

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: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010061240	41 MACKENZIE AVENUE, WOOLSTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-S.K. Hand Builders Limited ***** (SC30)		Property F2'd By:	Blair Jones	F2 Completed Date:	20-06-2016
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	20-06-2016

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/054828 41 MACKENZIE AVENUE	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLM/2011/194274 41 MACKENZIE AVENUE	E010	F3	0	0.00	0.00	0.00	1,105.00	1,105.00	0.00	1,105.00	1,105.00
Property Total			0	0.00	0.00	0.00	1,105.00	1,105.00	0.00	1,105.00	1,105.00

Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2011/054828 41 MACKENZIE AVENUE		Emergency Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
		Allocated To Hub -> Not Required - No EW Required						
CLM/2011/194274 41 MACKENZIE AVENUE		Substantive Works - Quote Only	CLOSED OUT-Maincom NZ Limited ***** (S159)	NOT REQUIRED	21,552.52	2	0.00	0.00
		Transmitted To Hub -> Not Required - Information Only						
CLM/2011/194274 41 MACKENZIE AVENUE		Substantive Works - Specialist Contractor	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	925.00	1	925.00	925.00
		Transmitted To Hub -> Claim File Review Complete						
CLM/2011/194274 41 MACKENZIE AVENUE		Substantive Works - Specialist Contractor	CLOSED OUT-Andrew Docking Limited t/a Smart Connections Limited ***** (SG06)	COMPLETIONS	180.00	1	180.00	180.00
		Transmitted To Hub -> Awaiting Claim File Review						
CLM/2011/194274 41 MACKENZIE AVENUE		Substantive Works - Primary	CLOSED OUT-S.K. Hand Builders Limited ***** (SC30)	NOT REQUIRED	21,111.96	4	0.00	0.00
		Transmitted To Hub -> Not Required - Paid Out Confirmed						
			CONFIRMED PAID OUT ADVISED VIA EQC-CLIENTCOM-009739					
Property Total					43,769.48	8	1,105.00	1,105.00

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Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	20-06-2016

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/194274	E010-01719	Substantive Works - Specialist Contractor - 26-Aug-2013	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	Ian Michael	Issued	26/08/2013	925.00
CLM/2011/194274	E010-01729	Substantive Works - Specialist Contractor - 27-Aug-2013	CLOSED OUT-Andrew Docking Limited t/a Smart Connections Limited ***** (SG06)	COMPLETIONS	John Symm	Issued	27/08/2013	180.00
CLM/2011/194274	E010-02423	Substantive Works - Quote Only - 20-Jun-2013	CLOSED OUT-Maincom NZ Limited ***** (S159)	NOT REQUIRED	Kevin O'Connor	Rescinded	14/11/2013	21,552.52
CLM/2011/194274	E010-02742	Substantive Works - Primary - 10-Feb-2014	CLOSED OUT-S.K. Hand Builders Limited ***** (SC30)	NOT REQUIRED	Matt Josiah	Issued	28/02/2014	21,111.96

Property Total **43,769.48**

Claims / Certs / Payables

SF78 **CLOSED OUT-ICP Asbestos Consultants Limited *******

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/194274	Asbest Test BV	Scope Addition	33	EQR\IgnacioA	\$0.00	31-Aug-2013	\$925.00

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/194274	Asbest Test BV	Scope Addition	22	EQR\IgnacioA	\$0.00	04-Sep-2013	\$925.00	Invoice # 2041

SF78 **CLOSED OUT-ICP Asbestos Consultants Limited ***** Total** **Claims \$925.00 Certs \$925.00 Payables \$0.00**

SG06 **CLOSED OUT-Andrew Docking Limited t/a Smart Connections Limited *******

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/194274	Electrical Test BV	Scope Addition	6	EQR\JohnSy	\$0.00	31-Aug-2013	\$180.00

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/194274	Electrical Test BV	Scope Addition	6	EQR\JohnSy	\$0.00	05-Sep-2013	\$180.00	INV - 8511

SG06 **CLOSED OUT-Andrew Docking Limited t/a Smart Connections Limited ***** Total** **Claims \$180.00 Certs \$180.00 Payables \$0.00**

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Main Contractor:	CLOSED OUT-S.K. Hand Builders Limited ***** (SC30)		Property F2'd By:	Blair Jones F2 Completed Date: 20-06-2016
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Blair Jones F3 Completed Date: 20-06-2016

S159 CLOSED OUT-Maincom NZ Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/194274	Subst OB	Substantive Works	146	EQR\PhilipL	\$0.00	28-Feb-2014	\$21,552.52	
CLM/2011/194274	Subst OB	Substantive Works	146	EQR\PhilipL	\$0.00	28-Feb-2014	-\$21,552.52	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/194274	Subst OB	Substantive Works	136	EQR\BruceN	\$0.00	17-Apr-2014	\$21,552.52	WO: E010-02423 Rescinded 10/2/14 Refer Phil Lever E030 Ensors
CLM/2011/194274	Subst OB	Substantive Works	136	EQR\BruceN	\$0.00	17-Apr-2014	-\$21,552.52	WO: E010-02423 Rescinded 10/2/14 Refer Phil Lever E030 Ensors

S159	CLOSED OUT-Maincom NZ Limited ***** Total					Claims	\$0.00	Certs	\$0.00	Payables	\$0.00
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SC30 CLOSED OUT-S.K. Hand Builders Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/194274	Subst OB	Substantive Works	23	EQR\BruceN	\$0.00	16-Jun-2016	\$799.04	
CLM/2011/194274	Subst BV	Scope Addition	23	EQR\BruceN	\$0.00	16-Jun-2016	\$20,312.92	
CLM/2011/194274	Subst OB	Substantive Works	23	EQR\BruceN	\$0.00	16-Jun-2016	-\$799.04	
CLM/2011/194274	Subst BV	Scope Addition	23	EQR\BruceN	\$0.00	16-Jun-2016	-\$20,312.92	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/194274	Subst OB	Substantive Works	24	EQR\BruceN	\$0.00	16-Jun-2016	\$799.04	DCU Jun'16-Unallocated Bdgt Clearance Finalisation. EQC Assignment Status Not Required - Paid Out Confirmed
CLM/2011/194274	Subst BV	Scope Addition	24	EQR\BruceN	\$0.00	16-Jun-2016	\$20,312.92	DCU Jun'16-Unallocated Bdgt Clearance Finalisation. EQC Assignment Status Not Required - Paid Out Confirmed
CLM/2011/194274	Subst OB	Substantive Works	24	EQR\BruceN	\$0.00	16-Jun-2016	-\$799.04	DCU Jun'16-Unallocated Bdgt Clearance Finalisation. EQC Assignment Status Not Required - Paid Out Confirmed
CLM/2011/194274	Subst BV	Scope Addition	24	EQR\BruceN	\$0.00	16-Jun-2016	-\$20,312.92	DCU Jun'16-Unallocated Bdgt Clearance Finalisation. EQC Assignment Status Not Required - Paid Out Confirmed

SC30	CLOSED OUT-S.K. Hand Builders Limited ***** Total					Claims	\$0.00	Certs	\$0.00	Payables	\$0.00
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Property Total						Claims	\$1,105.00	Certs	\$1,105.00	Payables	\$0.00
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Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date: 20-06-2016

No Open Complaints / Remedial Issues on this Property

No Finalisation Documents on this Property

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/054828	41 MACKENZIE AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/194274	41 MACKENZIE AVENUE	Yes	Negative

Property Total **Number of Claims: 2**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S159 CLOSED OUT-Maincom NZ Limited *****	Rationalised	EQRC0312	Main Contractor	Substantive Works
SF78 CLOSED OUT-ICP Asbestos Consultants Limited *****	Accredited	SPLA6870	Specialist Subcontractor	Substantive Works
SC30 CLOSED OUT-S.K. Hand Builders Limited *****	Accredited	EQRC0911	Main Contractor	Substantive Works
SG06 CLOSED OUT-Andrew Docking Limited t/a Smart Connections Limited *****	Rationalised	SPLE0008	Specialist Subcontractor	Substantive Works

Property Total **Number of Contractors: 4**



ENTERED
Rec PA/ECNL



INTERNATIONAL CONSTRUCTION PARTNERS



TAX INVOICE

The Fletcher Construction Company Ltd

Invoice Date 3 Sep 2013
Invoice Number INV-2041/ 41 Mackenzie Avenue
Reference 41 Mackenzie Avenue/ Order Phone 022 427 6987 No E010-01719
GST Number 108-984-473

International Construction Partners NZ Limited
 40 Huxley Street
 Beckenham
 Christchurch 8023
 mark@icp-usa.com

Description	Quantity	Unit Price	Amount NZD
Accreditation # SPA6870			
Asbestos ID- Sample collection from earthquake damaged room & test	1.00	175.00	175.00
Asbestos ID- Additional samples collected & test (per sample)	6.00	125.00	750.00
Seven Samples collected from 41 Mackenzie Avenue CLM/2011/194274 Order No E010-01719			
		Subtotal	925.00 ✓
		TOTAL GST 15%	138.75
		TOTAL NZD	1,063.75

Due Date: 5 Sep 2013

We welcome payment via Internet Banking.
 BNZ Acct # 02-0820-0182006-000

PAYMENT ADVICE

To: International Construction Partners NZ Limited
 40 Huxley Street
 Beckenham
 Christchurch 8023
 mark@icp-usa.com
 Phone 022 427 6987

Customer The Fletcher Construction Company Ltd
Invoice Number INV-2041/ 41 Mackenzie Avenue
Amount Due 1,063.75
Due Date 5 Sep 2013
Amount Enclosed

Enter the amount you are paying above



Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9900

Facsimile 03 343 4167

Works Order

To:

Andrew Docking Limited
21a Tuawera Tce
Sumner 8081
Christchurch
Phone 03 326 4337
Email andrewdocking@xtra.co.nz

Order No E010-01729

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **SPLE0008**

Contractor Code **SG06**

From:

Hub **Woolston Hub**
Works Order Date **27-Aug-2013**

Project Number **E010**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/194274	41 MACKENZIE AVENUE, WOOLSTON	27-Aug-2013	180.00
NZ Govt Goods and Services Tax is Not Included In This Total			Total Cost 180.00

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **John Symm**

On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.



Works Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9900
Facsimile 03 343 4167

To:
International Construction Partners NZ Limited
40 Huxley St
Beckenham
Christchurch, 8023
Phone 022 427-6987
Email mark@icp-usa.com

Order No E010-01719

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **SPA6870**
Contractor Code **SF78**

From:
Hub **Woolston Hub**
Works Order Date **26-Aug-2013**

Project Number **E010**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/194274	41 MACKENZIE AVENUE, WOOLSTON	26-Aug-2013	925.00 ✓
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 925.00

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Ian Michael**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
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Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
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MS-SF0411

ASBESTOS SCOPING CHECKLIST

CLAIM NUMBER

2011 194274

Property Address 41 Mackenzie Ave
Woolston
Christchurch

Date: 15-8-13

Hub: Woolston

Contracts Supervisor: Shaun Boyce

If an area under repair is suspected of containing asbestos materials that may be friable or made friable as a result of removal, repair or refinishing it will require sampling and testing to confirm the presence of asbestos. In some cases material is obviously asbestos then sample may not be required.

When completing this checklist ensure that all areas relevant to the repair process are assessed for potential asbestos content.

Stage 1 of this Checklist is to be completed for all properties scoped.

1. CRITERIA TO SUSPECT ACM'S		
AGE OF HOUSE	Y / N	NOTES:
Was house constructed between 1940 and 1990?	Y	
Evidence of renovations completed during this time?	Y	
Other evidence that asbestos materials may be present?	Y	Stipple lath and plaster
<ul style="list-style-type: none"> If NO to all of the above criteria, and no there is no other evidence or reason to suspect the property may contain asbestos materials that will be part of the repair process then save this form and add it to the Claim File. If YES to any of the above then continue with Section 2. 		
2. AREAS TO BE SAMPLED		
CEILINGS	Y / N	
Are there plaster or stipled ceilings in any rooms that will be disturbed during repair or refinishing	Y	
If YES take sample(s) from:	① Lounge, ② Bedroom 1, ③ Bedroom 2	
INTERIOR LININGS	Y / N	
Are there wall linings in any rooms that will be disturbed during repair or refinishing	Y	
If YES take sample(s) from:	① Lounge, ③ Bedroom 1, ⑥ Bedroom 2, ⑦ Entry	
FLOORING	Y / N	
Are there vinyl flooring or flooring tiles and repair or refinishing strategy may disturb that flooring?	N	
If YES take sample(s) from:		

