

13 September 2024

Ms Grace Luo

Sent by email to: [grace.luo@firstnationaltao.co.nz](mailto:grace.luo@firstnationaltao.co.nz)

Kia ora Ms Grace Luo

**Information request - CLM/2010/094890 - 53 Marshall Street, Woolston, Christchurch 8023**

Thank you for your information request received on 19 August 2024. You asked for “EQC report” in relation to 53 Marshall Street. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

The enclosed response contains claim information for the below claim numbers associated to the requested property:

- CLM/2010/094890

Please refer to the claim summary dividers within this response to confirm how the above claims were managed.

Documentation has not been provided for claims CLM/2011/119134 for the below reasons:

- Claim does not relate to dwelling/land

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Natural Hazards Commission Toka Tū Ake documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the real estate agent marketing the property you have an interest in understanding what assessments and repairs have been undertaken at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners under section 9(2)(a) of the OIA and section 53(b) of the PA.

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,



**Crystal Belter**

OIA Advisor - Kaitohutohu OIA

# 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.

# Scope of Works



**Customer:** m.l kodey

## Document explanatory note:

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

## Assessment of Property at 53 MARSHALL STREET, WOOLSTON, CHRISTCHURCH 8023 on 8/09/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 744.00 m2)		
Land (Exposed - Soil - 150.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 15.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Chimney (Exterior)

Element	Damage	Repair
One story chimney (Single Pot - Brick - 1.00 item)	Cracking Damage	Grind out and re-mortar 3.00 l/m

#### Elevation (East)

Element	Damage	Repair
Wall Cladding (Stucco - Timber - 47.85 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 0.50 m2
	Cracking	Paint wall 47.84 m2
Wall framing (Timber Frame - Timber - 47.85 m2)	No Earthquake Damage	

#### Elevation (South)

Element	Damage	Repair
Wall Cladding (Weatherboard - Timber - 26.40 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 0.80 m2
	Cracking	Paint wall 26.40 m2
Wall framing (Timber Frame - Timber - 26.40 m2)	No Earthquake Damage	

#### Elevation (West)

Element	Damage	Repair
Wall Cladding (Stucco - Timber - 47.85 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 0.80 m2
	Cracking	Paint wall 47.84 m2

Wall framing (Timber Frame - Timber - No Earthquake Damage  
47.85 m2)

### Roof

Element	Damage	Repair
No Damage		

### Foundations

Element	Damage	Repair
No Damage		

### Elevation (North)

Element	Damage	Repair
Wall Cladding (Stucco - Plaster - 26.40 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 0.50 m2
Wall framing (Timber Frame - Timber - 26.40 m2)	No Earthquake Damage	

### Interior

#### Ground Floor - Kitchen

Room Size: 2.60 x 3.00 = 7.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Built In Oven (Other - Steel - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 7.80 m2)	No Earthquake Damage	
Floor (T&G - Vinyl - 7.80 m2)	No Earthquake Damage	
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 30.24 m2)	Cosmetic damage	Rake out, plaster and paint 30.24 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage	

#### Ground Floor - Entry (Back porch)

Room Size: 0.90 x 3.10 = 2.79 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Gib - Paint - 2.79 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage	
Floor (T&G - Vinyl - 2.79 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 21.60 m2)	Cosmetic damage	Rake out, plaster and paint 21.60 m2

#### Ground Floor - Toilet

Room Size: 1.00 x 0.90 = 0.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair
No Damage		

#### Ground Floor - Lounge

Room Size: 3.60 x 7.40 = 26.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 26.64 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 26.64 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 59.40 m2)	Cosmetic damage	Rake out, plaster and paint	59.40 m2
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Entry (Front door)

Room Size: 1.00 x 1.20 = 1.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (T and G - Paint - 1.20 m2)	Cosmetic Damage	Gap fill and paint	1.20 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 1.20 m2)	No Earthquake Damage		
Wall covering (Wood panelling - Paint - 10.56 m2)	Cosmetic damage	Sand, gap fill and paint	5.28 m2
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bathroom

Room Size: 2.60 x 2.50 = 6.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Bath (Cast iron - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Lath and Plaster - Paint - 6.50 m2)	Cosmetic Damage	Rake out, plaster and paint	6.50 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 6.50 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .16 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 27.54 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Hallway

