

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

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EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

Released Under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010083634	241 LAKE TERRACE ROAD, SHIRLEY		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	EQR\JamesL	F2 Completed Date:	18-11-2014
Cont Managing Hub:	<MULTIPLE>	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/2011/159360 241 LAKE TERRACE ROAD	E013	F3	0	24,986.63	24,986.63	0.00	2,516.70	2,516.70	0.00	27,503.33	27,503.33	
Property Total			0	24,986.63	24,986.63	0.00	2,516.70	2,516.70	0.00	27,503.33	27,503.33	

Assignments												
EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified				
CLM/2011/159360 241 LAKE TERRACE ROAD		Substantive Works - Primary	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)	COMPLETIONS	26,403.93	4	27,503.33	27,503.33				
Transmitted To Hub -> Claim File Review Complete			F2'D									
Property Total						4	27,503.33	27,503.33				

No Works Orders on this Property

Claims / Certs / Payables												
SA76 CLOSED OUT-Penny Homes (Christchurch) Limited												
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/159360	Subst OB	Substantive Works	29	EQR\EddieC	\$0.00	31-Aug-2012	\$24,986.63					
CLM/2011/159360	Subst BV	Scope Addition	29	EQR\EddieC	\$0.00	31-Aug-2012	\$2,516.70					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/159360	Subst OB	Substantive Works	28	EQR\EddieC	\$0.00	05-Sep-2012	\$24,986.63	inv 1415				
CLM/2011/159360	Subst BV	Scope Addition	28	EQR\EddieC	\$0.00	05-Sep-2012	\$2,516.70	inv 1415				
SA76 CLOSED OUT-Penny Homes (Christchurch) Limited Total						Claims	\$27,503.33	Certs	\$27,503.33	Payables	\$0.00	
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Cont Managing Hub:	<MULTIPLE>	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/2011/159360	Defects Liability Certificate	North New Brighton Hub	07/11/2014
CLM/2011/159360	Final Account Agreement	Pages	18/11/2014

Property Total Finalisation Documents Present: 2

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/159360	241 LAKE TERRACE ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SA76 CLOSED OUT-Penny Homes (Christchurch) Limited	Accredited	EQRC0804	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

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: C PEAREY

Assessment of Property at 241 LAKE TERRACE ROAD, SHIRLEY, CHRISTCHURCH 8061 on 1/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 653.00 m2)		
Land (Exposed - Soil - 156.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 20.16 m2)	Cracking	Grind out and repoint mortar 0.00 l/m

Foundations (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 34.56 m2)	Cracking	Grind out and repoint mortar 1.00 l/m

Foundations (East)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 14.40 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks 1.00 l/m

Elevation (North)

Element	Damage	Repair
No Damage		

Foundations (North)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 8.40 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	1.00 l/m

Elevation (West)

Element	Damage	Repair	
Patio (Concrete - Concrete - 20.50 m2)	Patio settled	Remove, dispose and install new	20.50 m2
Wall Cladding (Brick Veneer - Brick - 34.56 m2)	Cracking	Grind out and repoint mortar	1.50 l/m

Foundations (West)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 14.40 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	1.00 l/m

Roof (Rolled iron)

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Kitchen (Dining)**

Room Size: 3.50 x 5.90 = 20.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 20.65 m2)	Cosmetic Damage	Paint Ceiling	20.65 m2
Floor (T&G - Carpet - 20.65 m2)			
Kitchen joinery (Medium Spec - Timber - 1.00 item)			
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 45.12 m2)	Cosmetic damage	Paint wall	45.12 m2
Window (Timber medium - Pane single glazed - 4.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 4.50 l/m)	Structural damage	Remove, supply, dispose and fix laminate	4.50 l/m

Ground Floor - Lounge

Room Size: 4.70 x 4.00 = 18.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 18.80 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	18.80 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 18.80 m2)	Cosmetic damage	Re-fix floor boards	18.80 m2
	Cosmetic damage	Lift and relay existing carpet	18.80 m2
Wall covering (Gib - Wallpaper - 41.76 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	41.76 m2
Window (Timber Large - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.00 x 2.40 = 2.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.40 m2)	Cosmetic Damage	Paint Ceiling	2.40 m2
Door (External) (Single solid Door - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 2.40 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 16.32 m2)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.50 x 2.50 = 3.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.75 m2)	Cosmetic Damage	Paint Ceiling	3.75 m2
Door (Internal) (Single Hollow Core - Timber - 2.00 No of)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 3.75 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 19.20 m2)	Cosmetic damage	Paint wall	19.20 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 1.90 x 2.00 = 3.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.80 m2)	Cosmetic Damage	Paint Ceiling	3.80 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 3.80 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 18.72 m2)	Cosmetic damage	Paint wall	18.72 m2
Window (Louvered - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.40 x 1.90 = 4.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Sth, small)

Room Size: 2.50 x 4.00 = 10.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.00 m2)	Cosmetic Damage	Rake out, plaster and paint	10.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 10.00 m2)	No Earthquake Damage		

Wall covering (Gib - Paint - 31.20 m2)	Cosmetic damage	Paint wall	31.20 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Main)