D. Dickson
DARREN HICKSON
APPROVED
EQC ESTIMATOR
DATE: 25/8/13



MS-SF0411

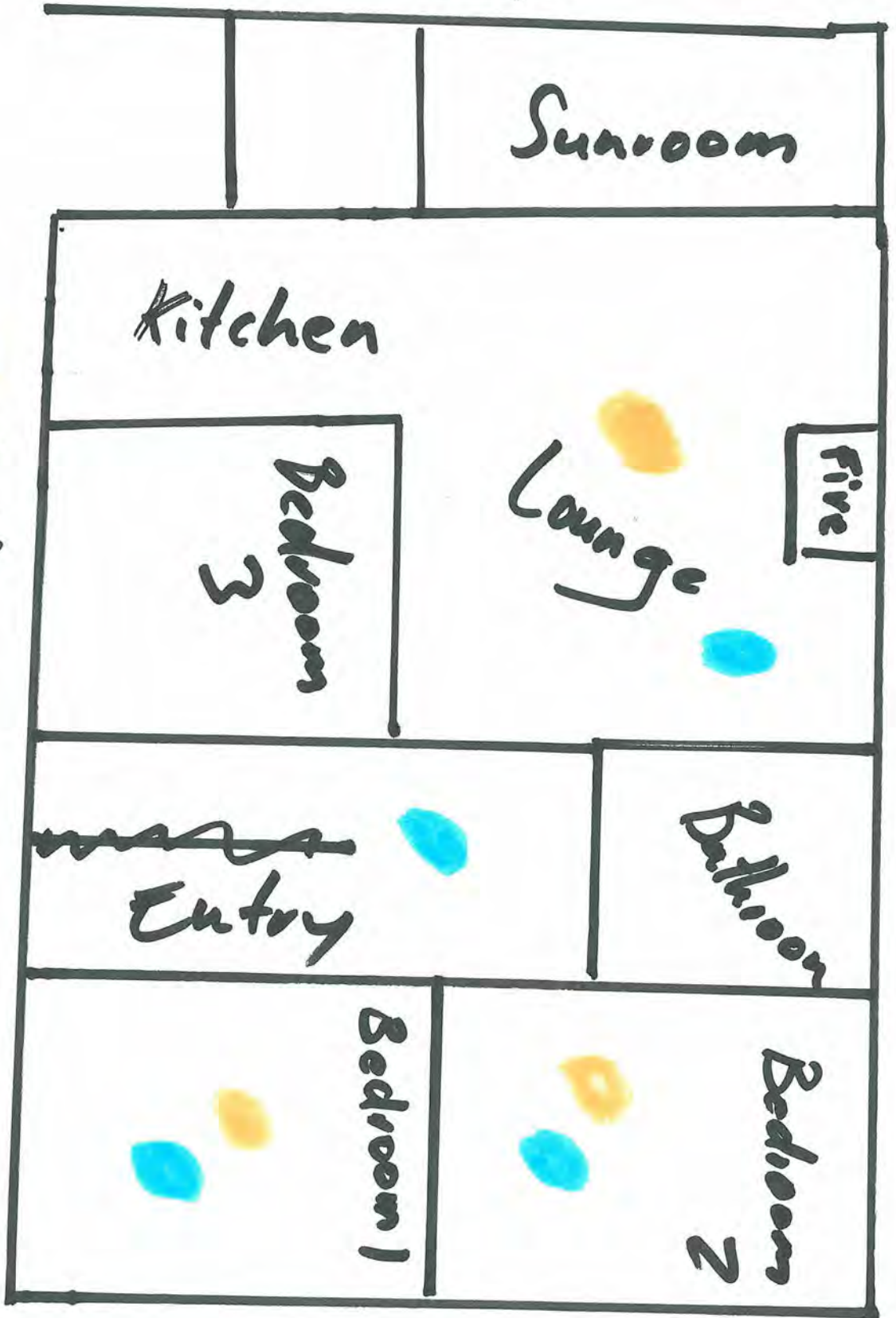
ASBESTOS SCOPING CHECKLIST

CLAIM NUMBER

2011 194274

ROOFING	Y/N
Is the roof material cement tiles or similar and the repair strategy may disturb the roofing material?	N
If YES take sample(s) from:	
SOFFITS	Y/N
Are the soffits made from cement board or similar and the repair or refinishing strategy may disturb the material?	N
If YES take sample(s) from:	
EXTERIOR LININGS	Y/N
Are exterior linings made from a cement board or tiles and repair or refinishing strategy may disturb the material	N
If YES take sample(s) from:	
INSULATION	Y/N
Is there suspected asbestos based insulation in ceiling or walls and repair or refinishing strategy may disturb that insulation?	N
If YES take sample(s) from:	
OTHER	Y/N
Are there any other areas where ACM'S are suspected?	N
Will these area be disturbed during repair or refinishing	
If YES take sample(s) from:	
NOTES	
Contact: Julian Sinke Mdo [REDACTED]	

41 Mackenzie Ave
2011/194274.



Ceiling.
Walls.

ohn Symm Fletchers EQR- Woolston PO Box 80-105 Riccarton Christchurch 8440	Andrew Docking LTD PO Box 17600 Sumner Christchurch	8511 Fletchers EQR- Woolston Tax Invoice 8511 GST Number 70-944-294 Date 04/09/2013
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Electrical assessments as listed with claim number.

Code	Item	Price	Unit	QTY	Total
EQR Assess	CLM/2011/194274 41 Mackenzie Avenue, Woolston ✓	180.00	each	1	180.00

Paid
S. Symm

Terms: Payment is required 14 days following the date of invoice. Additional fees may apply to late payment. BANK ACCOUNT NO: 389009 0599268 00 THANK YOU FOR YOUR CUSTOM AND YOUR PROMPT PAYMENT	Total	
	GST	
	Grand Total	

Please detach and send with payment
 Fletchers EQR- Woolston
 Tax Invoice 8511
 8511 Fletchers EQR- Woolston 04/09/2013

Amount: [REDACTED]
 Enclosed: \$

MS-SF0415



ELECTRICAL ASSESSMENT CHECKLIST

CLAIM No. 2011 194274

Property Address 41 Mackenzie Ave Date: 15-8-13
Woodston Hub: Woodston
Christchurch Contracts Supervisor: Shaun Boyce
 Prop. Contact Name Julian Snake
 Prop. Contact Phone [REDACTED] email for Test Report Tenant @eqr.co.nz

- The purpose of the assessment is to determine if:
- The property is electrically safe to undertake earthquake repairs on,
- Any earthquake repair work will not compromise the integrity of the electrical system or cause electrical remediation work to be required.

SECTION 1 - CRITERIA FOR ELECTRICAL ASSESSMENT

This is to be completed for ALL properties being scoped and records the decision that an electrical assessment is required.

AGE OF HOUSE	Y/N	NOTES:
1. Was house constructed before 1970?	Y	
2. Is there evidence of TRS, VIR, or old cotton insulation	N	
3. Other reasons to suspect poor electrical condition (DIY repairs etc)	N	

If **NO** to all of the above criteria, and no there is no other evidence or reason to suspect the condition of the electrical system maybe unsafe or any subsequent earthquake repairs may compromise the electrical system then save this record and add it to the Claim File.

If **YES** to any of the above then continue with SECTION 2.

SECTION 2 - AREAS REQUIRING EARTHQUAKE REPAIRS (SKETCH OVER PAGE)

This is to provide the Electrician completing the assessment a brief outline of the areas and type of work proposed.

ROOM DESCRIPTION
(Bedroom 1, Lounge etc)

BRIEF DESCRIPTION OF WORK
(Painting, Lining Removal etc)

As per inspection
 Will be leaving fittings in place
 where possible.
 Can we shut board down to
 one circuit.

Dickson
 DARREN HICKSON

APPROVED

EQCESTIMA

DATE: 23 8 13

MS-SF0415

ELECTRICAL ASSESSMENT CHECKLIST

SECTION 3 – ELECTRICAL ASSESSMENT – Electrician to Complete

Electrician Name David SewellDate: 2-9-13

Company Name

ECANZ Job No.

Checklist

Tick	Area	Comments
<input checked="" type="checkbox"/>	Mains Entry	Overhead mains 2x1Core TPS. Fuse on side of house. Internal main in TPS.
<input checked="" type="checkbox"/>	Switchboard	90% circuit breakers has new neutral earth bar. All TPS circuits OK. 239V 239V
<input checked="" type="checkbox"/>	Earthing	Earth stake below meter box outside. Earth loop = 0.74Ω PASS
<input checked="" type="checkbox"/>	Current Test – No Load	0.00A (PASS) (Reading)
<input checked="" type="checkbox"/>	Current Test - Load	2.08A (PASS) (Reading)
<input checked="" type="checkbox"/>	Visual Check	All circuits in roof wired in TPS and pinclipped.
<input checked="" type="checkbox"/>	Fittings	Old wall lights in the hallway. Fittings in OK condition for Age. Care required switches 200 series. (40yrs old) 1x Kitchen light has broken shade.
<input checked="" type="checkbox"/>	Other	Recommend installing RCDs on the switchboard

Property Rating

- Property is safe and earthquake repair work will not compromise electrical system
- Property requires minor repairs to make safe and/or prevent any earthquake repair compromising the electrical system
- Property is unsafe and/or earthquake repair work may seriously compromise electrical system

Address :

41 Mackenzie Ave

Woolston

MAINS SUPPLY AND SWITCHBOARD

Mains Entry : *Overhead Fuse on house*
 Type of Wiring : *T.P.S. phase line + neutral*
 Switchboard : *Circuit breakers 90% - meters outside*
 Earthing : *outside below meter box - earth stake*

- 1 Can the mains power be isolated at the switch board ?
- 2 If NO, can the Mains power be isolated at the Pole ?
- 3 Can an isolated RCD'd temporary power outlet be set up for the contractor ?
- 4 If YES can this be located within the dwelling
- 5 If NO, where would this be located (i.e. temp power box at the boundary)

YES NO
YES NO
YES NO
YES NO

Notes / Questions : Is below option possible ?

Contractors require main switch board to be isolated and a temporary power box set up

*yes***PLUGS AND SWITCHES**

- 1 Can the plugs and switches be isolated and then turned back on ?
- 2 Which of the following can be done to the plugs and switches ?

YES NO

Remove, Re-fix ✓

Loosen, Re-fix ✓

Leave and work around ✓

Notes / Questions : Is below option possible ?

Contractors are looking at loosening plugs & switches and re-fix following works

*Yes***LIGHT FITTINGS**

- 1 Can the light switches be isolated and then turned back on ?
- 2 Which of the following can be done to the light fittings ?

YES NO

Remove, Re-fix ✓

Loosen, Re-fix ✓

Leave and work around ✓

- 3 The lights need to be lowered, which of the following options is possible ?

Lower on existing wiring ✓

Lower with extra wiring junctioned into existing ✓

Requires new wire to be run

Notes / Questions : Is below option possible ?

Contractors are looking at loosening lights and re-fix following works

yes

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.

314

Cranfield Glass (Christchurch) Ltd
P O Box 4626 Christchurch
Phone 03 353 5550 or 0800 353 555
Facsimile 0800 353 444
www.cranfield.co.nz



2011/054828

Tax Invoice

GST# 73-999-049

Date: 22/03/2011

Invoice No: 02158503

Claim No/Your Ref: CLM-2011-054828

EQC Claims
PO Box 311
Wellington

Details: Reglaze window broken in Feb earthquake for Julian Sinke at 41 MacKenzie Ave, Opawa, CHCH

Description	Quantity	Rate	Discount	Total
5mm Satinlite Annealed @605x595	0.36	\$140.00		\$50.40
General Labour	1.5	\$65.00		\$97.50
Van Fee Materials and Dump Fee	1	\$20.00		\$20.00



Legal title in all goods sold by Cranfield Glass (Christchurch) Ltd shall not pass on delivery but shall remain with the company until paid for in full.

Sub Total:	\$167.90
GST:	\$25.19
Invoice Total:	\$193.09

Please detach and return with payment to:
Alternatively please direct credit to our ASB bank
account number: 12 3140 0176546 00

Cranfield Glass (Christchurch) Ltd
PO Box 4626
Christchurch

Date:	22/03/2011
Invoice No:	02158503
Customer:	EQC Claims
Invoice Total:	\$193.09
Amount Paid:	<input type="text"/>

GST #73-999-049

PLEASE PAY ON INVOICE

**Christchurch Electrical (1999) Ltd**

P O Box 7506, 53a Montreal Street,
Christchurch, NEW ZEALAND
Phone: +64 3 366 1718 Fax: +64 3 365 4905
Email: ch.elec@xtra.co.nz

TAX INVOICE

Invoice Number: 109593
Invoice Date: 22/03/2011
G.S.T. Number: 71-643-859

Invoiced To: JULIAN SANKE
41 MACKENZIE AVE
WOOLSTON
CHRISTCHURCH

Requested By:

Site:
Address:

Contact: Phone:

Date Received: 09/03/2011
Account Number: SA624
Order Number: JULIAN
Job Number: 111258

Action Taken: EQC CLAIM # CLM/2011/054828
TO REFIT LIGHT FITTING AND REPLACE LAMP, TEST, OK

Summary of Hours

Week End Date	Electrician	Hrs.	Rate	\$
15/03/2011	BURGE	0.75	51.51	38.63

				64.13

Summary of Material Used

Item Code	Description	Qty.	Rate	\$
OSR60B22LL	OSRAM GLS 60W B22 IF 240V LONG	1.00 EACH	1.95	1.95

				1.95

TIME CHARGED IS INCLUSIVE OF THE TIME SPENT IN TRAVEL TO AND FROM JOB AS WELL AS TIME SPENT IN THE ACQUISITION OF MATERIALS REQUIRED

If you wish to pay by Direct Credit our account details are as follows
National Bank 06 0821 0258586 00. Please quote your Account
Number as a reference. EFTPOS, Visa and Mastercard
payments are also available at office.

Payment due by the 20th day of the month following the invoice date.

Job Subtotal:	66.08
GST	9.91
Total:	75.99

Account Number: SA624
Invoice Number: 109593

41 McKenzie Avenue,
Woolston,
Christchurch

Attn: Julian Sinke

To Whom It May Concern:

Upon inspection of the property at the above-mentioned address on the Saturday 3rd May, I write to confirm that the property is uninhabitable in its present condition.

The property has suffered extensive damage during the Earthquake events in 2010 and 2011. Liquefaction is present under the timber floor of the house, and upon inspection, the subfloor space appears damp.

The main areas of notable damage include;

- The bathroom has black mould evident all over the walls and ceiling. This is likely a result of prolonged damp conditions related to liquefaction in the floor space and/or slow leaking water pipes to the external wall that supplies the shower mixer which is also likely to be caused by earthquake shaking.
- There are areas of the floor that are insecure, and unsafe. In some of these areas, chipboard flooring has become damp and sagged due to the damp conditions of the subfloor. In other areas, sub floor framing is damaged and is no longer able to support flooring.
- Carpet in these areas have also suffered mould damage and will need to be replaced.

Upon my inspection of this property, I believe that Earthquake repairs are required before the house can be made habitable again.

Yours Sincerely,

Hayden Diehl

HD Built Ltd.





Appendix 1: Liquefaction in the subfloor space



Appendix 1: Area of unsafe flooring



Appendix 3: View of unsafe floor in bathroom



Appendix 3: View of mould to ceiling and walls

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: JS SINKE

Assessment of Property at 41 MACKENZIE AVENUE, WOOLSTON, CHRISTCHURCH 8023 on 22/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 276.00 m2)		
Land (Under dwelling - Soil - 105.00 m2)		
Main Access (Drive - Stone aggregate - 18.40 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 18.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 15.00 l/m)	No Earthquake Damage	

Main Dwelling

Exterior

Elevation (North Wall)

Element	Damage	Repair
Wall Cladding (Stucco - Plaster - 18.72 m2)	Cracking	Grind out and epoxy fill 0.50 l/m
	Cracking to paint	Paint wall 4.80 m2
Wall framing (Timber Frame - Timber - 18.72 m2)	No Earthquake Damage	

Elevation (South Wall. Gable.)

