling been damaged?	YES	NO
Are any services within 60 m of dwelling at Imminent Risk?	YES	NO

DAMAGED DWELLING, APPURTENANT STRUCTURES, & SERVICES (Refer Site Plan and Cross Section)

Dwelling : features damaged :	None	External walls	Internal walls	Ceiling	Door/window frames
	Window glass	Steps	Foundation/Slab	Roof	Chimney
	Other:				
Type of damage to Dwelling:	Cracks (walls)	Cracks (ceiling)	Cracks (window glass)	Cracks (chimney)	Floor sloping
	Racking/sagging	Walls etc out of vertical	Crack in slab	Crack in footing	Other:
Appurtenant structure(s) damaged :	None	Garage/shed	Carport	Deck	Other:
What services have been damaged?	Water	Sewer	Drainage	Gas	Electrical
	Telephone	Service structures	Don't Know	Other:	None

GENERAL :

Floors and Foundations	Roof Cladding	Wall Cladding
✓ Timber floor on piles	✓ Light: Iron roof	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	✓ Heavy: brick veneer/stone/solid plaster
✓ Concrete slab on grade		

Damage to Dwelling predominantly from:	Shaking		Land damage
	Severity		
	Minor	Moderate	Major
Stretching 	X	0 to 5mm	5 to 30mm >30mm
Hogging 	X	0 to 20mm	20 to 50mm >50mm
Dishing 	X	0 to 20mm	20 to 50mm >50mm
Racking/Twisting 	X	0 to 10mm	10 to 30mm >30mm
Tilting 	X	0 to 20mm	20 to 50mm >50mm
Discontinuous Foundation 	X	0 to 10mm	10 to 20mm >20mm
Global Settlement 	X	0 to 50mm	50 to 100mm >100mm

Potential Remedial Works

The works described below are to repair or protect insured land (i.e. within the property boundary, on or supporting the main access within 60m of the dwelling, or within 8m of a residential building) and the structure(s) that has/have been damaged or is/are at imminent risk as a direct result of the natural disaster that has occurred.

A solution that reinstates the damaged land and removes the imminent risk threat would comprise the following works:

- *Repair undulations by trimming undulations*
- *+ fill depressions*
-
-
-

Additional information for cost estimation:

<u>Construction Issues</u>	<u>Easy</u>	<u>Moderate</u>	<u>Hard</u>	<u>N/A</u>
• Construction Access	✓			
• Drilling				✓
• Reinstatement	✓			

This preliminary design is for the purposes of costing for the claim settlement process only, it is not for construction. There may be a solution that is more cost effective and/or appropriate. Even if this concept is considered to be appropriate, further subsurface investigation, detailed design and consenting may be required prior to construction.

We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

Engineering investigation, design and drawings	\$	<i>ML</i>
Construction Observations and PS4	\$	
Survey (if required)	\$	
Building/Resource consents (if required)	\$	
Project Management	\$	
Construction of(as detailed above)	\$	
(Cost to be determined by cost estimator)	\$ TBC	
TOTAL non construction Costs (Excluding GST)	\$	

The total construction cost estimates should be confirmed by a contractor or estimator.

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	<i>yes</i>
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	<i>40</i>
Area of Land at imminent risk Evacuation: Inundation:	<i>2</i>
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	<i>2</i>
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	<i>2</i>
Retaining Walls (covered by EQC)	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	<i>1</i>
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>shaking damage</i>	<i>yes</i>
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	<i>1</i>
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	<i>1</i>
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	<i>not known</i>
Remedial Option: (describe briefly and state what the remedial option/s will repair) <i>Earthworks - repair undulations</i>	TBC (excluding GST)