Room Size: 0.90 x 3.50 = 3.15 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
No Damage			

#### Ground Floor - Bedroom (Southwest)

Room Size: 2.40 x 3.60 = 8.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
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No Damage

**Ground Floor - En Suite**

Room Size: 0.90 x 2.60 = 2.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
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No Damage

**Ground Floor - Bedroom**

Room Size: 3.10 x 3.60 = 11.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
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No Damage

**Ground Floor - Bedroom (Northeast)**

Room Size: 3.10 x 3.60 = 11.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
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No Damage

**Ground Floor - Bedroom (South/east)**

Room Size: 3.60 x 2.40 = 8.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

**External garage**

**Exterior**

**Elevation (South)**

Element	Damage	Repair
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No Damage

**Elevation (North)**

Element	Damage	Repair
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No Damage

**Elevation (East)**

Element	Damage	Repair
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No Damage

**Elevation (West)**

Element	Damage	Repair
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No Damage

**Roof**

Element	Damage	Repair
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No Damage

**Foundations**

Element	Damage	Repair
No Damage		

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

Room Size: 5.60 x 7.20 = 40.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
No Damage		

**Shed****Exterior****Elevation (West)**

Element	Damage	Repair
Wall Cladding (Block - Concrete - 14.40 m2)	Cracking	Grind out and repoint mortar 3.00 l/m

**Elevation**

Element	Damage	Repair
No Damage		

**Elevation (North)**

Element	Damage	Repair
No Damage		

**Elevation (South)**

Element	Damage	Repair
No Damage		

**Foundations**

Element	Damage	Repair
No Damage		

**Roof**

Element	Damage	Repair
No Damage		

**Interior****Ground Floor - Bedroom (Laundry)**

Room Size: 5.60 x 3.40 = 19.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
No Damage		

## 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/2010/094890  
**Claimant:** m.l kodey  
**Property Address:** 53 MARSHALL STREET  
 WOOLSTON  
 CHRISTCHURCH 8023

**Assessment Date:** 08/09/2011 14:20  
**Assessor:** Veale, Rob  
**Estimator:** Vaotogo, Hans  
**Property Occupied By:** Owner Occupied

### Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	m.l, kodey				

### Insurance & Mortgage Details

#### Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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

Renewed on 29 March annually

#### Mortgage Details - From Claim Centre

##### Bank

#### Mortgage Details - Added in COMET

##### Bank

MORTGAGE HOLDING TRUST CO LTD

#### Mortgage Details - Comments

### Opt Out

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

### Hazards

**Hazards:** No hazards identified.  
 Dwelling is weathertight and habitable.

**Property Sticker:** No Sticker

### Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	<1935	Rectangular	94.11
External garage	1	Standard	Post 1980	Rectangular	40.96
Shed	1	Standard	1961 - 1980	Rectangular	19.49

## Full Assessment

### Site

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

#### General Comments:

### Services

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

#### General Comments:

### Main Building

#### Exterior

#### Chimney (Exterior)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
One story chimney	Single Pot	Brick	Cracking Damage Grind out and re-mortar	3.00 l/m	50.00	150.00

**General Comments:** One storey brick chimney - decommissioned prior to quakes.

#### Elevation (East)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Timber	Cracking Grind out, epoxy fill and repair stucco to affected area	0.50 m2	65.00	32.50
			Cracking Paint wall	47.84 m2	29.00	1,387.36
Wall framing	Timber Frame	Timber	No Earthquake Damage			

#### General Comments:

#### Elevation (South)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking Grind out, epoxy fill and repair stucco to affected area	0.80 m2	65.00	52.00
			Cracking Paint wall	26.40 m2	29.00	765.60
Wall framing	Timber Frame	Timber	No Earthquake Damage			