Element	Damage	Repair
Wall Cladding (Stucco - Plaster - 21.06 m2)	Cracking	Grind out and epoxy fill 0.80 l/m
	Cracking to paint	Paint wall 21.06 m2
Wall framing (Timber Frame - Timber - 21.06 m2)	No Earthquake Damage	

Elevation (West Wall)

Element	Damage	Repair
No Damage		

Elevation (East Wall)

Element	Damage	Repair
Wall Cladding (Stucco - Plaster - 33.60 m2)	Cracking	Grind out and epoxy fill 3.00 l/m
	Cracking to paint	Paint wall 33.60 m2

Wall framing (Timber Frame - Timber - 33.60 m2) No Earthquake Damage

Foundations

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Jack and pack piles	22.00 No of
Ring foundation (Load bearing - Concrete - 40.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	1.40 l/m
	Cracks to ring foundation	Paint foundation	12.00 m2

Roof (Rolled metal)

Element	Damage	Repair	
No Damage			

Interior

Ground Floor - Kitchen (Dining)

Room Size: 2.40 x 7.50 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.00 m2)	Cosmetic Damage	Rake out, plaster and paint	18.42 m2
Door (Internal) (Single sliding - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Cork tiles - 18.00 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - Timber - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 47.52 m2)	Cosmetic damage	Rake out, plaster and paint	47.88 m2
Window (Timber medium - 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 - Bathroom

Room Size: 2.05 x 2.12 = 4.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.36 m2)	Cosmetic Damage	Rake out, plaster and paint	4.36 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 4.36 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.04 m2)	Cosmetic damage	Rake out, plaster and paint	20.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 3.60 x 4.20 = 15.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Paint - 15.12 m2)			

Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 15.12 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 37.44 m2)	Cosmetic damage	Remove, dispose and replace lining paper	37.44 m2
	Cosmetic damage	Paint wall	37.44 m2
	Cracked stone wall	Remove replace paint	
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bedroom one first bedroom on right)

Room Size: 3.71 x 4.03 = 14.94 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Lining paper / paint - 14.94 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Rimu - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 14.94 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 37.14 m2)	Cosmetic damage	Remove, dispose and replace lining paper	37.13 m2
Window (Timber Large - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway (Front. Entry)

Room Size: 1.49 x 5.19 = 7.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Lining paper / paint - 7.71 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 7.71 m2)	Cosmetic damage	Lift and relay existing carpet	7.71 m2
	Cosmetic damage	Re-fix floor boards	7.71 m2
Wall covering (Lath & Plaster - Lining paper / paint - 32.04 m2)	No Earthquake Damage		
Window (Timber small - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Laundry (Exterior door)

Room Size: 3.00 x 2.02 = 6.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair	
No Damage			

Ground Floor - Room (Other) (Sunroom)

Room Size: 2.40 x 3.30 = 7.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.92 m2)	Cosmetic Damage	Rake out, plaster and paint	7.92 m2
Floor (Concrete - Carpet - 7.92 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.36 m2)	Cosmetic damage	Rake out, plaster and paint	27.36 m2
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bedroom two. Second bedroom on right)Room Size: 3.68 x 3.73 = 13.73 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Stipple - 13.73 m ²)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	13.73 m ²
Door (Internal) (Single Hollow Core - Rimu - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 13.73 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 41.50 m ²)	Cosmetic damage	Rake out, plaster and paint	41.50 m ²
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
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EQC Full Assessment Report

Claim Number: CLM/2011/194274
Claimant: JS SINKE
Property Address: 41 MACKENZIE AVENUE
 WOOLSTON
 CHRISTCHURCH 8023

Assessment Date: 22/10/2011 10:55
Assessor: stanley, john
Estimator: Goodall, Mike
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JS, SINKE				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Vero	Dwelling			

Insurance Details - Added in COMET

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

Not able to sight

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

Confirmed

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 Dwelling	1	Standard	<1935	Rectangular	90.58

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	Stone aggregate	No Earthquake Damage			

General Comments: Indication of very minor liquefaction

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 Dwelling

Exterior

Elevation (North Wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking			
			Grind out and epoxy fill	0.50 l/m	60.00	30.00
			Cracking to paint			
			Paint wall	4.80 m2	29.00	139.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Mixture of. Painted. Rough cast stucco over brick This stucco wall is. 2. Metres. Wide x 2.4. Metres high. Crack in stucco above rear door. Off kitchen , remainder. Of wall cladding is. Plastic. Corrugated sheets. And. One large painted timber window. 5.8. Metres long. Total all walls length is 7.8. Metres long. 2.4. Metres high

Elevation (South Wall. Gable.)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking			
			Grind out and epoxy fill	0.80 l/m	60.00	48.00
			Cracking to paint			
			Paint wall	21.06 m2	29.00	610.74
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Painted. Rough cast stucco over brick This stucco wall is. Two large painted timber window. Total all walls length is 7.8. Metres long. 2.7. Metres high, gable. Cladding is. Painted corrugated hardies sheeting 2. , crack in Stucco one in internal corner junction of both walls the other is at far east end. , both are down at the bottom of wall

Elevation (West Wall)

Damage: No damage

Require Scaffolding? No

General Comments: 12. Metres. Long. X. 2.8 metres. High. , painted rough cast stucco. Over brick. Vertical crack half way along wall and bottom south end corner. This wall contains three large. Painted timber windows. And. One solid single external cedar door with three stipple paned. Side panel

Elevation (East Wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking			
			Grind out and epoxy fill	3.00 l/m	60.00	180.00
			Cracking to paint			
			Paint wall	33.60 m2	29.00	974.40
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 12. Metres. Long. X. 2.8 metres. High. , painted rough cast stucco. Over brick. Vertical crack half way along wall and bottom south end corner. This wall contains Two painted timber windows

Foundations

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	Floor has moved less than 100mm			
			Jack and pack piles	22.00 No of	100.00	2,200.00
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	1.40 l/m	30.00	42.00
			Cracks to ring foundation			
			Paint foundation	12.00 m2	39.00	468.00

General Comments:

Roof (Rolled metal)

Damage: No damage

Require Scaffolding? No

General Comments: Painted roof in good condition

Ground Floor - Kitchen (Dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	18.42 m2	27.00	497.34
Door (Internal)	Single sliding	Aluminium	No Earthquake Damage			
Floor	T&G	Cork tiles	No Earthquake Damage			
Kitchen joinery	Medium Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	47.88 m2	27.00	1,292.76
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	4.36 m2	27.00	117.62
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.04 m2	27.00	541.08
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Paint				
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Remove, dispose and replace lining paper	37.44 m2	30.00	1,123.20
			Cosmetic damage			
			Paint wall	37.44 m2	24.00	898.56
			Cracked stone wall			
			Remove replace paint	1000.00 \$	0.00	1,000.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Decorative low summerhill stone wall - cracked Rebulid

Ground Floor - Bedroom (Bedroom one first bedroom on right)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Rimu	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Remove, dispose and replace lining paper	37.13 m2	30.00	1,113.84
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Hallway (Front. Entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Lining paper / paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	T&G	Carpet	Cosmetic damage			
			Lift and relay existing carpet	7.71 m2	12.00	92.55
			Cosmetic damage			
			Re-fix floor boards	7.71 m2	22.00	169.67
Wall covering	Lath & Plaster	Lining paper / paint	No Earthquake Damage			
Window	Timber small	Pane single glazed	No Earthquake Damage			

General Comments: Carpet over. TG. , flooring , painted liningnpaprr over. Lath and plaster walls and ceiling. , there. Is floor damage. , this needs to be rectified

Ground Floor - Laundry (Exterior door)

Damage: No damage

Require Scaffolding? No

General Comments: Lean add on concrete floor
Hard linings painted
Tub
New hot water cylinder 2008

Ground Floor - Room (Other) (Sunroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			

Ceiling	Gib	Paint	Rake out, plaster and paint	7.92 m2	27.00	213.84
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	27.36 m2	27.00	738.72
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bedroom two. Second bedroom on right)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (excludes painting)	13.73 m2	34.00	466.70
Door (Internal)	Single Hollow Core	Rimu	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	41.50 m2	27.00	1,120.39
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments: Carpet over TG flooring , old concrete hearth form a lump in the floor this is pre existing and not event. Related.**Fees****Fees**

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	1,126.29
Margin	1,520.49
GST	2,508.81

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Dwelling

Name	Description	Estimate
Exterior	Foundations	2,710.00
	Elevation (East Wall)	1,154.40
	Elevation (North Wall)	169.20
	Roof (Rolled metal)	0.00
	Elevation (South Wall. Gable.)	658.74
	Elevation (West Wall)	0.00
		4,692.34

Floor	Description	Estimate
Ground Floor	Bathroom	658.70
	Bedroom (Bedroom one first bedroom on right)	1,113.84
	Bedroom (Bedroom two. Second bedroom on right)	1,587.09
	Hallway (Front. Entry)	262.22
	Kitchen (Dining)	1,790.10
	Laundry (Exterior door)	0.00
	Lounge	3,021.76
	Room (Other) (Sunroom)	952.56
		9,386.27

9,386.27

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	1,126.29
Margin	1,520.49
GST	2,508.81
	5,155.59

Total Estimate

19,234.20

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?	No	Wet iron
Under sub floor?	No	Not located
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Nil

File Notes

Date Created: 22/10/2011 11:05
Created : stanley, john
Subject: General overview
Note: C1935
 Roughcast iron roof
 Lath and plaster

 Minor exterior damage
 Interior cracks and painting

 Stone work feature wall cracked. Replace

Next Action:

Date Created: 31/05/2013 00:07
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 31/05/2013
Note: COMET sent to EQR on 31/05/2013
Next Action:

Urgent Works Items



COPY FOR CMS

HUB FILE NOTE

DATE: Friday, 23 August 2013		CLAIM NO: 2011/194274	
AUTHOR: Darren Hickson		CLAIMANT: J S Sinke	
<input type="checkbox"/> L.A. <input checked="" type="checkbox"/> Estimator (Tick One)		SITUATION OF LOSS: 41 Mackenzie Ave Woolston Christchurch	
ASSIGNED HUB:	Woolston		
(Tick One)	<input type="checkbox"/> SCOPE/COST VARIATION	<input type="checkbox"/> RE-ASSESSMENT	
	<input type="checkbox"/> NEW/ADDITIONAL DAMAGE	<input type="checkbox"/> CHIMNEY/HEAT REPORT	
	<input type="checkbox"/> RE-ASSESSMENT REQUEST	<input checked="" type="checkbox"/> OTHER	
SUBJECT: JOINT SCOPE VISIT (REVISED SCOPE OF WORKS)			
INSURANCE VERIFIED: (Tick One)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
AUTHORISATION FOR PMO TO PROCEED: (Tick One)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
ASSOCIATED CLAIMS:		RESERVE:	
2010/		\$	
2011/		\$	
2012/		\$	
RESERVE TOTAL		\$	
NOTES/DESCRIPTION:			
<p>Joint Scope visit occurred 19.08.2013 with Shaun Boyce (EQR)</p> <p>Attached is an un-costed REVISED Scope Of Works that supercedes ANY and ALL previous Scopes. This new document is to be used by the contractor to quote from and the Q/S to create a construction budget.</p> <p>All changes verified on site by EQC and EQR Hub staff</p> <p>This has been given to Fletchers Building Supervisor Shaun Boyce to forward to contractors to quote and QS to price.</p> <p>Darren Hickson Estimator Woolston HUB</p>			
NEXT ACTION / RECOMMENDATION FOR HUB SUPPORT :			

SCOPE OF WORKS



COPY FOR CMS

Completed By: **DARREN HICKSON**Date: **23 August 2013**Page 1 of 3

CLM

2011/194274

 Claimant Name: **J S Sinke**
41 Mackenzie Ave
Woolston
Christchurch

Element Details:

Land	<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridges/culverts	<input type="checkbox"/>	Retaining walls	<input type="checkbox"/>	Other	<input type="checkbox"/>
Lounge	<input type="checkbox"/>	Dining	<input type="checkbox"/>	Kitchen	<input type="checkbox"/>	Family Room	<input type="checkbox"/>	Bedroom	<input type="checkbox"/>
Office/Study	<input type="checkbox"/>	Rumpus	<input type="checkbox"/>	Hallway	<input type="checkbox"/>	Stairwell	<input type="checkbox"/>	Toilet	<input type="checkbox"/>
Laundry	<input type="checkbox"/>	Bathroom	<input type="checkbox"/>	Ensuite	<input type="checkbox"/>	Chimney	<input type="checkbox"/>	Foundations	<input checked="" type="checkbox"/>
Piling	<input type="checkbox"/>	Services	<input type="checkbox"/>	Kitchen Ovens	<input type="checkbox"/>	Hot Water Cylinders	<input type="checkbox"/>	Header Tanks	<input type="checkbox"/>
Glazing/windows	<input type="checkbox"/>	Fireplace/woodburner	<input type="checkbox"/>	Floor	<input type="checkbox"/>	External Walls	<input checked="" type="checkbox"/>	Roof	<input checked="" type="checkbox"/>
Outbuildings	<input type="checkbox"/>	Other	<input type="checkbox"/>						

Damage To Dwelling

THESE SCOPES SUPERCEDE ALL PREVIOUS SCOPES

LINE ITEMS

Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
External Elements					-		-
North Wall					-		-
- Grind out and epoxy fill cracks to stucco	Lm				0.50		-
- Paint wall x200	m2				4.80		-
South Wall					-		-
- Grind out and epoxy fill cracks to stucco	Lm				0.80		-
- Paint wall x200	m2				21.06		-
West Wall					-		-
- Solid plaster repair	m2				0.50		-
- Paint wall x200	m2				33.60		-
East Wall					-		-
- Remove dispose replace solid plaster	m2				2.00		-
- Grind out and epoxy fill cracks to stucco	Lm				3.00		-
- Paint wall x200	m2				33.60		-
Foundations					-		-
- Jack and pack piles	Ea				14.00		-
- Grind out and epoxy fill cracks <5mm	Lm				1.40		-
- Paint foundation	m2				12.00		-
Roof					-		-
- Disconnect / reconnect Mains Power	Ea				1.00		-
- Refix timber fascia	Hr				4.00		-
						Subtotal	0.00
						+ P&G, Margin & GST Figure	0.00
						TOTAL	0.00

* Unit Categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,
 Per Hour, Per Day, Per Week. Cubic metre calculations must include
 length, breadth and depth figures. Square metre calculations must
 include length and breadth figures.