Room Size: 4.40 x 3.50 = 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 - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 15.40 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.92 m2)	Cosmetic damage	Rake out, plaster and paint	37.92 m2
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (No 2)

Room Size: 3.00 x 3.20 = 9.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 9.60 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	9.60 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.60 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 29.76 m2)	Cosmetic damage	Remove, dispose and replace lining paper	29.76 m2
	Cosmetic damage	Paint wall	29.76 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry

Room Size: 1.40 x 4.00 = 5.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.60 m2)	Cosmetic Damage	Gap fill and paint	5.60 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 5.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.92 m2)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 5.00 = 4.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.50 m2)	Cosmetic Damage	Paint Ceiling	4.50 m2
Floor (T&G - T+G polished timber - 4.50 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.32 m2)	No Earthquake Damage		

Garage

Exterior

Elevation (East)

Element	Damage	Repair	
No Damage			

Elevation (South)

Element	Damage	Repair	
Wall Cladding (Block - Concrete - 13.68 m2)	Cracking	Grind out and repoint mortar	2.00 l/m
	Cracking to paint	Paint wall	13.68 m2

Elevation (West)

Element	Damage	Repair	
Wall Cladding (Block - Concrete - 22.32 m2)	Cracking	Grind out and repoint mortar	5.00 l/m
	Cracking to paint	Paint wall	22.30 m2

Elevation (North)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 13.68 m2)	Cracking	Grind out and repoint mortar	4.80 l/m

Foundations (Concrete slab)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 53.01 m2)	Cosmetic cracking	Grind out and epoxy fill (5mm to 12mm)	6.00 l/m

Roof (Rolled iron)

Element	Damage	Repair	
No Damage			

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

Room Size: 5.70 x 9.30 = 53.01 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 53.01 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Concrete - Painted dust sealed - 53.01 m2)	Cosmetic damage	Paint concrete floor	36.00 m2
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 72.00 m2)			
Window (Timber Large - 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

EQC Full Assessment Report

Claim Number:	CLM/2011/159360	Assessment Date:	01/09/2011 09:30
Claimant:	C PEAREY	Assessor:	Prentice, Dallas
Property Address:	241 LAKE TERRACE ROAD SHIRLEY CHRISTCHURCH 8061	Estimator:	Austin, Charlie
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	C, PEAREY				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

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: 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	1935 - 1960	Rectangular	102.37
Garage	1	Standard	1935 - 1960	Rectangular	53.76

Full Assessment

Site

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

General Comments: Flat site elevated from street

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	0.00 l/m	50.00	0.00

General Comments:

Foundations (South)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	50.00	50.00

General Comments:

Foundations (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	1.00 l/m	30.00	30.00

General Comments:

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: Brick veneer 8.4 x 2.4 good condition

Foundations (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	1.00 l/m	30.00	30.00

General Comments:**Elevation (West)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	Patio settled			
			Remove, dispose and install new	20.50 m2	155.00	3,177.50
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.50 l/m	50.00	75.00

General Comments: Sill blocks on lounge window need re mortar**Foundations (West)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	1.00 l/m	30.00	30.00

General Comments:**Roof (Rolled iron)****Damage:** No damage**Require Scaffolding?** No**General Comments:** roof is rolled iron painted average condition weatherd.**Ground Floor - Kitchen (Dining)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Paint Ceiling	20.65 m2	24.00	495.60
Floor	T&G	Carpet				
Kitchen joinery	Medium Spec	Timber				
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Paint wall	45.12 m2	24.00	1,082.88
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	Structural damage			
			Remove, supply, dispose and fix laminate	4.50 l/m	218.00	981.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	18.80 m2	50.00	940.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	Cosmetic damage			
			Re-fix floor boards	18.80 m2	22.00	413.60
			Cosmetic damage			
			Lift and relay existing carpet	18.80 m2	12.00	225.60

Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	41.76 m2	67.00	2,797.92

Window Timber Large 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	Cosmetic Damage			
			Paint Ceiling	2.40 m2	24.00	57.60
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Wall covering	Hardboard	Paint	No Earthquake Damage			

General Comments:**Ground Floor - Laundry**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Paint Ceiling	3.75 m2	24.00	90.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Paint wall	19.20 m2	24.00	460.80
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Toilet**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Paint Ceiling	3.80 m2	24.00	91.20
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Paint wall	18.72 m2	24.00	449.28
Window	Louvered	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bathroom**

Damage: No damage

Require Scaffolding? No

General Comments: Serratone ceiling, hardboard walls, vinyl bath, pedestal basin, shower 3 sided. Floor. T & g

Ground Floor - Bedroom (Sth, small)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.00 m2	34.00	340.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			

Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	31.20 m2	24.00	748.80
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Main)****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	34.00	523.60
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	37.92 m2	34.00	1,289.28
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (No 2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	9.60 m2	50.00	480.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose and replace lining paper	29.76 m2	30.00	892.80
			Cosmetic damage			
			Paint wall	29.76 m2	24.00	714.24
Window	Timber medium	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	5.60 m2	34.00	190.40
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Walls stripped in prep for paint.**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	4.50 m2	24.00	108.00
Floor	T&G	T+G polished timber	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Ceiling continuous with entrance. Walls had been prepared for redecoration.