#### General Comments:

#### Elevation (West)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Timber	Cracking Grind out, epoxy fill and repair stucco to affected area	0.80 m2	65.00	52.00
			Cracking Paint wall	47.84 m2	29.00	1,387.36
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:****Roof****Damage:** No damage**Require Scaffolding?** No**General Comments:** Unpainted corrugated iron and pvc spouting (14.5m x 8.8m)**Foundations****Damage:** No damage**Require Scaffolding?** No**General Comments:** Concrete ring foundation (46.6m) and concrete piles**Elevation (North)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking Grind out, epoxy fill and repair stucco to affected area	0.50 m2	65.00	32.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Other	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage Rake out, plaster and paint	30.24 m2	27.00	816.48
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:****Ground Floor - Entry (Back porch)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage Rake out, plaster and paint	21.60 m2	27.00	583.20

**General Comments:****Ground Floor - Toilet****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted hardboard ceiling and walls, vinyl on T&G floor, standard toilet, louvre window, solid timber internal door.**Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

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

Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	59.40 m2	27.00	1,603.80
Window	Timber Large	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Entry (Front door)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	T and G	Paint	Cosmetic Damage			
			Gap fill and paint	1.20 m2	34.00	40.80
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Wood panelling	Paint	Cosmetic damage			
			Sand, gap fill and paint	5.28 m2	39.00	205.92
Window	Timber small	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Cast iron	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Lath and Plaster	Paint	Cosmetic Damage			
			Rake out, plaster and paint	6.50 m2	27.00	175.50
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

**General Comments:** Window cracked but not earthquake damage.**Ground Floor - Hallway****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted lathe and plaster ceiling and walls, carpet on T&G floor.**Ground Floor - Bedroom (Southwest)****Damage:** Damage but not earthquake related**Require Scaffolding?** No**Non Earthquake Notes:** Room under renovation**General Comments:****Ground Floor - En Suite****Damage:** Damage but not earthquake related**Require Scaffolding?** No**Non Earthquake Notes:** Under renovation.**General Comments:** Unpainted gib walls and ceiling. Vinyl tiles on T&G floor, 900 x 900 acrylic cubicle shower, standard toilet, timber cavity sliding door, small timber casement window.**Ground Floor - Bedroom****Damage:** No damage**Require Scaffolding?** No

**General Comments:** Stipple ceiling, painted gib walls, carpet on T&G floor, solid timber internal door.

**Ground Floor - Bedroom (Northeast)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**Ground Floor - Bedroom (South/east)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**External garage**

**Exterior**

**Elevation (South)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Coloursteel weatherboard on timber frame (5.6m x 2.1m)

**Elevation (North)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Coloursteel weatherboard on timber frame (5.6m x 2.1m)

**Elevation (East)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Coloursteel weatherboard on timber frame (7.2m x 2.1m)

**Elevation (West)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Coloursteel weatherboard on timber frame (7.2m x 2.1m)

**Roof**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Coloursteel iron and metal spouting. (7.2m x 5.6m)

**Foundations**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Concrete slab (7.2m x 5.6m)

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

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Timber truss roof, timber framed walls, concrete floor, double metal tilta door with electric opener, two steel framed windows. One steel external door.

**Shed**

**Exterior**

**Elevation (West)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Concrete	Cracking			
			Grind out and repoint mortar	3.00 l/m	50.00	150.00

**General Comments:**

**Elevation**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Concrete block cladding and framing (2.4x6.0m)

**Elevation (North)**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Concrete block framing and cladding( 2.3x3.8m)

**Elevation (South)**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Concrete block framing and cladding( 2.3x3.8m)

**Foundations**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Concrete slab foundation. (3.8x6.0m)

**Roof**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Corrogated iron on timber rafters,Pvc spouting damaged but not earthquake related.

**Ground Floor - Bedroom (Laundry)**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Gibboard painted ceiling and walls,carpet on concrete floor,2 metal framed single glazed small windows,one wooden framed glass panel door,and supertub.