SCOPE OF WORKS



COPY FOR CMS

Completed By: **DARREN HICKSON**Date: **23 August 2013**Page 2 of 3

CLM

2011/194274

 Claimant Name: **J S Sinke**
41 Mackenzie Ave
Woolston
Christchurch

Element Details:

Land	<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridges/culverts	<input type="checkbox"/>	Retaining walls	<input type="checkbox"/>	Other	<input type="checkbox"/>
Lounge	<input checked="" type="checkbox"/>	Dining	<input type="checkbox"/>	Kitchen	<input checked="" type="checkbox"/>	Family Room	<input type="checkbox"/>	Bedroom	<input checked="" type="checkbox"/>
Office/Study	<input type="checkbox"/>	Rumpus	<input type="checkbox"/>	Hallway	<input checked="" type="checkbox"/>	Stairwell	<input type="checkbox"/>	Toilet	<input type="checkbox"/>
Laundry	<input type="checkbox"/>	Bathroom	<input checked="" type="checkbox"/>	Ensuite	<input type="checkbox"/>	Chimney	<input type="checkbox"/>	Foundations	<input type="checkbox"/>
Piling	<input type="checkbox"/>	Services	<input type="checkbox"/>	Kitchen Ovens	<input type="checkbox"/>	Hot Water Cylinders	<input type="checkbox"/>	Header Tanks	<input type="checkbox"/>
Glazing/windows	<input type="checkbox"/>	Fireplace/woodburner	<input type="checkbox"/>	Floor	<input type="checkbox"/>	External Walls	<input type="checkbox"/>	Roof	<input type="checkbox"/>
Outbuildings	<input type="checkbox"/>	Other	<input type="checkbox"/>						

Damage To Dwelling

THESE SCOPES SUPERCEDE ALL PREVIOUS SCOPES

LINE ITEMS

Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Interior Rooms					-		-
Kitchen (incs Dining)					-		-
Ceiling - Rake out plaster and paint	m2				18.42		-
Walls - Rake out plaster and paint	m2				47.88		-
Bathroom					-		-
Ceiling - Rake out plaster and paint	m2				4.36		-
Walls - Rake out plaster and paint	m2				20.04		-
Lounge					-		-
Ceiling - Remove lining paper seal skim seal paint	m2				15.12		-
Walls - Seal skim seal paint	m2				37.44		-
Floor - Uplift set aside relay carpet	m2				15.12		-
- Cut subfloor access	Ea				1.00		-
Brick Panel - Grind out and remortar	Lm				2.00		-
Bedroom (1st on RHS from front door)					-		-
Ceiling - Rake out plaster and paint	m2				14.94		-
Walls - Rake out plaster and paint	m2				37.13		-
Hallway					-		-
Walls - Rake out plaster and paint	m2				32.04		-
Floor - Uplift set aside relay carpet	m2				7.71		-
- Cut subfloor access	Ea				1.00		-
						Subtotal	0.00
						+ P&G, Margin & GST Figure	0.00
						TOTAL	0.00

* Unit Categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,
 Per Hour, Per Day, Per Week. Cubic metre calculations must include
 length, breadth and depth figures. Square metre calculations must
 include length and breadth figures.

HUB FILE NOTE:

Completed By:	Kane Bankers	Claim Number:	2011/ 054828
Date:	20/03/2014	Customer Name:	Julian Sinke
(Tick One)	Estimator	Address:	41 Mackenzie Avenue
	Assessor		Woolston
Hub:	Ensors		Christchurch
Type(tick one)	<input type="checkbox"/> SCOPE/COST VARIATION	<input type="checkbox"/> PARTIAL /FULL CASH SETTLEMENT	
	<input type="checkbox"/> NEW/ADDITIONAL DAMAGE	<input type="checkbox"/> REPORT/CLAIM INFORMATION	
	<input type="checkbox"/> POSSIBLE OVERCAP	<input type="checkbox"/> OTHER	
ASSOCIATED CLAIMS			
FULL OR PARTIAL CASH SETTLEMENT: (TICK ONE)		<input type="checkbox"/> PARTIAL	<input checked="" type="checkbox"/> FULL
RECOMMENDED SETTLEMENT VALUE:		\$34,697.48	INC P&G, MARGIN & GST

REASON FOR CASH SETTLEMENT

This claim has been sent to Fletcher's PMO for full remediation.

An Fletchers scope was undertaken resulting in a work order being issues to an EQR contractor.

Subsequently this contractor has now left the program.

EQR contractor Steve Hand then was engaged to undertake repairs as per previous agreed scope of works.

At commencement of the substantive repair I was asked to attend a site visit to address several issue raised by the contractor and Fletchers Supervisor Graeme Hill.

Whilst on site contractor had uplifted carpets to reveal an extremely poorly maintained floor and sub floor framing.

The floor and subfloor in several areas have had previous repairs, replacing timber and flooring sheets. Not only are these areas suffering from differed maintenance but repairs that have been previously carried out are not done to a tradesman like standard.

On inspection under the sub-floor, liquefaction was identified which seems to cover the majority of the ground surface.

This has now been estimated and costed ass per attached EQC SOW.

Due to the condition of the dwelling it is now recommended that the whole claim be cash settled including the liquefaction removal that needs to be assigned to the customers land claim where the appropriate excess will apply.

The cash settlement recommendation for the dwelling is as per contractors attached quote of \$21,111.96 + GST

The land settlement is recommended as per attached SOW costed at \$10,418.73 Inc. P&G, Margins and GST

Both settlements are subject to deductions and excesses.

Photos of floor and sub floor attached

Also attached is a pre-earthquake building inspection supplied by customer.

(please note this report mentions a pre-existing sag over an opening in the lounge).

This information has been directly forwarded to the customer via email, and Fletchers and Contractor Via Graeme Hill.

NEXT ACTION/ RECOMMENDATION FOR HUB SUPPORT

Upload hub file to CMS.

Submit cash settlement recommendation for approval.

**CASH SETTLEMENT:**

RECEIVED
24 FEB 2014
BY:

Claims No:	CLM/2011/194274	Business:	S K Hand Builders Ltd
Claimant:	J S Sinke	Address:	PO Box 3879 Parklands 8842
EQR Supervisor:	Graeme Hill	Phone:	
Date:	21/02/14	Mobile:	021 046 5618
Site Address:	41 Mackenzie Ave		

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY
AN AGENT
OF SOC

Rooms	Description of Works		Rate	Original Quote		Extra to Quote
Elevations north	grind out and epoxy fill cracks to stucco	0.5 lm	\$ 55.00	27.50		
	paint wall	4.8 m2	\$ 34.00	163.20		
south	grind out and epoxy fill cracks to stucco	0.8 lm	\$ 55.00	44.00		
	paint wall	21.06 m2	\$ 34.00	716.04		
west	solid plaster repair	0.5 m2	\$ 120.00	60.00		
	paint wall	33.6 m2	\$ 34.00	1,142.40		
east	solid plaster repair	2 m2	\$ 120.00	240.00		
	grind out and epoxy fill cracks to stucco	3 lm	\$ 55.00	165.00		
	paint wall	33.6 m2	\$ 34.00	1,142.40		
foundation	jack and pack piles	14 off	\$ 95.00	1,330.00		
	grind out and epoxy fill cracks	1.4 lm	\$ 160.00	224.00		
	paint foundation	12 m2	\$ 34.00	408.00		
roof	disconnect/reconnect mains power		\$ 350.00	350.00		
	refix timber fascia	4 hrs	\$ 45.00	180.00		
				Total	6,192.54	Total \$ -

kitchen/dining	rake out, plaster and paint ceiling	18.42 m ²	\$ 27.00		497.34			
	rake out, plaster and paint walls	47.88 m ²	\$ 27.00		1,292.76			
				Total	1,790.10	Total	\$	-
bathroom	rake out, plaster and paint ceiling	4.36 m ²	\$ 27.00		117.72			
	rake out, plaster and paint walls	20.04 m ²	\$ 27.00		541.08			
				Total	658.80	Total	\$	-
lounge	remove lining paper, pigment seal, skim plaster, seal and paint ceiling	15.12 m ²	\$ 82.50		1,247.40			
	pigment seal, skim plaster, seal and paint walls	37.44 m ²	\$ 67.50		2,527.20			
	lift/relay carpet	15.12 m ²	\$ 15.00		226.80			
	cut subfloor access				200.00			
	grind out and remortar brick panel	2 lm	\$ 30.00		60.00			
				Total	4,261.40	Total	\$	-
bedroom 1st right	rake out, plaster and paint ceiling	14.94 m ²	\$ 27.00		403.38			
	rake out, plaster and paint walls	37.13 m ²	\$ 27.00		1,002.51			
				Total	1,405.89	Total	\$	-
hallway	rake out, plaster and paint walls	32.04 m ²	\$ 27.00		865.08			
	lift/relay carpet	7.71 m ²	\$ 15.00		115.65			
	cut subfloor access				200.00			
					1,180.73			
sunroom	rake out, plaster and paint ceiling	7.92 m ²	\$ 27.00		213.84			
	rake out, plaster and paint walls	27.36 m ²	\$ 27.00		738.18			
					952.02			

bedroom 2	pigment seal, fibre fuse skim plaster, seal and paint ceiling	13.73 m2	\$ 79.50		\$ 1,091.53		
	rake out, plaster and paint walls	41.5 m2	\$ 27.00		\$ 1,120.50		
	lift/relay carpet	13.73 m2	\$ 15.00		\$ 205.95		
	cut subfloor access				\$ 200.00		
					\$ 2,617.98		
p & g	project management	20 hrs	\$ 45.00		900.00		
	commercial clean	3 hrs	\$ 45.00		360.00		
	floor protection	85m2	\$ 5.50		467.50		
	electrician	5 hrs	\$ 65.00		325.00		
				Total	2,052.50	Total	\$ -
Total Combined EXCL GST					21,111.96		#REF!



House Inspection at

41 Mackenzie Ave, Woolston, Christchurch.





TAX INVOICE NZHIC (Christchurch)Ltd 35 Ngarimu Street Avonside Christchurch 8061

INSPECTOR : Rod Burrows
 PHONE: MBL : 021893891 DATE : **29/07/09**
 OFFICE : 033893161 GST # : 100-600-420
 FAX : 033893161 INVOICE # : **27225**
 EMAIL : rod@nzhic.co.nz

TO : Louise and Julian Langrish

DESCRIPTION	TOTAL
Standard Inspection for 41 Mackenzie Ave, Woolston, Christchurch.	\$ 400.00
<p>Payment can be direct credited to the following bank account number: CHCH BNZ 02 0842 0023428 00 Please quote 27225 as your reference for payment</p> <p style="text-align: center;">If posting payment please do so within 2 days as we have no trading record with you Thank You</p>	

Payment Terms : Payment due on delivery of inspection unless otherwise arranged NO Statement or receipt will be issued. All costs associated with debt collecting will be added to bill. interest will be added at 2% per month for overdue accounts.

Sub Total	\$ 400.00
Plus GST	\$ 50.00
TOTAL DUE	\$ 450.00

PLEASE RETURN WITH PAYMENT

REMITTANCE SLIP Please make payments to : NZHIC (Christchurch)Ltd 35 Ngarimu Street Avonside Christchurch 8061
 INVOICE NUMBER 27225

INSPECTION SITE	41 Mackenzie Ave, Woolston, Christchurch.	Amount of Payment	\$ 450.00
PAYMENT FROM	Louise and Julian Langrish	Date of Inspection	29/07/09



29-Jul-2009

Louise and Julian Langrish

Dear Louise and Julian Langrish

Please find attached a copy of the property inspection report for 41 Mackenzie Ave, Woolston, Christchurch..

I trust that you have found the report to be useful and that our service has met your expectations. If for any reason whatsoever you have been disappointed with any facet of our service please let me know, as this is the only way I can make the necessary improvements.

Please note that this inspection has been a visual inspection only as stated in our Statement Of Policy. Whilst I have taken every care to comment on all aspects of the house, I may have had to make some assumptions for areas of the work that cannot be sighted. This will have been stated in the report.

The NZ House Inspection Company Services		
Pre- Purchase Inspection	Unauthorised Works Inspections	Vendor Inspections
Maintenance Schedules	Rental Property Reports	Non Invasive Moisture Testing
Council Records Inspections		Yearly Service Reports

If you have been happy with the service and would like to send a reference it would be much appreciated.

Thank you for using The NZ House Inspection Company.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rod Burrows', is written over a light blue circular stamp.

Rod Burrows

NZHIC (Christchurch)Ltd 35 Ngarimu Street Avonside Christchurch 8061



Home & Building Consultants - Copy of statement of policy

Scope: The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306: 2005. New Zealand Standard, Residential Property Inspection.

Limitations: Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be inspected or included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances and spa/pool equipment special cycles or features are not inspected; none of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house inspector has had a minimum of ten years experience in the building industry and has had specific training in the procedures of house inspections by The NZ House Inspection Co. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any other party, who is not directly involved with the process of the transaction.

Reasonable Access: Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Items and Conditions Excluded From the Report Include: Building codes, zoning ordinance violations, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations, areas that the inspector believes to be potential problem areas are checked with a non invasive moisture meter. We can only detect rotting of framing by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider Weather Tightness, regardless of age; however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Disputes and Limitation on Liability: The client understands and agrees that any claim against the accuracy of the report, in the form of errors or omissions is limited to the failure on the part of the inspector to follow the New Zealand Standard; NZS 4306: 2005 Residential Property Inspection (a copy is held at our office for viewing if required). The client agrees to notify the inspector of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the inspector can re-inspect the said item. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. In the event of making a claim against The NZ House Inspection Co, you need to contact our office immediately and request a claim form.

Important Information: You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything's that were not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.

Vendor Inspections: The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

Cancellation Policy: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

Payment Policy: Payment is due on delivery of the inspection report unless otherwise arranged. NO Statement or receipt will be issued. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

Insurers Disclaimer:

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.



Inspector

NAME Rod Burrows
PHONE 033893161
ADDRESS NZHIC (Christchurch)Ltd 35 Ngarimu Street Avonside
Christchurch 8061

DATE OF INSPECTION 29 / 07 / 2009

Customer

NAME Louise and Julian Langrish
ADDRESS [REDACTED]
PHONE HOME [REDACTED]
PHONE WORK [REDACTED]
PHONE MOBILE [REDACTED]
EMAIL ADDRESS [REDACTED]

Agent

NAME [REDACTED]
COMPANY [REDACTED]
ADDRESS [REDACTED]
PHONE [REDACTED]
SITE ADDRESS 41 Mackenzie Ave, Woolston, Christchurch.



Glossary

Good.

Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally good.

Use as an overall comment to summaries the general condition of the item being checked.

Average.

When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

Poor.

The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware.

Catches door and window handles, hinges to windows doors and cupboards.

Built in deck.

Deck built within the exterior wall line. Decked area is often the ceiling of a room below.

Deck Exterior.