Garage**Exterior****Elevation (East)****Damage:** No damage**Require Scaffolding?** No**General Comments:** concrete block painted two large timber windows facing to yard 9.3 x 2.4.**Elevation (South)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Concrete	Cracking			
			Grind out and repoint mortar	2.00 l/m	50.00	100.00
			Cracking to paint			
			Paint wall	13.68 m2	29.00	396.72

General Comments:**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	5.00 l/m	50.00	250.00
			Cracking to paint			
			Paint wall	22.30 m2	29.00	646.70

General Comments:**Elevation (North)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	4.80 l/m	50.00	240.00

General Comments:**Foundations (Concrete slab)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (5mm to 12mm)	6.00 l/m	250.00	1,500.00

General Comments:**Roof (Rolled iron)****Damage:** No damage**Require Scaffolding?** No**General Comments:** roof is rolled iron painted well weatherd average for age**Ground Floor - Room (Other) (Garage)****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			
			Ease door	1.00 No of	90.00	90.00
Floor	Concrete	Painted dust sealed	Cosmetic damage			

Floor	Concrete	Painted dust sealed	Paint concrete floor	36.00 m2	29.00	1,044.00
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	1,682.60
Margin	2,271.51
GST	3,748.00

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Elevation (East)	50.00
	Foundations (East)	30.00
	Elevation (North)	0.00
	Foundations (North)	30.00
	Roof (Rolled iron)	0.00
	Elevation (South)	0.00
	Foundations (South)	0.00
	Elevation (West)	3,252.50
	Foundations (West)	30.00
		3,392.50

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (Main)	1,812.88
	Bedroom (No 2)	2,087.04
	Bedroom (Sth, small)	1,088.80
	Entry	190.40
	Hallway	165.60
	Kitchen (Dining)	2,559.48
	Laundry	550.80
	Lounge	4,377.12
	Toilet	540.48

13,372.60

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	1,500.00
	Elevation (East)	0.00
	Elevation (North)	240.00
	Roof (Rolled iron)	0.00
	Elevation (South)	496.72
	Elevation (West)	896.70
		3,133.42

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage)	1,134.00
		1,134.00

1,134.00

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	1,682.60
Margin	2,271.51
GST	3,748.00
<hr/>	7,702.11
<hr/>	
Total Estimate	28,734.63

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	Yes	
On roof?	Yes	
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/083634

File Notes

Date Created:	01/09/2011 09:38
Created :	Prentice, Dallas
Subject:	Dwelling.
Note:	A timber framed, brick veneered dwelling on foundations and piles with a rolled metal roof. Damage to the interior is minor cosmetic. Minor cracks to mortar in brick work. Garage. Floor cracking. House dry and habitable.
Next Action:	
Date Created:	06/09/2011 21:38
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 06/09/2011
Note:	COMET sent to EQR on 06/09/2011
Next Action:	
Date Created:	22/10/2012 06:49
Created :	Administrator, Alchemy
Subject:	Assessment Address Changed
Note:	From:241 LAKE TERRACE ROAD, CHRISTCHURCH CITY, CHRISTCHURCH To:241 LAKE TERRACE ROAD, SHIRLEY, CHRISTCHURCH
Next Action:	

Urgent Works Items

CONTRACT DOCUMENT

EQC Claim Assessment

Address	241 LAKE TERRACE ROAD, CHRISTCHURCH CITY, CHRISTCHURCH, 8061	EQC Claim Number	CLM/2011/159360
Hazards	Nil	EQC Assessor (L,F)	Prentice, Dallas
Inspection Date	01-Sep-2011	Placard	No Sticker
		EQC Estimator (L,F)	Austin, Charlie

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
PEAREY C				

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	15 m
Sewerage	Town Connection, Clay pipes	15 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	653 m2
Land	Exposed, Soil	156 m2

MAIN BUILDING	Age 1935 - 1960	Area 102.4m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		
Wall cladding	Brick veneer, Brick (34.56 m2)	
	Cracking Grind out and repoint mortar	1.5 m
Patio	Concrete (20.50 m2)	
	Patio settled Remove, dispose and install new	20.5 m2

Comments: Sill blocks on lounge window need re mortar

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		
Wall cladding	Brick veneer, Brick (20.16 m2)	
	Cracking Grind out and repoint mortar	0 m

Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		
Wall cladding	Brick veneer, Brick (34.56 m2)	
	Cracking Grind out and repoint mortar	1 m

Element	Description / Damage / Repair Strategy	Measure
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EQC Claim Number CLM/2011/159360

Elevation (North)**Comments:** Brick veneer 8.4 x 2.4 good condition

Element	Description / Damage / Repair Strategy	Measure
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Foundations (West)

Ring foundation	Load bearing, Concrete (14.40 m) Cracks to ring foundation Grind out and epoxy fill cracks	1 m
Piles	Ordinary, Concrete (1.00 Item)	

Element	Description / Damage / Repair Strategy	Measure
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Foundations (South)

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

Ring foundation	Load bearing, Concrete (14.40 m) Cracks to ring foundation Grind out and epoxy fill cracks	1 m
Piles	Ordinary, Concrete (1.00 Item)	

Element	Description / Damage / Repair Strategy	Measure
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Foundations (North)