**Fees****Fees**

Name	Duration	Estimate
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**Overheads**

Name	Estimate
Preliminary and general	594.80
Margin	802.98
GST	1,324.92

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Chimney (Exterior)	150.00
	Foundations	0.00
	Roof	0.00
	Elevation (East)	1,419.86
	Elevation (North)	32.50
	Elevation (South)	817.60
	Elevation (West)	1,439.36
	3,859.32	

Floor	Description	Estimate
Ground Floor	Bathroom	175.50
	Bedroom	0.00
	Bedroom (Northeast)	0.00
	Bedroom (South/east)	0.00
	Bedroom (Southwest)	0.00
	En Suite	0.00
	Entry (Back porch)	583.20
	Entry (Front door)	246.72
	Hallway	0.00
	Kitchen	816.48
	Lounge	1,603.80
	Toilet	0.00
		3,425.70

3,425.70

### External garage

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

0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Interior garage)	0.00

0.00

0.00

### Shed

Name	Description	Estimate
Exterior	Elevation	0.00
	Foundations	0.00

Exterior	Roof	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Elevation (West)	150.00
		150.00

<b>Floor</b>	<b>Description</b>	<b>Estimate</b>
Ground Floor	Bedroom (Laundry)	0.00
		0.00

0.00

**Fees**

<b>Description</b>	<b>Estimate</b>
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**Overheads**

<b>Description</b>	<b>Estimate</b>	
Preliminary and general	594.80	
Margin	802.98	
GST	1,324.92	
		2,722.70

<b>Total Estimate</b>	10,157.72
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## 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?	Yes	
<b>Decline Claim</b>		
Recommend Declining Claim	No	
<b>Next Action:</b>		

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

### File Notes

**Date Created:** 08/09/2011 14:07

**Created :** Veale, Rob

**Subject:** Overview

**Note:** This property consists of a 1920s dwelling, modern coloursteel double garage and old concrete block shed (totalling some 150sqm) on a flat easy access site of some 744sqm. The dwelling is clad in stucco with a corrugated iron roof.

The claimant has submitted one claim only and was assessed on the 8th February by EQC. The claimant indicated that the assessment of damage was less than \$10,000. The claimant had not heard from EQC since February.

The property was reassessed on date and all damage documented. Damage primarily consists of cosmetic cracking to interior walls.

**Next Action:**

### Urgent Works Items



# Calculation Sheet

Office Use Only

Date: ..... 16.2.2011 .....  
 Author: ..... R. Hammond .....  
 LA: ..... J. BEACHAM .....

Claim No: 2010 / ..... 094890 .....  
 Claimant: .....  
 Situation of Loss: .....  
 Estimator: ..... J. HOSKINS .....

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge								
Dining Room								
Kitchen								
Family Room								
Bedroom 1								
Ensuite								
Bedroom 2	STRIP PAPER - WALLS	m <sup>2</sup>	3-6		2.7	9.72	15	145.8
	LABOUR - GUS STOPPER	hrs				3	45	135
	MATERIALS	EQ				1	10	10
	REPAINT (SUPPLY + REPAIR)	EQ				2	40	80
Bedroom 3	REPAINT - WALLS	m <sup>2</sup>	13-8		2.7	37.26	24	894.24

Affix label here

Calculation Sheet – Page 2

2010 / 094890

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom								
Toilet 1								
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)								
Stairwell								
Laundry								
Rear Entry	Take out walls (cracks - 6m)	HR				1	45	45.00
	Materials	EA				1	20	20.00
	Paint Walls	m <sup>2</sup>	8.2		2.7	22.14	24	531.36

Sub total (Page 2) 596.36

Affix label here

2010 / 0948910

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost	
Roof									
EXTERNAL WALLS	North	Take out cracks to stucco (68)				3	50	150	
		Materials - epoxy	EA			1	75	75.00	
		Paint walls	m <sup>2</sup>	13.5		2.7	36.45	25	911.25
	South	Take out cracks to stucco (1.1m)	HR				1	50	50
		Materials	EA				1	75	75.00
		Paint walls	m <sup>2</sup>	13.5		2.7	36.45	25	911.25
	East	Take out cracks to stucco (2.8m)	HR				2	50	100.00
		Materials	EA				1	75	75.00
		Paint walls	m <sup>2</sup>	9.5		2.7	25.65	25	641.25
	West	Take out cracks to stucco (2m)	HR				1	50	50.00
		Materials	EA				1	75	75.00
		Paint walls	m <sup>2</sup>	11.10		2.7	29.97	25	749.25
Decks	SCAFFOLD FOR NORTH & SOUTH	EA				1	200	200	
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								