Deck built outside the exterior wall line. May be cantilevered or attached to the house and be supported on posts or piles.

Header tank.

Small tank which supplies water to the hot water cylinder normally located on the roof or in the ceiling space.

Trim.

Finishing timbers around doors and windows. Timbers to the lower and upper areas of the wall linings.

Cladding.

Exterior wall linings.

Gully trap.

Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby.

Tap or shut of valve usually at the point where the water supply enters the property.

Soffit / Eaves.

Horizontal or pitched linings under the roof over hang.

Fascia.

Timber or pre finished metal facings at the end of the roof line.

Electrical General.

Plugs, switched and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.



Summary of report

TIME OF INSPECTION	1.00 pm
WEATHER CONDITION	FINE
IN ATTENDANCE	Inspector
	INTERNAL
FLOORS	average unevenness noted to some floor areas
WALLS	average - minor damage to wall noted
CEILINGS	average - cracking to some ceilings noted
TRIMS	average some poor finish noted
INTERNAL DOORS	generally good for age of house
WINDOWS	average
KITCHEN	average - some hardware is missing
BATHROOMS	average
LAUNDRY	average external access
	EXTERNAL
EXTERIOR CLADDING	generally good painted perspex to some portions
FOUNDATIONS	average
ROOF	generally good
WINDOWS	average a little rot noted to one window
DOORS	generally good
GARAGE	no garage
	GENERAL
GARDENS	good - well established
FENCING	generally good
PATHS AND STEPS	generally good
STRUCTURAL (visual)	average given age of the house

MOISTURE

Although this was not a specific moisture test random areas of possible concern like around windows and doors on the exterior walls where accessible have been checked on the interior with a non-invasive moisture meter to check for moisture within the wall cavity. Levels will vary from house to house but levels over 20% would be considered high. The condition and treatment type of internal framing is not known.

Levels were found to be	acceptable in all areas checked
Possible causes for moisture	- not applicable
Further investigations recommended ?	No Not Applicable



Summary Continued

This is an older type home which appears in reasonable condition for its age.

Filler patches were noted to the painted perspex cladding to the laundry and conservatory areas, not a recommended cladding for a house. A little softness or rot was noted to the bottom of bedroom two window facing. The conservatory has been built on top of the timber decking, with the decking protruding out from the walls, this is a potential rot problem although sealant has been applied. The timber facing to the conservatory is unprotected from the weather at the top. The gully trap needs cleaning out. Some filler has been applied to a small section of roofing and as there is some signs of water damage to ceiling areas below it may need further investigation (possible rust holes).

The beam between the lounge and the dining room has bowed down and as this is a load bearing wall it needs a suitable beam fitted. Loose hardboard was noted to the dining room ceiling. Some laminate is broken off the side of the kitchen cupboard. The kitchen drawers and cupboards need some adjustment and catches need fitting. Minor damage was noted to the conservatory window sash. The sliding door to the conservatory catches on the window lock. A small gap was noted to the dining room ceiling lining. Some interior trim needs re-coating. Rot was noted to the window sill in bedroom one. Door stops are missing. There appears to be some old water damage to bedroom three and the lounge ceilings. The old fireplace concrete pad was noted under bedroom three carpet. Some wall and ceiling cracks were noted, not of structural concern. Some minor wall damage noted (hallway). The bathroom extraction fan vents to the roof space. The moisture levels were found to be acceptable in all areas checked.



Patches to painted perspex cladding noted.



The conservatory deck is protruding outside the wall cladding.



Some filler noted to roofing iron.



Beam between lounge and dining room is bowed down.



Rot noted to bedroom one window sill.



Appears to be some old water damage to some ceiling areas.



Bathroom extraction fan vents to the roof space.



A little rot noted to the bottom of bedroom two window facing.

The summary is not intended to replace the report. There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary. Please read the entire report. All photos without caption are for a visual effect only.



SERVICES

ELECTRICAL

LIGHTS AND POWERPOINTS

TPS CABLE (new plastic coated cable)

TRS CABLE (old rubber coated cable)

VIR CONDUIT WIRING (metal conduit)

OVERHEAD (connection to house)

UNDERGROUND (connection to house)

METER BOARD POSITION

CONDITION OF METER BOARD

FUSE SWITCHBOARD

CIRCUIT BREAKER SWITCHBOARD

Comments

yes not all power points have been checked
yes some old type wiring could still be in use
some old type wiring could still be in use
yes
N/A
yes outside on wall
generally good
yes is in hallway
N/A

SECURITY

BURGLAR ALARM SYSTEM

BURGLAR ALARM CONTROL PANEL

EXTERIOR LIGHTS

SMOKE SENSORS (should be fitted in all houses)

SECURITY DOOR LOCKS

SECURITY WINDOW LOCKS

yes appears to be working but untested
yes in the entry area
yes but not tested
yes but not tested
yes yes fitted to all exterior doors
yes yes fitted to most windows



Water cylinder to laundry appears in good order.



PLUMBING AND DRAINAGE

HOT WATER CYLINDER	cylinder is restrained
AGE OF CYLINDER (date on cylinder)	2008 - 280L
CONDITIONS OF PIPES TO CYLINDER	good
TYPE OF HOT WATER SYSTEM	low pressure system
PLUMBING (general condition)	unable to sight appears reasonable
PLUMBING (type)	various types
CONDITION OF PIPES IN CEILING SPACE	not applicable
HEADER TANK	old tank in ceiling space but no longer in use
DRAINAGE IN CEILING	not applicable
DRAINAGE UNDER FLOOR	unable to sight
GULLEY TRAPS	grill needs cleaning out
GULLEY TRAP LIDS	average for age
FOUL WATER (sewer and waste)	all appears to be good
SECTION RUN OFF	average
CESSPIT DRAINAGE	not applicable
STORMWATER	all appears to be working well not tested
WATER TANKS	not applicable
DOWNPIPES	plastic
DRIVEWAY OR PAVING SUMP	N/A
POSITION OF GAS METER	not applicable
POSITION OF WATER TAP	at the front of the property



SERVICES CONTINUED
Additional Services

HEATING SYSTEMS

TYPE wood burner
LOCATION lounge
COMMENTS not tested appears generally good

VACUUM SYSTEMS

TYPE extract fans
LOCATION bathroom
COMMENTS tested & working

VENTILATION SYSTEMS

TYPE not applicable

SOLAR HEATING

LOCATION not applicable
COMMENTS not applicable

PUMPS

TYPE not applicable
LOCATION not applicable
COMMENTS not applicable



Wood burner to lounge appears in reasonable order.



Meter box to outside wall.



Fuse board to laundry appears in reasonable order.



CEILING SPACE & INSULATION

LOCATION OF MANHOLE		in the bath room
MANHOLE LID		plaster board
CONSTRUCTION	TYPE	pitched roof
	CONDITION	average condition for age
	COMMENTS	generally good
INSULATION	TYPE	batts
	CONDITION	generally good
	COMMENTS	insulation has been moved and not put back
VERMIN 1	TYPE	none sighted
	COMMENTS	no comment
BORER	ROOF STRUCTURE	none sighted
	FLOORING	
	TRIMS	none sighted
	EXTERIOR	none sighted
	CLADDING	
BORER	COMMENTS	borer expected for age of house

NOTE: Ceiling space should have reasonable access.

"Reasonable access" is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm. (or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).





STAIRS		
STAIRS - INTERNAL	TYPE	none
	CONDITION	
	COMMENTS	not applicable
HANDRAIL		N/A
	CONDITION	
	COMMENTS	not applicable
STAIRS - EXTERNAL	TYPE	not applicable
	CONDITION	
	COMMENTS	not applicable
HANDRAIL		N/A
	CONDITION	
	COMMENTS	not applicable



LOUNGE

FLOORING	carpet
WALLS	plasterboard & lathe & plaster
CEILINGS	plasterboard or lathe & plaster
DOORS	timber panel
WINDOWS	timber

GENERAL COMMENTS

room appears in average order.





BEDROOM ONE

FLOORING	carpet
WALLS	plasterboard or lathe & plaster
CEILINGS	plasterboard or lathe & plaster
DOORS	timber panel
WINDOWS	timber

GENERAL COMMENTS

room appears in average order





BEDROOM TWO

FLOORING	carpet
WALLS	plasterboard or lathe & plaster
CEILINGS	plasterboard or lathe & plaster
DOORS	timber panel
WINDOWS	timber

GENERAL COMMENTS

room appears in reasonable order





BEDROOM THREE

FLOORING	carpet
WALLS	plasterboard or lathe & plaster
CEILINGS	plasterboard or lathe & plaster
DOORS	timber panel
WINDOWS	timber

GENERAL COMMENTS

room appears in average order





HALLWAY & ENTRY

FLOORING	carpet
WALLS	plasterboard or lathe & plaster
CEILINGS	plasterboard or lathe & plaster
DOORS	timber panel
WINDOWS	timber side of door

GENERAL COMMENTS

appears average





KITCHEN & DINING AREA

FLOORING	cork tiles
WALLS	plasterboard
CEILINGS	plasterboard & hardboard
DOORS	sliding door to conservatory
WINDOWS	timber
OVEN	free standing
ELEMENTS	tested and working smooth top electric
EXTRACT	no extract
DISHWASHER	Not tested
WASTE DISPOSAL	no waste disposal
BENCHTOP	formica
UNITS	Veneered board
SINK	Stainless steel single

GENERAL COMMENTS

room appears in average order





BATHROOM

FLOORING	vinyl
WALLS	plasterboard & prefinished sheets
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber
SHOWER	Over bath
BATH	Porcelain on steel
TOILET	China double flush
TAPWARE	Generally good
VANITY TOP	China on pedestal base
VANITY UNITS	No unit
MIRROR	average

GENERAL COMMENTS

room appears in reasonable order





LAUNDRY EXTERIOR ACCESS

FLOORING	concrete
WALLS	hardboard & perspex
CEILINGS	hardboard
DOORS	glazed panel entry door
WINDOWS	no windows
LAUNDRY TUB	stainless tub on custom base
DRYER VENT	No dryer
TAPWARE	average
W/MACHINE TAPS	yes
OTHER FITTINGS	water cylinder

GENERAL COMMENTS

appears average





CONSERVATORY

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	sliding doors aluminium
WINDOWS	timber

GENERAL COMMENTS

appears average





PROPERTY CONSISTS OF :
COMMENTS

EXTERIOR SUMMARY

FENCING	yes	timber fences
GATES	yes	timber gates
DRIVEWAY	N/A	
PATHS	yes	stone chip & pavers
OUTSIDE TAPS	yes	1 noted
LAWNS/GARDENS	yes	gardens well established
SPRINKLER SYSTEMS	N/A	none sighted
RETAINING WALL	N/A	
GARAGE - DETACHED	N/A	
GARAGE - ATTACHED	N/A	
GARAGE - UNDERHOUSE	no	
CARPORT	N/A	
SHED	yes	shed noted
CONSERVATORY	yes	timber conservatory
SWIMMING POOL	N/A	
SPA POOL	N/A	
GAZEBO	N/A	
CLOTHES LINE	yes	rotating type
LETTERBOX	yes	attached to fence
OTHER	N/A	





DECKS AND VERANDAHS

DECK BUILT IN

CONSTRUCTION none
CONDITION

HANDRAIL

COMMENT N/A
CONDITION N/A
COMMENT no comment

DECK EXTERNAL

CONSTRUCTION N/A
CONDITION

HANDRAIL

COMMENT N/A
CONDITION not applicable
COMMENT no comment

VERANDAH

CONSTRUCTION timber framed front porch & back
CONDITION generally good
COMMENT no comment

RETAINING WALLS

RETAINING WALLS - CONCRETE

CONSTRUCTION not applicable
TYPE
CONDITION

RETAINING WALLS - TIMBER

CONSTRUCTION not applicable
TYPE
CONDITION
COMMENT





SUB-FLOOR

EXTERIOR FOUNDATION	TYPE	concrete ring foundation
	CONDITION	average
INTERIOR FOUNDATION, INCLUDING SLAB	TYPE	not able to sight no access found/limited crawl space
	CONDITION	unable to sight
BEARERS & JOISTS	CONDITION	unable to sight
BEARER TO PILE CONNECTIONS	SUFFICIENT	N/A
	COMMENT	no comment
BASE	TYPE	concrete
	CONDITION	average
VENTILATION	SUFFICIENT	yes
	TYPE	grills in concrete foundation
GROUND CONDITION		N/A
	COMMENT	no comment
FLOORING	TYPE	timber
	CONDITION	unable to sight
INSULATION	TYPE	unsighted
	CONDITION	not applicable
ACCESS DOOR	POSITION	no access found
	CONDITION	not applicable

NOTE: Sub floors should have reasonable access.

"Reasonable access" is access that is safe, unobstructed and which has a minimum clearance of 500 x 400 mm opening access door and a minimum crawl space of 500 mm vertical clearance(or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision



EXTERNAL STRUCTURE & CLADDING

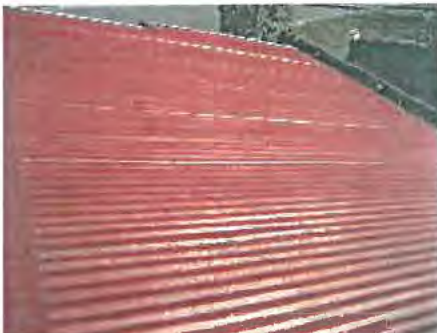
WALL STRUCTURE	TYPE	timber framed
	CONDITION	appears sound but unable to sight
	COMMENT	no comment
BASEMENT	TYPE	no basement
	FINISH	not applicable
	CONDITION	not applicable
WALL CLADDING	COMMENT	no comment
	TYPE	solid plaster & perspex
	FINISH	paint
	CONDITION	generally good
	COMMENT	no comment





EXTERNAL STRUCTURE & CLADDING CONTINUED

ROOF	TYPE	corrugated iron
	FINISH	painted
	CONDITION	generally good
	INSPECTED	by getting on to
SOFFIT	COMMENT	no comment
	TYPE	Hardies sheet
	FINISH	painted
	CONDITION	average
FASCIA	COMMENT	no comment
	TYPE	timber
FLASHINGS	CONDITION	appears generally good
	TYPE	lead
SPOUTING	CONDITION	generally good
	COMMENT	no comment
	TYPE	mixture of plastic and steel
CHIMNEY	CONDITION	average
	COMMENT	no comment
TV AERIAL	TYPE	steel flue
	COMMENT	appears sound





EXTERNAL DOORS

FRONT DOOR

FINISH timber door stained
CONDITION good

BACK DOOR

COMMENT generally good
FINISH timber door painted with glass
CONDITION generally good

OTHER DOORS

COMMENT generally good
FINISH glass panel door
CONDITION average

EXTERNAL WINDOW CHECK

COMMENT generally good
FINISH timber
CONDITION average
FLASHINGS generally good
COMMENT generally good





GARAGE

GENERAL	TYPE	no garage
	CONDITION	
	COMMENT	no comment
DOOR	TYPE	not applicable
	CONDITION	
	COMMENT	no comment
POWER SUPPLY LIGHTING FLOOR	TYPE	not applicable
	CONDITION	not applicable

CARPORT

GENERAL	TYPE	no carport
	CONDITION	not applicable
	COMMENT	no comment
POWER SUPPLY LIGHTING FLOOR	TYPE	not applicable
	CONDITION	not applicable



AREAS THAT WERE NOT INSPECTED

From time to time there are some areas in certain houses that can not be visually inspected for various reasons such as items being stored in areas like ceiling spaces and sub floor areas; some older houses are built fairly close to the ground limiting the access under them or access panels being covered over.