Ring foundation	Load bearing, Concrete (8.40 m) Cracks to ring foundation Grind out and epoxy fill cracks	1 m
Piles	Ordinary, Concrete (1.00 Item)	

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled iron)**Comments:** roof is rolled iron painted average condition weatherd.**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen Dining (L=5.9m W=3.5m H=2.4m)

Work top	Kitchen work top, Laminate (4.50 m) Structural damage Remove, supply, dispose and fix laminate	4.5 m
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Kitchen joinery	Medium Spec, Timber (1.00 Item)	
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Window	Timber medium, Pane single glazed (4.00 No of)	
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Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
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Ceiling	Hardboard, Paint (20.65 m2) Cosmetic Damage Paint Ceiling	20.65 m2
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Wall covering	Hardboard, Paint (45.12 m2) Cosmetic damage Paint wall	45.12 m2
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Floor	T&G, Carpet (20.65 m2)	
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EQC Claim Number CLM/2011/159360

Room - Additional Notes:**Lounge (L=4.0m W=4.7m H=2.4m)**

Ceiling	Gib, Stipple (18.80 m2)		
	Cosmetic Damage	Scrape off, rake out, fill, restipple	18.8 m2
Wall covering	Gib, Wallpaper (41.76 m2)		
	Cosmetic damage	Remove, dispose and replace wallpaper - paint	41.76 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (18.80 m2)		
	Cosmetic damage	Lift and relay existing carpet	18.8 m2
		Re-fix floor boards	18.8 m2
Window	Timber Large, Pane single glazed (2.00 No of)		

Room - Additional Notes:**Hallway (L=2.4m W=1.0m H=2.4m)**

Ceiling	Gib, Paint (2.40 m2)		
	Cosmetic Damage	Paint Ceiling	2.4 m2
Wall covering	Hardboard, Paint (16.32 m2)		
Floor	T&G, T+G polished timber (2.40 m2)		
Door (External)	Single solid Door, Timber (1.00 Item)		

Room - Additional Notes:**Laundry (L=2.5m W=1.5m H=2.4m)**

Door (Internal)	Single Hollow Core, Timber (2.00 No of)		
Window	Timber medium, Pane single glazed (1.00 No of)		
Ceiling	Hardboard, Paint (3.75 m2)		
	Cosmetic Damage	Paint Ceiling	3.75 m2
Wall covering	Hardboard, Paint (19.20 m2)		
	Cosmetic damage	Paint wall	19.2 m2
Wash tub	Single, Stainless Steel (1.00 Item)		
Floor	T&G, T+G polished timber (3.75 m2)		

Room - Additional Notes:**Toilet (L=2.0m W=1.9m H=2.4m)**

Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
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EQC Claim Number CLM/2011/159360

Toilet	Standard, Standard Spec (1.00 Item)	
Wall covering	Hardboard, Paint (18.72 m2)	
	Cosmetic damage Paint wall	18.72 m2
Ceiling	Hardboard, Paint (3.80 m2)	
	Cosmetic Damage Paint Ceiling	3.8 m2
Floor	T&G, T+G polished timber (3.80 m2)	
Window	Louvered, Pane single glazed (1.00 No of)	

Room - Additional Notes:**Bathroom (L=1.9m W=2.4m H=2.4m)****Room - Comments:** Serratone ceiling, hardboard walls, vinyl bath, pedestal basin, shower 3 sided. Floor. T & g**Room - Additional Notes:****Bedroom Sth, small (L=4.0m W=2.5m H=2.4m)**

Ceiling	Gib, Paint (10.00 m2)	
	Cosmetic Damage Rake out, plaster and paint	10 m2
Wall covering	Gib, Paint (31.20 m2)	
	Cosmetic damage Paint wall	31.2 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Window	Timber medium, Pane single glazed (1.00 No of)	
Floor	T&G, Carpet (10.00 m2)	

Room - Additional Notes:**Bedroom Main (L=3.5m W=4.4m H=2.4m)**

Wall covering	Gib, Paint (37.92 m2)	
	Cosmetic damage Rake out, plaster and paint	37.92 m2
Ceiling	Gib, Paint (15.40 m2)	
	Cosmetic Damage Rake out, plaster and paint	15.4 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Window	Timber medium, Pane single glazed (3.00 No of)	
Floor	T&G, Carpet (15.40 m2)	

Room - Additional Notes:**Bedroom No 2 (L=3.2m W=3.0m H=2.4m)**

Ceiling	Gib, Stipple (9.60 m2)	
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EQC Claim Number CLM/2011/159360

	Cosmetic Damage		
	Scrape off, rake out, fill, restipple		9.6 m2
Wall covering	Gib, Lining paper (29.76 m2)		
	Cosmetic damage		
	Paint wall		29.76 m2
	Remove, dispose and replace lining paper		29.76 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Window	Timber medium, Pane single glazed (1.00 No of)		
Floor	T&G, Carpet (9.60 m2)		

Room - Additional Notes:**Entry (L=4.0m W=1.4m H=2.4m)**

Ceiling	Gib, Paint (5.60 m2)		
	Cosmetic Damage		
	Gap fill and paint		5.6 m2
Wall covering	Gib, Paint (25.92 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, T+G polished timber (5.60 m2)		
Door (External)	Single glass door, Timber (1.00 Item)		