Sub total (Page 3) 4819

Affix label here

Calculation Sheet - Page 4

2010/094890

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations	Knock out cracks (.2m)	HR				1	50	50.00
	Materials	EA				1	75	75.00
Piling								
Services								
Other Dwelling Items								
'Steel' Out-buildings	Repair mortar cracks in bricks (2.2)	HR				4	50	200.00
	Materials	SA				1	30	30.00
	Paint (North) w/m	M <sub>2</sub>	6		2.7	16.20	25	405.00
Land and Retaining Walls								
Sub-total - Page 4								760.00

	Sub total - Page 1:	1265.04 -
	Page 2:	596.36 -
7490.04 ✓	Page 3:	4819.00 -
	Page 4:	760.00 ✓
	+ P&G, Margin & GST Figure:	2725.03 ✓
	TOTAL:	\$10165.07 ✓



## Statement of Claim Checklist / Repair Strategy

Date: 8/2/11  
 Author: J. Beacham

CLM/2010/094890

m.1 kodey  
 53 MARSHALL STREET  
 WOOLSTON  
 CHRISTCHURCH

LA: J. Beacham

Estimator: S. Hopkins

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	N				
Dining Room	N				
Kitchen	N				
Family Room	NA				
Bedroom 1	N				
Ensuite	N				
Bedroom 2	Y	✓			Strip wallpaper, stop hang paint ✓
Bedroom 3	N				

*WR*

.....  
(Initials)

m.l koday  
 53 MARSHALL STREET  
 WOOLSTON  
 CHRISTCHURCH



Repair Strategy

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N				
Bathroom	NA				
Toilet 1	N				
Toilet 2	NA				
Office / Study	NA				
Rumpus	NA				
Entry / Hall(s)	N				
Stairwell	NA				
Laundry	N				
Garage	N				
Rear Other Entry	Y	✓			Rake out stop paint.

NA

.....  
 (Initials)

m.l koday  
 53 MARSHALL STREET  
 WOOLSTON  
 CHRISTCHURCH



Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	Y	grind crack fill re stucco paint (Gabbel) Height 5.2m ✓
	South	Y	grind crack fill re stucco paint (Gabbel) Height 5.2M ✓
	East	Y	grind crack fill re stucco paint ✓
	West	Y	grind crack fill re stucco paint ✓
Decks		NA	
CHIMNEY	Base	NA	
	Ceiling Cavity	NA	
	Above Roof	NA	
	Fireplace	NA	

*ML*

.....  
 (Initials)

m.l koday  
53 MARSHALL STREET  
WOOLSTON  
CHRISTCHURCH



Item	Event Damage	
	Y / N	
Foundations	Y	East & Nth rake out expoy fill ✓
Piling	N	
Services	N	
Other Dwelling Items	NA	
Shed Outbuildings	Y	Rake out crack re mortar paint (Nth)
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N	

Supplementary Notes: No Access to sub floor

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: *M. Koday* Dated: 8.02.11

.....  
(Initials)



m.1 kodey  
53 MARSHALL STREET  
WOOLSTON  
CHRISTCHURCH

Date: 8/2/11	Claim Number: 2010/
-----------------	---------------------

S Hoskins

### Dwelling Inspection Checklist: Show measurements indicate damage

<p>3.7</p> <p>No Damage</p> <p>Lounge 7.4</p>	<p>N/A</p> <p>Dining Room</p>	<p>3.1</p> <p>No Damage</p> <p>Kitchen 2.8</p>
<p>N/A</p> <p>Family Room</p>	<p>3.0</p> <p>No Damage</p> <p>Bed 1 4.7 3.6</p>	<p>1.1</p> <p>No Damage</p> <p>Ensuite 2.6 3.7</p>
<p>3.6</p> <p>1.2</p> <p>1.3</p> <p>3.3</p> <p>Bed 2</p>	<p>2.6</p> <p>No Damage</p> <p>Bed 3</p>	<p>2.4</p> <p>No Damage</p> <p>Bed 4</p>
<p>2.7</p> <p>No Damage</p> <p>2.6</p> <p>Bathroom</p>	<p>1.6</p> <p>No Damage</p> <p>1.0</p> <p>Toilet 1</p>	<p>N/A</p> <p>Toilet 2</p>
<p>N/A</p> <p>Office/Study</p>	<p>N/A</p> <p>Rumpus</p>	<p>2.8</p> <p>No Damage</p> <p>1.0</p> <p>Entry/Hall(s)</p>