AREA	SIGHTED?	REASON
Sub Floor	no	no access found/no crawl space



**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

CLIENT

SITE ADDRESS:

INSPECTOR -

NAME:

COMPANY:

QUALIFICATION:

Louise and Julian Langrish
41 Mackenzie Ave, Woolston, Christchurch.
Rod Burrows
NZHIC (Christchurch)Ltd 35 Ngarimu Street
Avonside Christchurch 8061
Advanced Trade Certificate
29 / 07 / 2009

DATE OF INSPECTION:

The following areas of the property have been inspected:

SITE	yes
SUBFLOOR	no
EXTERIOR	yes
ROOF EXTERIOR	yes
ROOF SPACE	yes
INTERIOR	yes
SERVICES	yes
ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS	N/A

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection - and I am competent to undertake this inspection.

Signature:

Date:

29 / 07 / 2009

NZHIC (Christchurch)Ltd 35 Ngarimu
Street Avonside Christchurch 8061

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

For any features not present on the property, mark as N/A (not applicable)

SITE	inspected	INTERIOR	Inspected
Orientation of living spaces	Yes	Ceilings	Yes
Site exposure, contour & vegetation	Yes	Walls	Yes
Retaining walls	N/A	Timber floors	Yes
Paths, steps, handrails & driveways	Yes	Concrete floors	N/A
Fencing	Yes	Doors & frame	Yes
Surface water control	Yes	Electrical-operation of switches, etc	Yes
SUBFLOOR		Heating Systems	Yes
Location of access point	N/A	Kitchen - Bench top	Yes
Accessibility	N/A	Kitchen - Cabinetry	Yes
Foundation type & condition	Yes	Kitchen - Sink	Yes
Foundation Walls	Yes	Kitchen - Tiles	N/A
Ground Condition	N/A	Kitchen - Air extraction system	N/A
Ground Vapour Barrier	N/A	Bathroom, WC, Ensuite-	Yes
Drainage	N/A	Bathroom, Floor	Yes
Ventilation Adequacy	Yes	Bathroom, Cistern, pan & bidet	Yes
Pile type, instability & condition	N/A	Bathroom, Tiles	N/A
Pile to bearer connections	N/A	Bathroom, Bath	Yes
Obvious structural alterations	Yes	Bathroom, Shower	Yes
Ground clearance of timber framing	N/A	Bathroom, Vanity/Washbasin	Yes
Floor type (timber or suspended concrete)	N/A	Bathroom, Ventilation	Yes
Timber framing & bracing	N/A	Bathroom, Special features	Yes
Insulation type, approximate thickness, coverage & condition	N/A	Laundry - Location	Yes
Plumbing - material types, leakage & support	N/A	Laundry - Floor	Yes
Electrical - wiring type and support	N/A	Laundry - Tubs/cabinet	Yes
Insect and pest infestation	N/A	Laundry - Tiles	N/A
Rotting timbers	N/A	Laundry - ventilation	N/A
Debris	N/A	Storage	N/A
EXTERIOR		Stairs	N/A
Construction type	Yes	Exterior windows & doors	Yes
Cladding	Yes	SERVICES	
Chimneys	Yes	Fire warning & control systems	Yes
Exterior Stairs	N/A	Heating systems	Yes
Balconies, verandahs, patios, etc	Yes	Central vacuum system	N/A
ROOF		Ventilation systems	Yes
Roof material	Yes	Security system	Yes
Roof condition	Yes	Electrical services	Yes
Roof water collection	N/A	Gas services	N/A
Downpipes	Yes	Water services	Yes
Eaves, fascia & soffits	Yes	Hot water services	Yes
ROOFSPACE		Foul water disposal	Yes
Accessibility	Yes	Grey water recycling system	N/A
Roof Cladding	Yes	Rainwater collection systems	N/A
Thermal insulation type, clearances, approximate thickness and clearance	Yes	Solar heating	N/A
Sarking	Yes	Aerials & antennae	N/A
Party Walls, fire proofing	N/A	Shading Systems	Yes
Roof underlay & support	Yes	Telecommunications	No
Roof frame construction & connections	Yes	Lifts	N/A
Ceiling construction	Yes	ANCILLIARY SPACES	
Obvious structural alteration	N/A	Exterior Claddings	N/A
Insect and pest infestation	N/A	Floors	N/A
Rotting timbers	N/A	Roofs	N/A
Discharges into roof space	Yes	Subfloor	N/A
Plumbing - material types, leakage and support	N/A		
Electrical - wiring type & support	Yes		
Tile fixings	N/A		

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005

BUILDING INSPECTION REPORT

SITE SPECIFIC HAZARD IDENTIFICATION

Claim Number: [REDACTED] Inspection Date: 23.06.2017
 Loss Address: 41 MacKenzie Avenue, Woolston, Christchurch 8023
 Case Manager: [REDACTED]
 Building Co-ordinator/ Assessor: [REDACTED]

LOCATION	MAKE SAFE REPORTED (HAZARDS PRESENT)	DESCRIPTION	REMEDIAL ACTION Eg Danger tape / Spray marker	JSA Required (Y/N)
OUT SIDE THE PROPERTY GROUNDS				N
WITHIN THE PROPERTY GROUNDS				N
WITHIN THE BUILDING				N

Immediate make safe requirements (weather proofing scope of works)

Estimate of cost to make building safe and habitable

Vulnerable

(Yes/No/Action)

Heat Pump Functional: No
 Hot Water Services Functional: No
 Power On & Safe: No
 Water Tight: No
 Building able to be secured: No
 External Access to Building Safe: No
 Other: No

Prepared By: _____

Signature: _____

Date: _____

Vero Claim Number	[REDACTED]	Claim Type	Dwelling		
EQC Claim Number		Event Date	14/11/2016		
Unique Identifier (OFID)		Site (Flat, Hill)	Flat	Ease of access	Easy
Loss Address	41 MacKenzie Avenue, Woolston, Christchurch	Latitude		Longitude	
Policy Holder/ Contact Name	Corey				
Suburb	Woolston				
Assessment Completed By	[REDACTED]	Date	23.06.2017	Time	1.00pm
Current Status of Property		Occupier	Owner	Elderly	No
Dwelling Occupied?	Yes	Status		%	

Financial Summary of Building Inspection Report

Address 41 MacKenzie Avenue, Woolston, Christchurch 8023

Description	Total excl CAT 3	CAT 3	Total	Comments
Minor Works Repairs	\$ -	\$ -	\$ -	
Entrance	\$ -		\$ -	
Bathroom	\$ -		\$ -	
Lounge	\$ 749.79		\$ 749.79	
Kitchen/Dining	\$ 530.37		\$ 530.37	
Bedroom 1	\$ -		\$ -	
Bedroom 3	\$ -		\$ -	
Bedroom 2	\$ -		\$ -	
Laundry	\$ -		\$ -	
Bedroom 4	\$ 686.32		\$ 686.32	
Bathroom Ensuite	\$ 378.43		\$ 378.43	
All External Walls	\$ 9,961.44		\$ 9,961.44	
Floor Protection	\$ 200.00		\$ 200.00	
Electrical Attendance	\$ 130.00		\$ 130.00	
P&G of Build Cost	9% \$ 1,137.27	\$ -	\$ 1,137.27	
Margin	10% \$ 1,377.36	\$ -	\$ 1,377.36	
Total excluding GST	\$ 15,150.98	\$ -	\$ 15,150.98	
GST	\$ 2,272.65	\$ -	\$ 2,272.65	
TOTAL inc GST	\$ 17,423.63	\$ -	\$ 17,423.63	

Notes (General Repair Strategy):

Produced by: [REDACTED] (Aug 2, 2017)

Date:

Project Manager: [REDACTED] (Jul 31, 2017)

Date:

Case Manager: [REDACTED] (Aug 16, 2017)

Date:

Inspection Report

Claim Number [REDACTED]
 Loss Address : 41 MacKenzie Avenue, Woolston, Christchurch 8023
 Case Manager [REDACTED]
 Assessor [REDACTED]

Inspection Date : 23/06/2017



Room		Entrance				
Wall 1	Width (m)	5.10		Height (m)	2.70	
Wall 2	Length (m)	1.50		Wall Area	35.64	
Floor area	7.55	m ²				
Comments					Quantity	Unit
Ceiling - No Earthquake Damage						note
Wall - No Earthquake Damage						note
Floor - No Earthquake Damage						note

Room		Bathroom				
Wall 1	Width (m)	2.00		Height (m)	2.40	
Wall 2	Length (m)	2.10		Wall Area	19.68	
Floor area	4.20	m ²				
Comments					Quantity	Unit
Ceiling - No Earthquake Damage						note
Wall - No Earthquake Damage						note
Floor - No Earthquake Damage						note

Room		Lounge				
Wall 1	Width (m)	4.30		Height (m)	2.60	
Wall 2	Length (m)	3.70		Wall Area	41.60	
Floor area	15.91	m ²				
Comments					Quantity	Unit
Ceiling - No Earthquake Damage						note
Wall - Rake out and stop					1.00	m
Wall - Paint wall					35.70	m ²
Floor - No Earthquake Damage						note

Room		Kitchen/Dining				
Wall 1	Width (m)	2.40		Height (m)	2.50	
Wall 2	Length (m)	7.40		Wall Area	49.00	
Floor area	17.76	m ²				
Comments					Quantity	Unit
Ceiling - No Earthquake Damage						note
Wall - Rake out and stop					1.00	m
Wall - Paint wall					35.10	m ²
Floor - No Earthquake Damage						note

Room		Bedroom 1				
Wall 1	Width (m)	3.60		Height (m)	2.60	
Wall 2	Length (m)	3.60		Wall Area	37.44	
Floor area	12.96	m ²				
Comments					Quantity	Unit
1st left of entry						
Ceiling - No Earthquake Damage						note
Wall - No Earthquake Damage						note
Floor - No Earthquake Damage						note

Room		Bedroom 3				
Wall 1	Width (m)	3.60		Height (m)	2.60	
Wall 2	Length (m)	3.60		Wall Area	37.44	
Floor area	12.96	m ²				
Comments					Quantity	Unit
2nd right of entry						
Ceiling - No Earthquake Damage						note
Wall - No Earthquake Damage						note
Floor - No Earthquake Damage						note

Room		Bedroom 2				
Wall 1	Width (m)	3.60		Height (m)	2.60	
Wall 2	Length (m)	3.60		Wall Area	37.44	
Floor area	12.96	m ²				
Comments					Quantity	Unit
1st right of entry						
Ceiling - No Earthquake Damage						note
Wall - No Earthquake Damage						note

Floor - No Earthquake Damage				note
------------------------------	--	--	--	------

Room		Laundry			
Wall 1	Width (m)	1.50		Height (m)	2.40
Wall 2	Length (m)	0.90		Wall Area	13.44
Floor area	1.71	m2			
Comments				Quantity	Unit
Ceiling - No Earthquake Damage					note
Wall - No Earthquake Damage					note
Floor - No Earthquake Damage					note

Room		Bedroom 4			
Wall 1	Width (m)	3.00		Height (m)	2.10
Wall 2	Length (m)	2.70		Wall Area	23.94
Floor area	8.10	m2			
Comments				Quantity	Unit
Ceiling - Refix plasterboard (inc minor plaster repairs, popped nails etc.)				1.09	m2
Ceiling - Paint ceiling (1 steel + 2 coats paint)				8.10	m2
Wall - Rake out and stop				1.09	m
Wall - Paint wall				23.94	m2
Floor - No Earthquake Damage					note
Back of house					

Room		Bathroom Ensuite			
Wall 1	Width (m)	1.50		Height (m)	2.40
Wall 2	Length (m)	1.50		Wall Area	17.76
Floor area	3.42	m2			
Comments				Quantity	Unit
Ceiling - No Earthquake Damage					note
Wall - Rake out and stop				1.09	m
Wall - Paint wall				17.76	m2
Floor - No Earthquake Damage					note

Exterior		All External Walls			
Wall 1	Width (m)	47.48		Height (m)	2.70
				Wall Area	128.20
Comments				Quantity	Unit
Wall cladding - Plaster and mesh over existing substrate.				31.18	m2
Walls - Paint				128.20	m2

Job Safety and Environmental Analysis (JSEA) Worksheet

Claim Number : [REDACTED]
 Loss Address : MacKenzie Avenue, Woolston, Christchurch 81
 Case Manager : [REDACTED]
 Assessor : [REDACTED]

Inspection Date : 23.06.2017



Job Safety and Environmental Analysis (JSEA) Worksheet

Please select the hazards that are applicable to the site.

Work Environment	Energy	Chemicals	People
Entry/Exit – Access/Egress	Gas	Hazardous / Dangerous Goods <i>(hazardous section 7)</i>	Working at Night
Terrain, Elevation/ Weather	Weight (ie. Loaded pallets, storage tanks, signs)	Asbestos / OMF	Fatigue
Confined Spaces	Elastic Stored Energy (cables, springs)	Toxic Substances	Stress
Excavations	Water	Inhalation	Working alone / Lone worker
Oxygen Atmospheric Level	Electricity HV	Contact With	Personnel Threat
Remote Site / Difficult Rescue	Electricity LV	- Dust	Fitness for Work
Rail / Train Movement	Hydraulic Pressure	- Bacteria	Emergency Response Team
Sharp Materials / Objects	Kinetic	- Oils	
Poor Lighting/Visibility	Compressed Air	- Contaminated Fluids	
Slip, Trip, Falls Hazards	Radiation	- Fuels	
Vehicles / Pedestrians	Steam	- Drilling Muds/Silt run off	
Erosion/ Flora/Fauna	Oxy-Acetylene bottles	Other:	

* If any hazards are encountered that are not included in the above list - please fill out a full JSEA as per Morgan Projects R & S Policy

Notes:

Loss Address:

41 MacKenzie Avenue, Woolston, Christchurch 8023



Dwelling Plan

Floor Plan of Dwelling & Site (only if required):

A large, empty rectangular box with a black border, intended for a floor plan or site plan. The box is currently blank.