Room - Comments: Walls stripped in prep for paint.**Room - Additional Notes:****Hallway (L=5.0m W=0.9m H=2.4m)**

Wall covering	Gib, Paint (28.32 m2)		
Ceiling	Gib, Paint (4.50 m2)		
	Cosmetic Damage		
	Paint Ceiling		4.5 m2
Floor	T&G, T+G polished timber (4.50 m2)		

Room - Comments: Ceiling continuous with entrance. Walls had been prepared for redecoration.**Room - Additional Notes:**

GARAGE	Age 1935 - 1960	Area 53.8m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		
Wall cladding	Block, Concrete (22.32 m2)	
	Cracking	
	Grind out and repoint mortar	5 m
	Cracking to paint	
	Paint wall	22.3 m2
Element	Description / Damage / Repair Strategy	Measure

EQC Claim Number CLM/2011/159360

Elevation (North)

Wall cladding	Brick veneer, Brick (13.68 m2)		
	Cracking		
	Grind out and repoint mortar		4.8 m

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)**Comments:** concrete block painted two large timber windows facing to yard 9.3 x 2.4.

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

Wall cladding	Block, Concrete (13.68 m2)		
	Cracking		
	Grind out and repoint mortar		2 m
	Cracking to paint		
	Paint wall		13.68 m2

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

Slab foundation	Concrete Slab, Concrete (53.01 m2)		
	Cosmetic cracking		
	Grind out and epoxy fill (5mm to 12mm)		6 m

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled iron)**Comments:** roof is rolled iron painted well weathered average for age**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) Garage (L=9.3m W=5.7m H=2.4m)

Ceiling	Gib, Paint (53.01 m2)		
Wall covering	Gib, Paint (72.00 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease door		1 No of
Floor	Concrete, Painted dust sealed (53.01 m2)		
	Cosmetic damage		
	Paint concrete floor		36 m2
Garage door	Tilt-a-door Metal, Steel (1.00 No of)		
Window	Timber Large, Pane single glazed (1.00 No of)		

Room - Additional Notes:**End Of Assessment**

Scope Change Summary



Claim No:	2011/159360	Penny Homes Chch EQRC 0804	
Claimant:	Pearey, Chris	PO Box 10-141, Christchurch 8145	
Property Address:	241 Lake Terrace, Burwood	Ph 03 366 5559	
		Michael or Paul	
Claimant Phone:	[REDACTED]	EQR Supervisor:	Denis Lenihan 027 506 1
Date:	24/01/2012	EQR Hub	North New Brighton

This 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. Please scan document and send through Aconex.

Room:	Walls	Ceiling	Floor	Minor Amendments to Scope	Major Amendments to Scope
Foundation	✓			grind & epoxy fill cracks - 1LM to N foundations	
Garage E	✓			Grind out and repoint mortar - 1.2LM	
Garage Nth	✓			ease doors - grind slab to allow tilt door to operate	
Garage Sth	✓			Grind out and repoint mortar - 1LM	
Garage W	✓			Grind out and repoint mortar - 1LM	
Kitchen			✓	lift & relay existing carpet	
Kitchen			✓	repairs to timber flooring; ease T&G & re-nail or re-screw particleboard	

CONTRACT DOCUMENT

ENTERED
9/2/2012



Contract Quotation

Claim No:	2011/159360	Penny Homes Christchurch EQRC 0804	
Claimant:	Pearey, Chris	PO Box 10-141 Christchurch, 8145	
Property Address:	241 Lake Terrace, Burwood	Ph 03 366 5559	
		Michael or Paul	
Claimant Phone:	[REDACTED]	EQR Supervisor:	Denis Lenihan 027 506 1068
Date:	Tuesday, 24 January 2012	EQR Hub	North New Brighton
This 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. Please scan document and send through Aconex.			

Rooms	Description of Work	Contractors Quote	Scope Change Quote
Back entry	Ceiling: rake, refix, plaster & paint ceiling Total Scope of Back entry:	\$ 64.51	
Bedroom - Master	Walls: rake, refix, plaster & paint walls Ceiling: rake, refix, plaster & paint ceiling Total Scope of Bedroom - Master:	\$ 1,433.24	
Bedroom 2	Walls: rake, refix, prep, replace or overlay lining paper & paint walls Ceiling: remove stipple, rake, fill, re-stipple & paint ceiling Total Scope of Bedroom 2:	\$ 2,064.00	
Bedroom 3	Walls: rake, refix, plaster & paint walls Ceiling: rake, refix, plaster & paint ceiling Total Scope of Bedroom 3:	\$ 1,107.46	
Entry	Ceiling: rake, refix, plaster & paint ceiling Total Scope of Entry:	\$ 150.53	
External Walls E	Exterior: Grind out and repoint mortar Total Scope of External Walls E:	\$ 45.00	
External Walls W	Exterior: Grind out and repoint mortar Total Scope of External Walls W:	\$ 67.50	
Foundation	Exterior: grind & epoxy fill cracks - to N, E & W foundations Total Scope of Foundation: Scope Change to Exterior: grind & epoxy fill cracks - 1LM to N foundations	\$ 300.00	\$ 100.00
Garage E	Sundry: ease doors - side entrance door Total Scope of Garage E:	\$ 68.75	