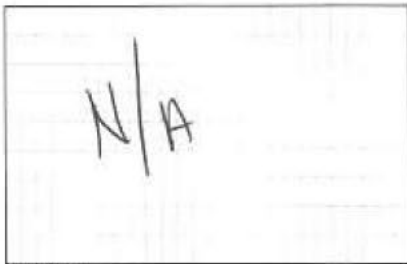


m.1 kodey  
53 MARSHALL STREET  
WOOLSTON  
CHRISTCHURCH

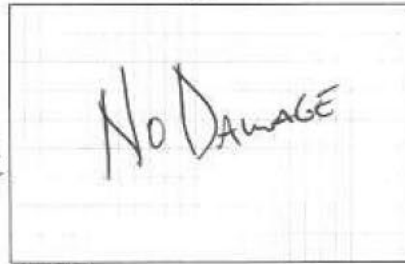
S. Hoskins

Date: 8/2/11	Claim Number: 2010/
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### Dwelling Inspection Checklist: Show measurements indicate damage



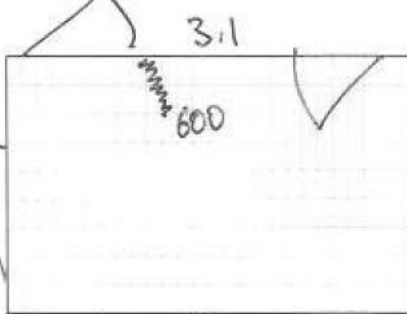
Stairwell



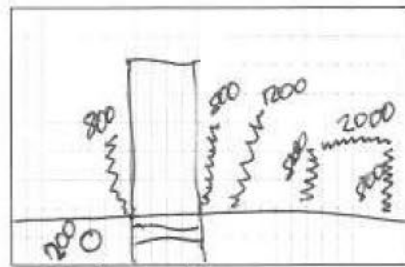
Laundry



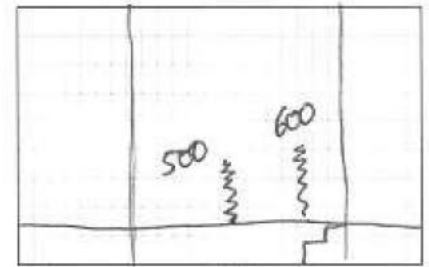
Outbuilding/Garage



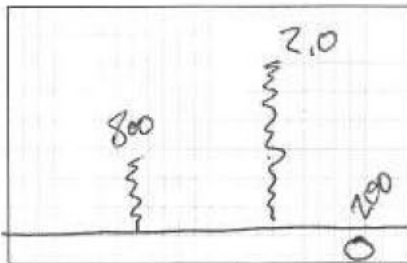
REAR ENTRANCE



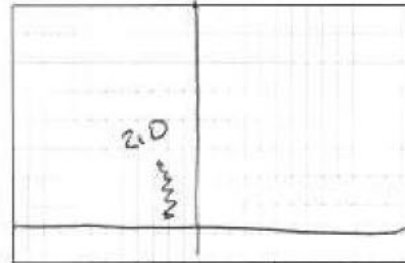
EXTERNAL WALLS NORTH



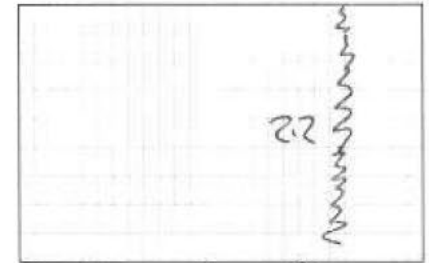
EXTERNAL WALLS SOUTH



EXTERNAL WALLS EAST



EXTERNAL WALLS WEST



OUTBUILDING WALL EXTERIOR NORTH



#### Legend

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

SHL



EARTHQUAKE CC

m.l kodey  
53 MARSHALL STREET  