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



KIWI HOUSE INSPECTIONS

Trading as

ARCHITECTS OF BUILDING LIMITED

21 Braeburn Crescent Mandeville Canterbury

Free Phone 0800 743 236

Phone or Text 027 55 22 004

Email: Aaron@kiwiinspections.co.nz

**Independent building inspection report on
41 Mackenzie Avenue, Woolston, Christchurch**



This report has been prepared at the request of Frank Van Schaijik

Frank is the prospective purchaser of the property and has engaged Kiwi House Inspections to inspect the dwelling and provide a pre-purchase building inspection report on the dwelling.

The inspection was carried out on 27th May 2020 by Aaron Krahaugen, being a qualified building consultant, builder and carpenter with over 25 years practical building experience, both commercial and residential in New Zealand and offshore.



DATE: 27th March 2020

INSPECTOR: Aaron Krahagen

FRANK VAN SCHAIJK NAME: Frank Van Schaijik

ADDRESS OF PROPERTY: 41 Mackenzie Avenue, Woolston, Christchurch

CONTACT NAME: Frank Van Schaijik

CONTACT DETAILS: TBA

**OTHERS PRESENT
AT TIME OF INSPECTION:** TBA

**WEATHER CONDITIONS
AT TIME OF INSPECTION:** WET FINE

Date 27th May 2020

TO: Frank Van Schaijik

41 MACKENZIE AVENUE, WOOLSTON, CHRISTCHURCH

Following a recent inspection of the above property, we are pleased to submit our report and findings as follows:

DESCRIPTION

A detached 4-bedroom dwelling. The dwelling is built in a single level configuration.

The subfloor is constructed of a concrete ring foundation, concrete piles, timber bearers and joists with a timber floor.

Construction consists of a concrete tile roof in a standard hip/valley formation, PVC external spouting and PVC Downpipes.

The exterior cladding is a brick veneer installed over a vented and drained cavity system to all elevations with a stucco type plaster that has been painted.

The soffits are painted fibre cement sheets.

The exterior joinery consists of timber frames with painted jambs, glazing is single glazing.

The dwelling appears to be in average condition for its age.

FOUNDATIONS AND SUBFLOOR

The dwelling is constructed on the following foundation system. A concrete perimeter ring foundation wall, concrete piles, timber bearers and joists and flooring consisting of timber strip flooring.

Generally, the foundation and subfloor construction appear to be well constructed and are currently in good condition for their type and age showing no obvious signs of stress movement either vertically or horizontally.

Subfloor access has not been provided, we however have sighted photos of subfloor work that has been completed. A polythene moisture barrier has been installed with a polyester insulation. Areas of joists and bearers have been replaced. We are unable to determine the extent of these works.

The subfloor works are restricted works, and therefore required to be completed by an LBP, it is recommended this documentation is available and kept on file.



EXTERIOR FINISHED GROUND LEVELS

The current finished ground levels are more than satisfactory to prevent any moisture ingress by means of capillary action, with concreted and paved areas having the correct falls away from the dwelling and channelled into the appropriate cesspits.



ROOF, FASCIA & GUTTERS

The roofing system is a corrugated iron roof in average condition for its age, it has been suitably fixed, however some fixing have become loose over time. At the time of inspection, it has been observed that previous attempts to seal the roof have been completed by way of silicone, some areas have had new fastenings installed however do not appear to be a roofing screw. A leak has been detected around the south east ridge. It is recommended that the leak and any other areas are repaired by a suitably qualified person.

Areas of the spouting have been observed as having rust in them with holes in some areas.

On inspection it is apparent that structural modifications have been made to the dwelling. It is strongly recommended that council records are checked to ensure that the correct consents were applied for, and that the work has been completed as per the consents, with the relevant inspections having been completed with a code of compliance having been issued.



ROOF FRAMING AND INSULATION

As access to the roof cavity was available at the time of inspection, roof construction consists of conventional, pitched timber rafters in a paired rafter formation forming the gable end roof.

The condition of the timber elements and insulation present in this area were of good condition. On inspection it has been found that a rafter does have a split to it and the ridge board to the north west elevation is also split. It is recommended that these are strengthened as required as replacement may not be practical.

Blanket type insulation has been installed to the flat ceiling areas.

As noted in the roofing section areas of leaks have been detected.



CLADDING

The exterior cladding is a stucco type plaster has been installed over the original timber weatherboards.

The exterior has been recently re-plastered with a manufactured plaster system. This would have been completed by an LBP and it is recommended that the record of works is obtained and kept on file, it would also be expected that some form of warranty should apply.

The cladding to addition to the north east appears to have been removed and replaced as a newer type of building wrap product can be seen protruding below the cladding in this area. 'overall, the cladding is in good condition. It is recommended that the cladding system is regularly cleaned and painted every 7-8 years.

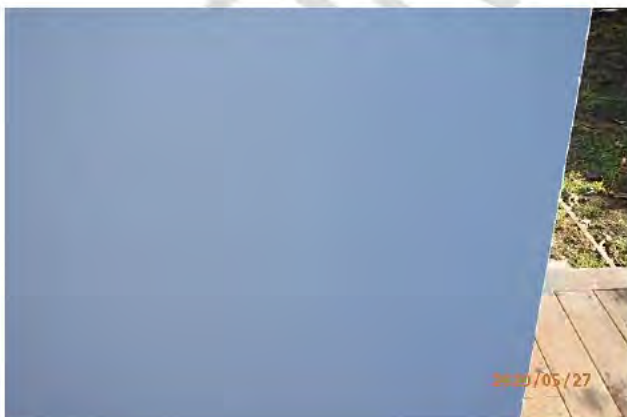
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EXTERIOR JOINERY

The timber joinery is in average condition having been recently painted and some windows need to be eased as part of general maintenance to achieve good working condition. Windows, catches and locks are not functioning adequately and require maintenance to restore functionality.

The French door to the deck has a damaged handle and the makeshift handle will leave holes when removed.

Joinery has been correctly fitted at the time of construction with some head flashings. Generally, the joinery is not well sealed to the cladding.





The vanities, showers, basins and kitchen installed in the dwelling have been fitted with appropriate PVC wastes and traps. Adequate falls have been obtained from the units to the discharge points. The WC has been fitted correctly to a terminal vent and discharges into the Sanitary Sewer system.

Wastepipes are correctly fitted to gully traps. Gully dish is correctly supported however could be done better; it is recommended that grates are installed to prevent debris entering the systems

Reasonable surface drainage to site observed.

Pressure of faucets are good and plumbing fittings are in good working order.

The toilet to the east bathroom is leaking behind the toilet. The main bathroom toilet seat requires adjustment.

Hot water is heated by a 180 litre medium pressure hot water cylinder that is located in the hallway.

Seismic restraints have been fitted as required.

Valves and taps are in good condition with no current visible leaks or issues.



DRAINAGE & PLUMBING

HOT WATER SYSTEM



A standard meter and distribution board has been installed to the interior wall, which has had some alterations.

NOTE: There have been several new electrical circuits added with new TPS wiring visible in the subfloor and new circuit breakers installed in the distribution board. All new electrical installations require an Electrical Certificate of Compliance which is issued by the electrician completing the work – this certificate is required whether or not an inspection is required and details the electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and the Electricity Regulations 1997.

LIMITATION: With the exception of some wiring noted in the ceiling cavity and that observed at the meter box and distribution box, no other wiring was inspected. However, any visual sign of heat build-up at the meter, distribution box and power plugs will be noted if present.

ELECTRICAL



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HEATING

A log burner has been installed in the living room; it appears to have been well installed with no current visible issues.

It is recommended that the council records are checked to ensure the consent is current. Ensure that the fireplace and flue are regularly cleaned.

The fire handle is missing.



HARDSCAPING

A deck has been constructed to the east, construction consist of timber piles, bearers, joists and decking. It appears to have been constructed to a good standard and well maintained.



FENCING

Fencing consists of a standard timber paling installed on a timber post and rail system.

In general fencing is in good condition however some areas are in contact with the ground and this can increase and promote decay to the bottom edges of the timber palings.

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The interior of the dwelling is generally in good condition.

Walls and ceilings consist of a plasterboard lining that has been plastered and painted to a good trade standard. These are currently in good condition. A leak stain is in the lounge ceiling.

Internal doors are operating correctly throughout. New locks have been installed above older ones. The front door latch requires adjustment.

Floor coverings consist of carpet and tiles to the wet areas, these are in good condition with wear and tear consistent with the age of the floor coverings. The tiles in all areas are missing grout in areas and should have silicone against skirtings and showers. The carpet transition to the east bedroom has not been completed.

Light fittings both surface mounted and recessed are in good condition and functioning correctly.

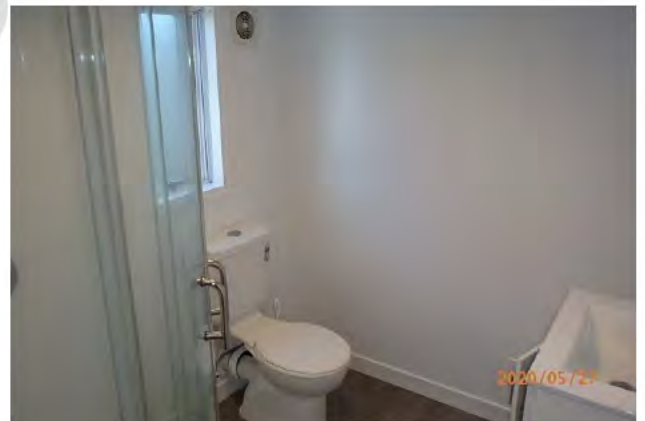
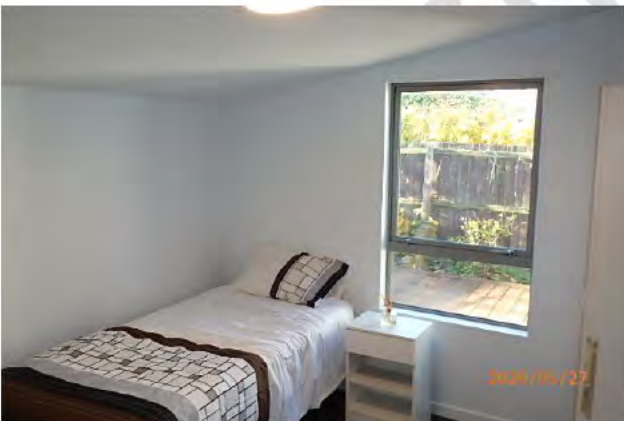
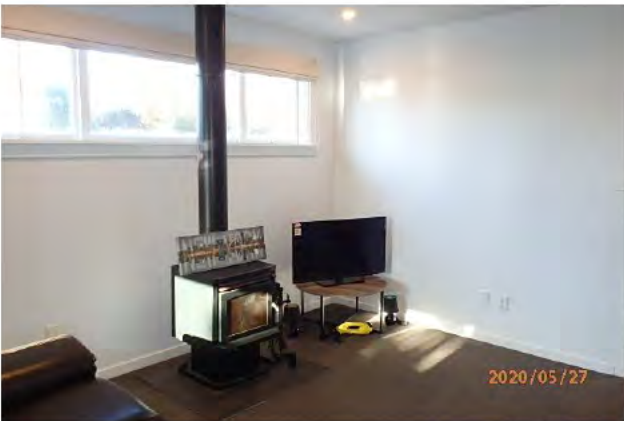
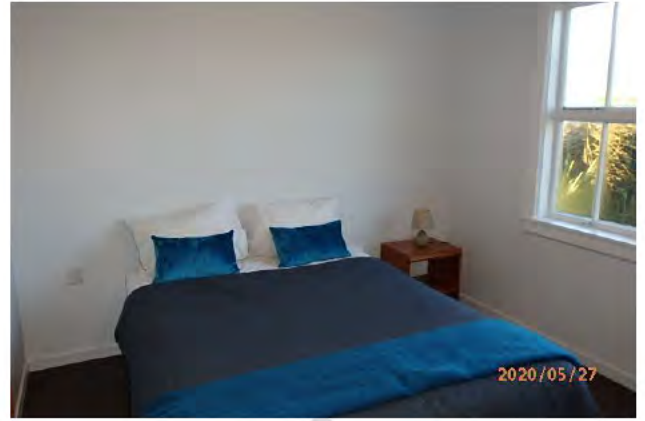
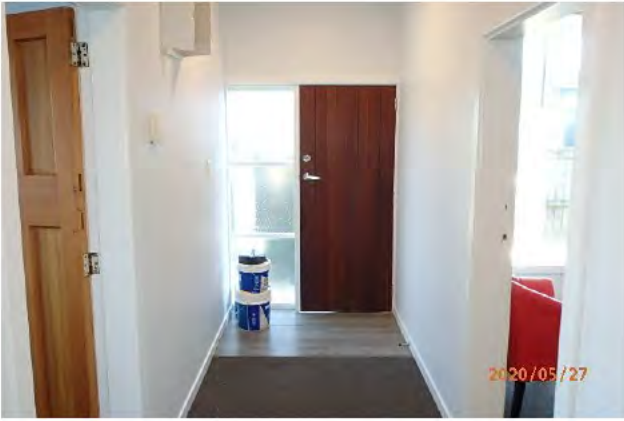
The kitchen consists of manufactured timber joinery with Laminate benchtop which is in average condition, some cosmetic damage is visible, a vented range hood is functioning, the oven appears to be in good condition and working, the cooktop is electric and working, we could not get the oven to function, the sink does not appear to be leaking.