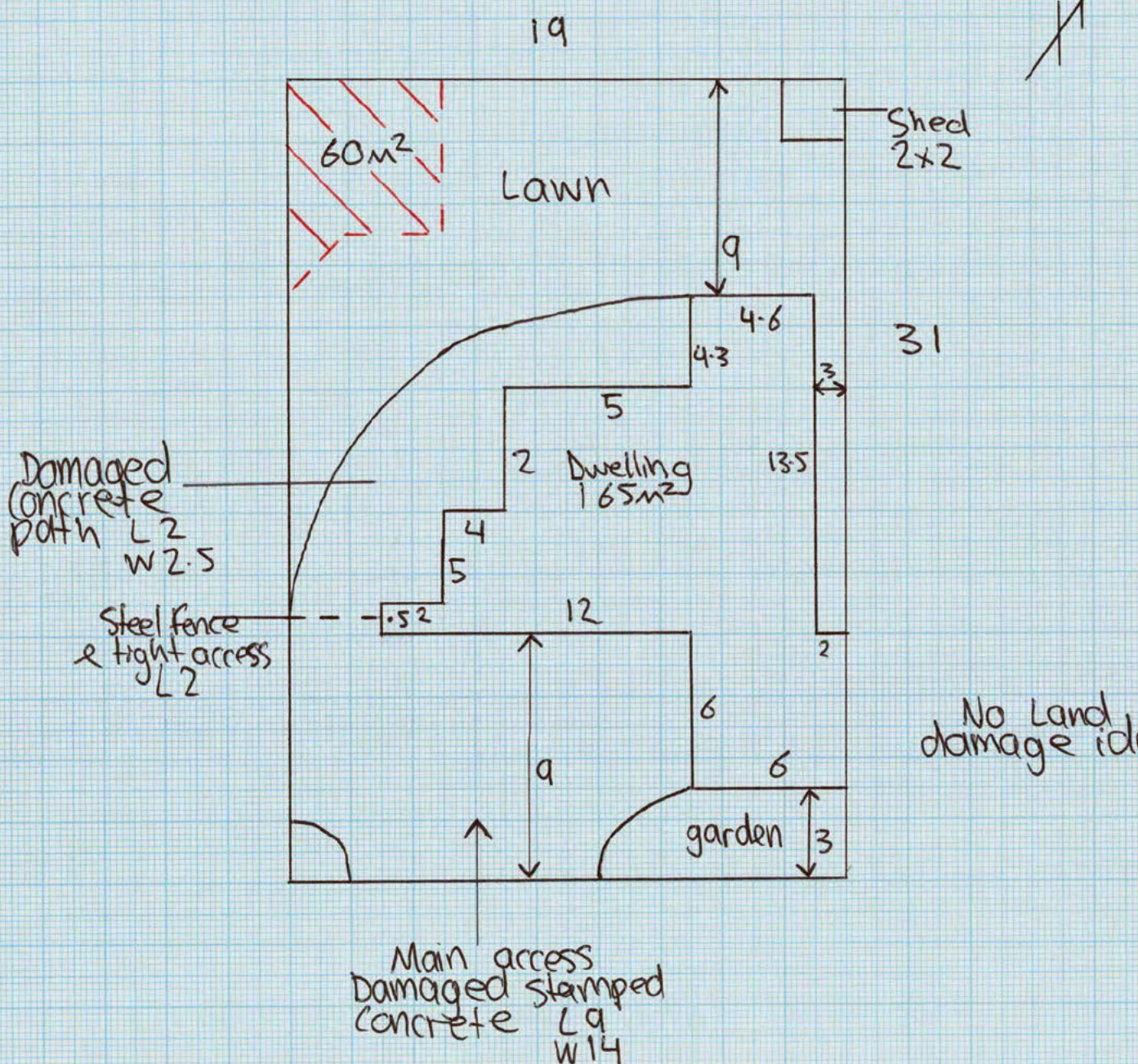
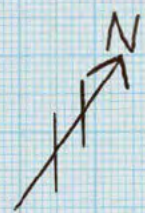
TBC – To be calculated & confirmed by cost estimator

Maximum EQC Insured
Area *565* m²



PETER MITCHELL
3 LEXINGTON PLACE
SHIRLEY
CHRISTCHURCH
H: [REDACTED]
M: [REDACTED]

Brayden Maguire
6 5 13



No Land damage identified

CHECKED

Inspection Summary



Completed by: Eddy Martens

Date: 6-5-2013 Page: 1 of 1
dd / mm / yy



CLM / 2011 / 084637
 PETER MITCHELL
 3 LEXINGTON PLACE
 SHIRLEY
 CHRISTCHURCH
 H: [REDACTED]
 M: [REDACTED]

Time arrived at site: 10 : 15 Time left site: 11 : 15 Was an inspection carried out? Yes No

Customer present: Yes No Customer Name: Peter Mitchell

Access denied Loose dogs Other If other, please provide reason: 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"/>	
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

- If a potential or actual 8/9 property, was the dwelling present? 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 m² of Damaged Land: NIL m² Notional Land Damage Value @\$300/m² (Incl GST): \$ NIL

Next action: Close Land Exposure



CHECKED V1.32, FEB 2013