Contract Quotation



Claim No:	2011/159360	Penny Homes Christchurch EQRC 0804
Claimant:	Pearey, Chris	PO Box 10-141 Christchurch, 8145
Property Address:	241 Lake Terrace, Burwood	Ph 03 366 5559

	Scope Change to Exterior: Grind out and repoint mortar - 1.2LM		\$	54.00
Garage Floor	Floor: paint floor - to Garage room Total Scope of Garage Floor:		\$	1,080.00
Garage Foundation	Floor: grind & epoxy-inject cracks to floor Total Scope of Garage Foundation:		\$	600.00
Garage Nth	Exterior: Grind out and repoint mortar - 1LM Total Scope of Garage Nth:		\$	216.00
	Scope Change to Sundry: ease doors - grind slab to allow tilt door to operate		\$	165.00
Garage Sth	Exterior: Grind out and repoint mortar Exterior: waterblast, fill & paint Total Scope of Garage Sth:		\$	541.44
	Scope Change to Exterior: Grind out and repoint mortar - 1LM		\$	45.00
Garage W	Exterior: Grind out and repoint mortar Exterior: waterblast, fill & paint Total Scope of Garage W:		\$	960.90
	Scope Change to Exterior: Grind out and repoint mortar - 1LM		\$	45.00
Hallway	Ceiling: rake, refix, plaster & paint ceiling Total Scope of Hallway:		\$	120.96
Kitchen	Walls: rake, refix, prep, replace or overlay lining paper & paint walls Fitout: remove & fit new item - Laminate worktop, 4.5 x 450mm Ceiling: rake, refix, plaster & paint ceiling Total Scope of Kitchen:		\$	4,611.07 ?
	Scope Change to Floor: lift & relay existing carpet		\$	309.75
	Scope Change to Floor: repairs to timber flooring; ease T&G & re-nail or re-screw p		\$	361.38
Laundry	Walls: rake, refix, plaster & paint walls Ceiling: rake, refix, plaster & paint ceiling Total Scope of Laundry:			\$616.90
Lounge	Walls: rake, refix, prep, replace or overlay lining paper & paint walls Floor: lift & relay existing carpet Floor: repairs to timber flooring; ease T&G & re-nail or re-screw particleboard Ceiling: remove stipple, rake, fill, re-stipple & paint ceiling Total Scope of Lounge:			\$4,015.00



Contract Quotation

Claim No:	2011/159360	Penny Homes Christchurch EQRC 0804
Claimant:	Pearey, Chris	PO Box 10-141 Christchurch, 8145
Property Address:	241 Lake Terrace, Burwood	Ph 03 366 5559

Patio Floor: remove, box & pour concrete - & plaster surface
Total Scope of Patio: \$4,500.00

Toilet 1 Walls: rake, refix, plaster & paint walls
 Ceiling: rake, refix, plaster & paint ceiling
Total Scope of Toilet 1: \$605.34

P&G **Total Preliminary and General Costs: \$1,405.20**

PM **Contractor Management Fee \$750.00**

Total Excluding GST	\$	25,323.80	\$	1,080.13
GST at 15%		3798.57		162.0195
Total Including GST	\$	29,122.37	\$	1,242.15

Estimated time of completion:

of Working Days: 28

Start Date:

Finish Date:

Contractors Signature:

Tags Tag Details

Preliminary & General Includes travel, rubbish removal and skip delivery, surface & carpet protection, commercial cleaner's costs, carpet cleaning and margin.

Other EQR to re-assess T&G flooring to Hallway

Works Order



To: PENNY HOMES (CHRISTCHURCH) LTD

Order Number **EQW 05251**

Please quote on all invoices, correspondences etc

Accreditation no.: EORCO804

PA code: SA76

Authorised by: DAVE JOHNSTONE / Eddie Coffey

Date: 22/2/2012

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
23/2/2012	DENIS LENIHAN		E 013	HUB 11

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
1.				
2.				
3.	201/159360 241 LAKE TERRACE ROAD	26403-93	TBC	TBC
4.				
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Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission 11 Deans Avenue, PO Box 80 105, 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 V2.0. 12/12/11

APPROVED

Variation Submittal



Claim No:	2011/159360	Contractor Name:	Penny Homes EQRC 0804
Claimant:	Chris Pearey	Contractor Phone:	03 366 5559
Property Address:	241 Lake Terrace Road	Variation Number:	6054VO1
EQR Supervisor:	Denis Lenihan	Date:	01/05/2012

For all Variations please contact your Supervisor before proceeding with work.

Reason for Submitting a Variation
Additional Damage and repairs required from time of original scope

Item		Description of Work	QTY	Unit	Rate	Amount
Lounge	Ceiling	overlay plasterboard ceiling & stop	18.8	m2	55	\$ 1,034.00
Lounge	Ceiling	Paint ceiling	18.8	m2	28	\$ 526.40
Lounge	Ceiling	Credit from original Scope/Quote remove stipple, rake, fill, re-stipple & paint ceiling	-18.8	m2	60	\$ (1,128.00)

						Total excl GST	\$	432.40
EQR Supervisor Notes								
Signed/Dated								

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 Fletchers EQR Q.S

Nigel Tropman
EQC Estimator
1226

Signed/Dated

 17 MAY 2012

APPROVED

Variation to Works Order



Claim Number	2011/159360	Contractor Name	Penny Homes EQRC 0804
Customer Name	Chris Pearey	Supervisor	Denis Lenihan
Main Contact	Chris	Date	27/7/12
Property Address	241 Lake Terrace Rd	Customer email	
Phone	[REDACTED]	Variation Number	6054VO2

For all Variations please contact your Supervisor before proceeding with work.

