

EQC Full Assessment Report

Claim Number:	CLM/2010/106358	Assessment Date:	17/12/2013 10:31
Claimant:	NEVILLE CARRODUS	Assessor:	Cockroft, Andrew
Property Address:	8 THORNABY CLOSE BURNSIDE CHRISTCHURCH 8053	Estimator:	Leslie, Jason
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	NEVILLE, CARRODUS				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	L Shape	40.23

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Asphalt	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	Damaged			
			Repair broken pipes PVC 100 mm	1.00 l/m	107.00	107.00
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	5.00 l/m	10.00	50.00
			Cosmetic Damage			
			Paint Ceiling	39.60 m2	24.00	950.40

General Comments:

Fees

Fees

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	88.59
Margin	137.60
GST	227.04

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	107.00
	107.00

Main Building

Name	Description	Estimate
Floor	Description	Estimate
Ground Floor	Internal Garage	1,000.40
		1,000.40
		1,000.40

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	88.59
Margin	137.60
GST	227.04
	453.23
Total Estimate	1,740.63

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	No	Partial assessment only
On roof?	No	Partial assessment only
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Nil

File Notes

Date Created: 17/12/2013 10:36

Created : Cockroft, Andrew

Subject: Overview

Note: Partial assessment for missed damage to cracked two 100mm PVC elbows and gib cracking to garage ceiling. Apportion to September 2010. Habitable and weathertight.

Next Action:

Urgent Works Items

Scope of Works



Customer: NEVILLE CARRODUS

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 8 THORNABY CLOSE, BURNSIDE, CHRISTCHURCH 8053 on 17/12/2013

Site

Element	Damage	Repair
Land (Exposed - Soil - 507.00 m2)		
Land (Under dwelling - Soil - 200.00 m2)		
Main Access (Drive - Asphalt - 60.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	Damaged	Repair broken pipes PVC 100 mm 1.00 l/m
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Interior

Ground Floor - Internal Garage

Room Size: 6.00 x 6.60 = 39.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 39.60 m2)	Cosmetic Damage	Rake out and stop 5.00 l/m
	Cosmetic Damage	Paint Ceiling 39.60 m2

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
-----------------------	--