WOOLSTON  
CHRISTCHURCH

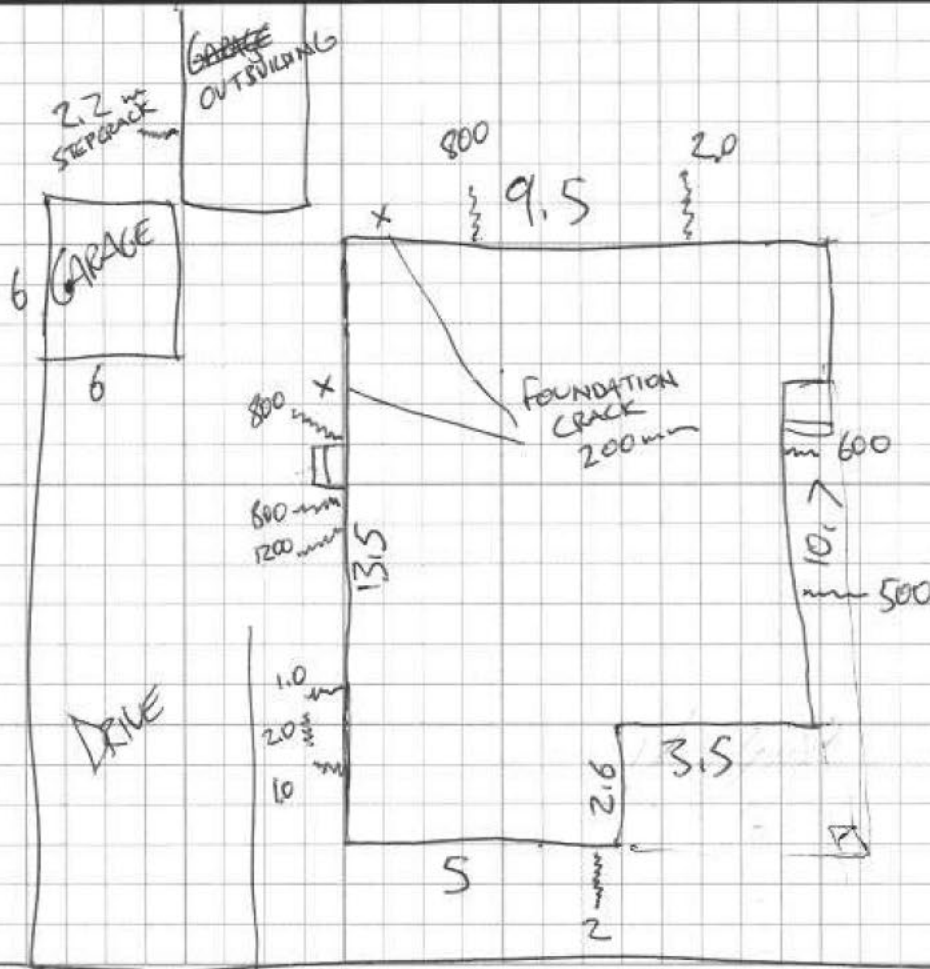
Date:

Claim Number: 2010

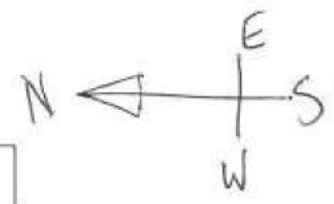
8/2/11

S. Hoskins

**Dwelling Inspection Checklist: Show measurements indicate damage**



Rd



Area m2:	136
Stud Heights:	2.7
Wall Finish:	Wallpaper      Plastered <u>Paint Finish</u>
Other:	
Services:	Specify Damage:
Chimneys:	Construction Type: Height: Damage Description: Above Roof    Below Roof    Total Repair
N/A	
Foundations Damage:	Timber <u>Concrete Ring</u> Concrete Slab    Other (Specify): Minor    Moderate    Severe House Moved off Foundations? <u>Y</u> Concrete Slab Cracked? Crack Width: ..... Crack Length: .....
Roof:	Framed    Trussed Type:    Clay Tiles    Concrete Tiles <u>Rolled Metal</u> Other Damage:
Cladding Type:	Weatherboard    Brick Veneer    Hardi Plank <u>Other</u> <u>Stucco</u>

*[Handwritten signature]*