Reason for Submitting a Variation
Unforeseen additional damage required, Alternative repair strategy required, Partial demolition required, Commencement of works not identified during scope visit.

Item	Description of Work	QTY	Unit	Rate	Amount	
Internal Garage	Walls	3	LM	45	\$ 135.00	
	Walls	6	M2	19	\$ 114.00	
		Paint Walls East	17.2	M2	19	\$ 326.80
		Paint Walls West	4.8	M2	19	\$ 91.20

As sighted by Denis Lenihan
Parts walls only painted where repaired.

Total excl GST \$ 667.00

Instruction given to proceed	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Work Sighted	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Notes					

Name: _____ Date: _____ Signed: _____

Claimed \$ _____	Hub Name _____
Variation Total \$ _____	Hub Number <u>E</u>
Name: <u>GRANT LAIDLAW</u>	Tax Invoice / Payment Claim No. _____
Date: <u>30 JUL 2012</u>	Signed: <i>[Signature]</i>

Instruction given to proceed	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Work Sighted	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Notes					

Name: _____ Date: _____ Signed: _____

Schedule **E4** **Defects Liability Certificate**

Contract: Christopher Pearey
Claim Number: 2011/159360
Location: 241 Lake Terrace Rd

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 Defects 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

The certificate cannot be relied on for any other purpose.

Signed by/date:



18 JUN 2013

(Date signed)

**canterbury
home
repair
programme**

23 APRIL 2026

EARTHQUAKE REPAIRS AT 241 LAKE TERRACE ROAD, SHIRLEY, CHRISTCHURCH 8061

This letter is to provide confirmation that earthquake repair work has been carried out at the property above as part of the Canterbury Home Repair Programme.

Substantive repair started: 30/04/2012

Repair work completed: 22/08/2012

EQC Contractor: Penny Homes (Christchurch) Limited

Fletcher EQR Contract Supervisor: Denis Lenihan

Repair work summary:

All work specified in the Scope of Work and authorised by the Works Order (including all Variations to that Works Order) was carried out by the contractor.

A Defect Period began for this repair on 30/04/2012 and ended on 30/07/2012.

Please note that defects do not include fair wear and tear. If aftershocks or land settling cause new damage in areas that have been repaired, you should lodge a new claim with EQC.

Warranties

Most building work in the Canterbury Home Repair Programme will also be covered by the implied warranties in the Building Act. Homeowners receive the benefit of these warranties from the contractor doing the work.

These warranties include that the work will be carried out with reasonable care and skill and will comply with all laws and legal requirements including the Building Act 2004.

Yours sincerely,

Leni-Lia Moananu

Leni-Lia Moananu
OIA Advisor

MS-SF0509



FINAL ACCOUNT AGREEMENT

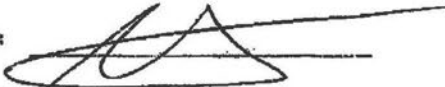
** All amounts are GST EXCLUSIVE unless otherwise noted

Claim No:	2011 189380	Contractor:	Perry Homes (ChCh) Limited
Claim Address:	241 Lake Terrace Road	Accreditation No:	
	Burwood	Mobile No:	
		Hub:	North New Brighton
Date:	03 Nov 2014	EQR Site Supervisor:	

AMOUNTS	
Original Contract Value (excl. GST)	\$ 20,403.93
plus Variation VO1 (excl. GST)	\$ 428.40
plus Variation VO2 (excl. GST)	\$ 887.09
plus Variation VO3 (excl. GST)	
plus Variation VO4 (excl. GST)	
Final Contract Value (excl. GST)	\$ 27,503.33
less Previous Payments (excl. GST)	
Amount for Final Payment (excl. GST)	\$ 27,503.33
plus GST Amount	\$ 4,125.50
Amount for Final Payment (incl. GST)	\$ 31,628.83

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: 30/04/2012 Contract Finish Date: 22/08/2012

Contractor name: Perry Homes ChCh Date: 18/11/14
 Signature: 

OFFICE USE ONLY

QB name: James Longden Date: 18 NOV 2014
 Signature: 

REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

- NHC Toka Tū Ake settlement did not include all earthquake damage
- NHC Toka Tū Ake repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- NHC Toka Tū Ake wasn't or isn't sufficient to meet the reasonable costs of undertaking NHC Toka Tū Ake repair strategy

Bank Account - 02-0820-0180473-000
Company GST #- 108-846-771
Company Tax # - 108-846-771

TAX INVOICE

Week Ending - 21 JANUARY 2020

INVOICE # - 3892

JOB ADDRESS / JOB DESCRIPTION	HOURS/M2	RATE	AMOUNT
EQC IN HOUSE REPAIR PROGRAMME LEVEL 11, MAJESTIC CENTRE 100 WILLIS STREET WELLINGTON			
REF: 241 LAKE TERRACE ROAD			
CLM# 2011/159360			
INVOICE FOR WORKS COMPLETED TO DATE			
SCOPE/ SITE VISIT (2) JAMES/ SHANNON	1.00		650.00
ENGINEERING AS PER ATTACHED INVOICE 19194-01	1.00	3,020.00	3,246.50
DRAINAGE INSPECTION AS PER ATTACHED INVOICE	1.00	460.00	494.50
PRICING/ QS	1.00		950.00
LESS PREVIOUS PAYMENTS	-		-
DUE DATE	SUBTOTAL		\$5,341.00
	GST		\$801.15
	TOTAL		\$6,142.15

Kere Marshall Drainage Services Ltd57 Bridge Rd
RD5 Rangiora 7475

E-mail kmdrainage@hotmail.com

Phone 0274 359005

Tax Invoice

GST No	116-372-681
Date	Tax Invoice #
16/01/2020	1946

Tax Invoice To
JAR Builders Ltd P.O.Box 36557 Merivale Christchurch 8146

P.O. No.	Due Date	Terms
	20/02/2020	20th

Description	Qty	Rate	Amount
Job Site; 241 Lake Terrace Road. Shirley		0.00	0.00
To camera survey drains.		0.00	0.00
Found down pipes from rear of garage and back of house were of PVC pipes and in ok condition however these need further water blasting to clear out liquefaction. these go to soak pits that appear to be working ok. Down pipe at right side of house is earthenware pipes and in ok condition, this runs to a soak pit that appears to be working ok. This drain also needs further water blasting to clear out liquefaction. Down pipe at left side of house runs to a soak pit on front lawn, this drain is earthenware with misalignments from earth quakes plus liquefaction. Found the sewer was working ok, it is all earthenware pipes with cracks and misalignments plus root intrusion caused by earth quakes. Recomendations; relay all sewer from the head of the drain out to the concrete stair case before boundary retaining wall at this point it drops down to 3.5 meters deep so we propose to patch line this section to the front boundary. Relay the storm water from left side down pipe to the front lawn and connect back to existing soak pit.			

For internet banking please use account 01 0877 0221125 00 Kere Marshall Drainage Services Ltd Please quote your name and invoice number.	Subtotal
	GST
	Total

This is a payment claim under The Construction Contracts Act 2002
Title to all or any goods and service remains that of Kere Marshall Drainage Services Ltd until paid in full. Late payment will incur a later payment penalty and/or finance charge at 2.5% per month, overdue accounts may be passed to a debt collection agency. All interest and fees resulting from late or non-payment will be fully recoverable.

Kere Marshall Drainage Services Ltd57 Bridge Rd
RD5 Rangiora 7475

E-mail kmdrainage@hotmail.com

Phone 0274 359005

Tax Invoice

GST No	116-372-681
Date	Tax Invoice #
16/01/2020	1946

Tax Invoice To
JAR Builders Ltd P.O.Box 36557 Merivale Christchurch 8146

P.O. No.	Due Date	Terms
	20/02/2020	20th

Description	Qty	Rate	Amount
Water blast and suck up liquefaction from down pipes from rear of house and garage and also down pipe right side of house. this will be done with assistance of a vacume truck to minimize the amount of liquefaction running into the soak pits and blocking them up. Sketch and quotation supplied.			
Camera Survey	1	230.00	230.00
Water Blaster trailer Mounted	1	230.00	230.00

For internet banking please use account 01 0877 0221125 00 Kere Marshall Drainage Services Ltd Please quote your name and invoice number.	Subtotal	\$460.00
	GST	\$69.00
	Total	\$529.00

This is a payment claim under The Construction Contracts Act 2002
Title to all or any goods and service remains that of Kere Marshall Drainage Services Ltd until paid in full. Late payment will incur a later payment penalty and/or finance charge at 2.5% per month, overdue accounts may be passed to a debt collection agency. All interest and fees resulting from late or non-payment will be fully recoverable.

BAT : structures

TAX INVOICE

19194 241 Lake Terrace Road

BAT STRUCTURES LTD
 201 Bridle Path Road
 Christchurch, Canterbury 8022
 New Zealand

BILL TO
JAR Builders Ltd
 James Murdoch

accounts@jarbuilders.co.nz

Invoice Number: 19194-01**Invoice Date:** December 18, 2019**Payment Due:** January 7, 2020**Amount Due (NZD): \$3,473.00**

Service	Quantity	Price	Amount
Structural Assessment Structural damage assessment including floor level, wall verticality, surveys for garage. Review of previous documentation supplied and prepare report with assessment of earthquake related damage and repair recommendations.	1	\$3,000.00	\$3,000.00
Travel Disbursement Travel to site (\$1.0/km)	20	\$1.00	\$20.00

Subtotal:	\$3,020.00
GST 15% (118651618):	\$453.00
Total:	\$3,473.00
Amount Due (NZD):	\$3,473.00

Notes

Please direct debit payment into Account Number: 38-9017-0476401-00. Please include Invoice number as a reference.

Payment due within 20 days of Invoice date.

GST No: 118651618