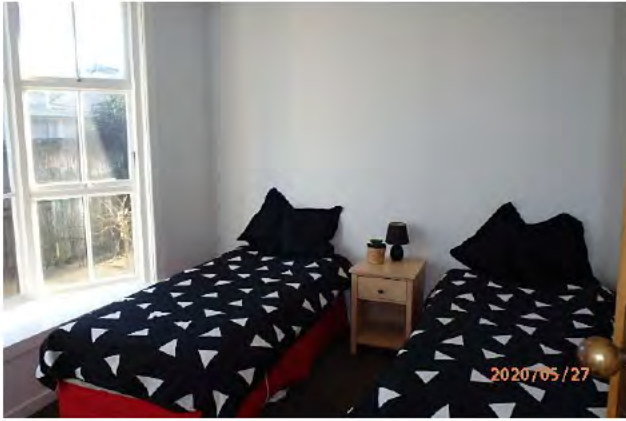
Bathrooms have been tested and found to be in good condition, the main bathroom vanity does require re-fixing to the wall, cracks are also visible in the sink. The toilet to the east bathroom has a visible leak.

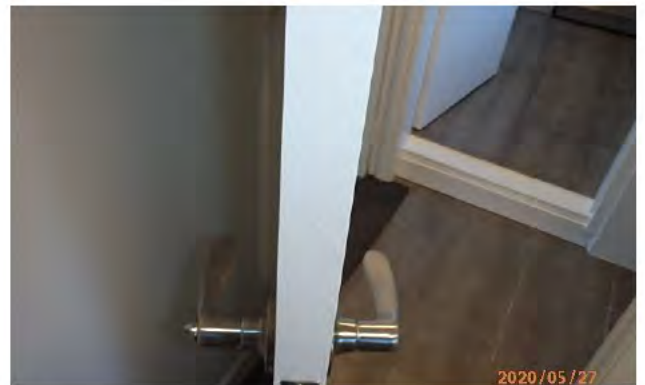
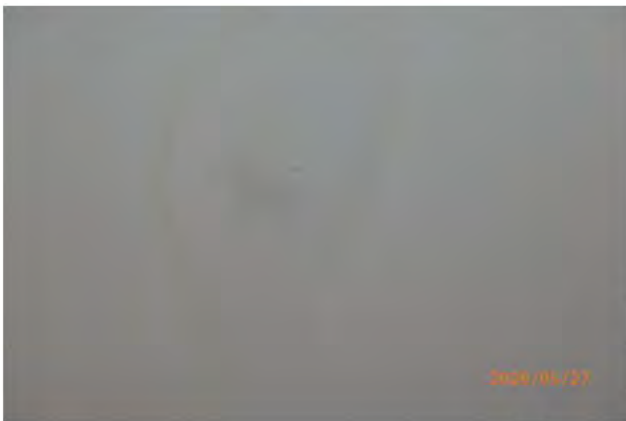
INTERIOR

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MOISTURE CONTENT READINGS

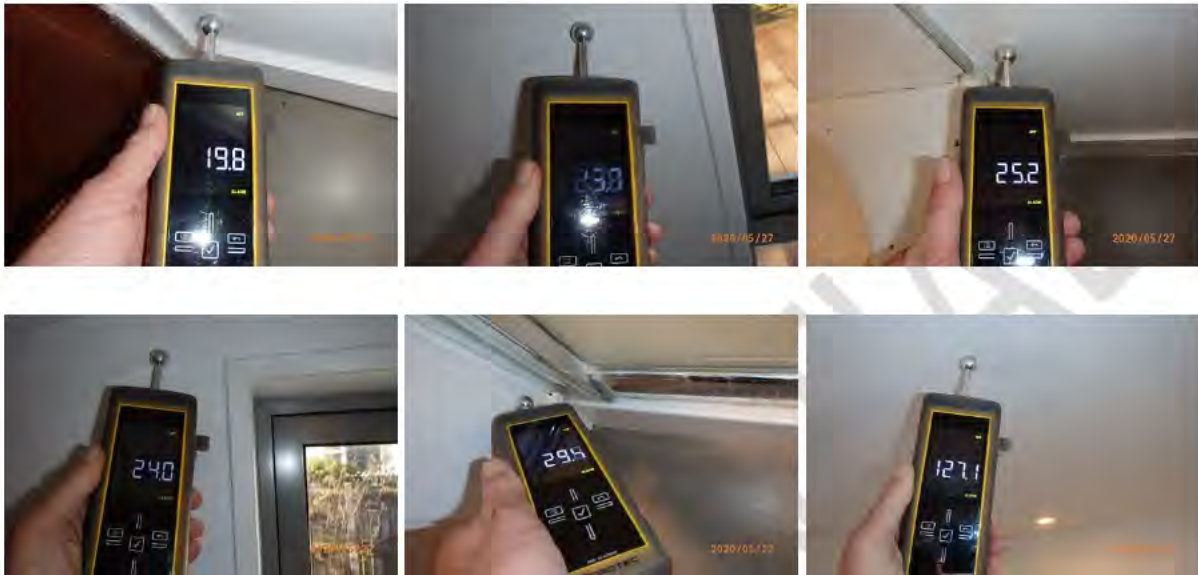
Moisture content readings were taken throughout the dwelling internally at well-known areas for moisture ingress to occur. In this particular dwelling, moisture ingress is only likely to occur in certain areas. Specifically these are; apron flashings not correctly let out from the cladding; the intersection of timber fascia, boards and cladding which have not been correctly sealed; and, any cracking in the cladding above windows and particularly around the sill areas where surface water is easily drawn in over a period of time if the joinery is not kept well sealed to the cladding.

When moisture ingress occurs in these areas, the moisture is generally detectable above and below the windows and the bottom plates directly below windows; internally directly behind apron flashings and fascia/cladding intersections.

Moisture content readings were taken throughout the dwelling at areas potentially at risk using a Tro Tec T660 capacitive non-invasive moisture meter.

A base reading was taken on an internal wall at the entry which is known to be dry giving a reading of 19 all readings except the lounge ceiling, returned figures of between 19 and 43 indicating there was no excess moisture present in the internal framing in the areas tested at the time of inspection. Generally, moisture content readings of framing that read between 20 and 50 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln

dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 50 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and colder air temperatures.



SUMMARY

In conclusion, it is our professional opinion that the dwelling is generally sound for its type and age and of reasonable construction, methods and workmanship, subject to comments on remedial work.

We trust this information is sufficient for your requirements, but should you have any queries regarding this report, or should there be any matter arising therein, please feel free to contact me further.

Aaron Krahagen

Architects of Building LTD

Trading as

Kiwi House Inspections

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Architects of Building Limited

Trading as Kiwi House Inspections

STATEMENT OF POLICIES

General: This inspection report is based on a limited visual inspection of the dwelling in general. The intention of the inspection is to identify any current or potential areas that may lead to further deterioration if left unattended. The report will generally include; foundations & subfloor, exterior finished ground levels, exterior cladding, roof & roofing elements, insulation, external joinery, decks, fencing & retaining walls, concreted areas and the interior, etc. Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins or dry rot,

etc. The inspection will be in accordance with NZS4306:2005 NZ Standard residential property inspection.

Limitations: Any areas which are inaccessible, cannot be seen or are concealed including walls, ceilings, floors, insulation, locked or inaccessible rooms, have not been inspected or any comments offered therein and the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection.

The information in this report and any attached pages is intended for the use of the addressee only and cannot be relied upon by any person other than to whom it is addressed. The information it contains is classified as "In Confidence" and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited.

Access: Access is deemed to be that which is safe, unobstructed, with a minimum of 450x450mm access to subfloor through an opening that can be easily accessed, a minimum of 600x600mm access to ceiling cavities and roofs which can be safely accessed from a 3.6m ladder.

Exclusions: We have not inspected and do not comment on geological stability, soil conditions, underground services and life expectancy of materials. This report does not include the structural engineering, electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, septic tanks, insect attack/borer. This report does not propose to be a full "Weather-tightness Assessment", and any non-invasive moisture content readings are indicative and only relevant at the time of inspection. We advise independent, professional advice in these areas.

We assume that all improvements lie within the title boundary, which we have not searched or provided any comment on. We have not obtained a LIM or inspected Council files and recommend that the owner obtain a LIM or consider engaging our LIS service.

Liability Limitations & Disputes: We offer you our opinion as at the date of inspection and give no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas only which may not be included within the report. The addressee agrees to notify the inspector of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions no alterations, replacements or repairs shall be carried out before the inspector can re-inspect areas in dispute. The addressee understands and agrees that failure to notify the inspector as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

This report should not be construed as a full weather-tightness assessment as no destructive or invasive investigation methods have been undertaken. This report cannot be forwarded to or reissued to any third parties in the event of the resale of the dwelling.

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Cavity Critter

Under floor Inspections

www.underfloorinspections.co.nz

106 Raddens Road

Ohoka

RD2 Kaiapoi 7692

021 343156

gideon@underfloorinspections.co.nz

Report prepared for: Claire Holmes

Property address: 41 Mackenzie Avenue, Woolston

Date: 14 February 2023

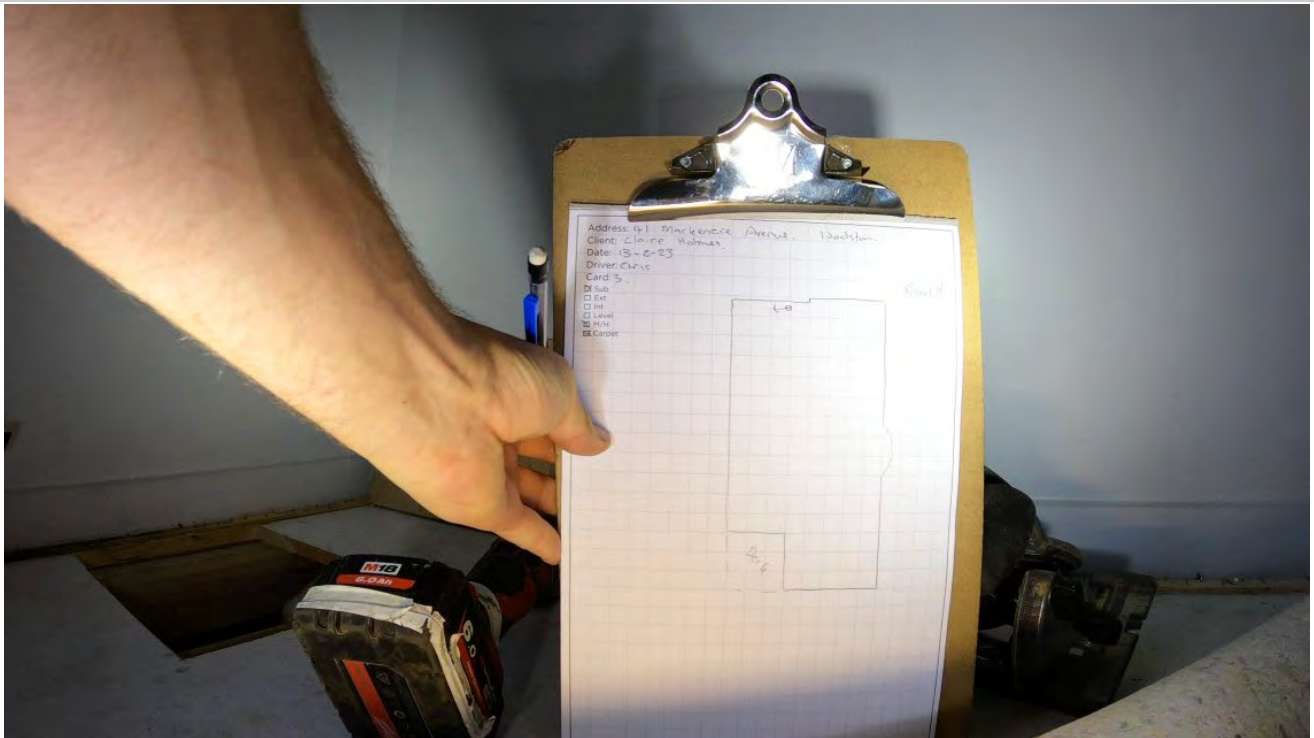
Prepared by: Gideon Couper

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from.



Cavity Critter

1: Photo for legal purposes, showing who did the job and when.



2: The home has had the side foundations replaced and here we are looking at the original to the right and the new to the left. However, the untreated boxing has been left on which is not good practice as it rots and this will spread to the joists and indeed the rot is already happening.



3: Wires have been fixed to the boxing. Note that we do see new H3.2 treated timber joists in this area.



4: Here we see the rot taking hold on the boxing and damp ground conditions. It is very important to note that by leaving the boxing on every vent has been blocked, if indeed there are any on the sides of the home. These are exceptionally important and a legal requirement.



5: The new services are well supported and reasonably well lagged although the join has been left uncovered.



6: Here we see that a section of original timber has been left in place and this has terminal borer and rot. This is important to note because any original timber we see is generally in this poor state and is often still supporting walls.



7: Most of the new timber used in the subfloor is the correctly treated H3.2 timber, however here we do see the use of some H1.2 which is not rated for use in this environment.



8: View of toilet connection.



9: Here we can see a section of the new concrete which appears fine.



10: View of rotting boxing.



11: View of boxing.



12: Here we see some original timber left in place but in poor condition.



13: View along chimney breast with crack. These cracks are important as the concrete chimney breasts are still holding the load of the flooring and walls.



14: View of bearer meeting chimney breast.



15: The home has concrete piles cast in jerry cans that have rusted away. The concrete used in these is very poor quality and they are not suitable to pack off, but this has been done. On top of this the packers are not compliant, and no effort has been made to connect the piles to the bearers, as is required.



16: Right across the subfloor we see the use of these props. They are not concreted into the ground and are definitely not piles. This is very poor workmanship.



17: Jerry can pile with packing and no connection.



18: Here we see that the bearer is in poor condition but has been left in place with new timber being fixed to it.



19: There is a new bearer to the right.



20: Jerry can pile with no connection.



21: Jerry can pile with no connection.



22: View of bearer meeting ring foundation with cracking. The foundations are average to poor quality type "B" rubble foundations. There has been extensive use of large stones in the aggregate. These can weaken the concrete and often create voids which affect epoxy repairs. It is not unusual to see fine cracking at the corner of vents and these existed pre-earthquakes however, the cracks we see are not just at the vents and are larger than would be expected. None show any sign of being repaired, so if the EQC scope of repairs says otherwise this would be important.



23: No damp course has been used under the bearer and it is only connected by 4 nails.



24: I can't see much due to the insulation but what I can see of the original timber appears rotten.



25: View of new framing.



26: This is a replacement bearer, and it is not fixed to the chimney breast, nor is there any dampcourse evident.



27: View of ring foundation.



28: The water main would have come into the home here. I didn't sight a new one.



29: View of ring foundation with rotten timber.



30: View of the chimney breast with cracking.



31: View of the chimney breast with cracking. Note the rotten wall plate supported on a block of timber.



32: View of prop.



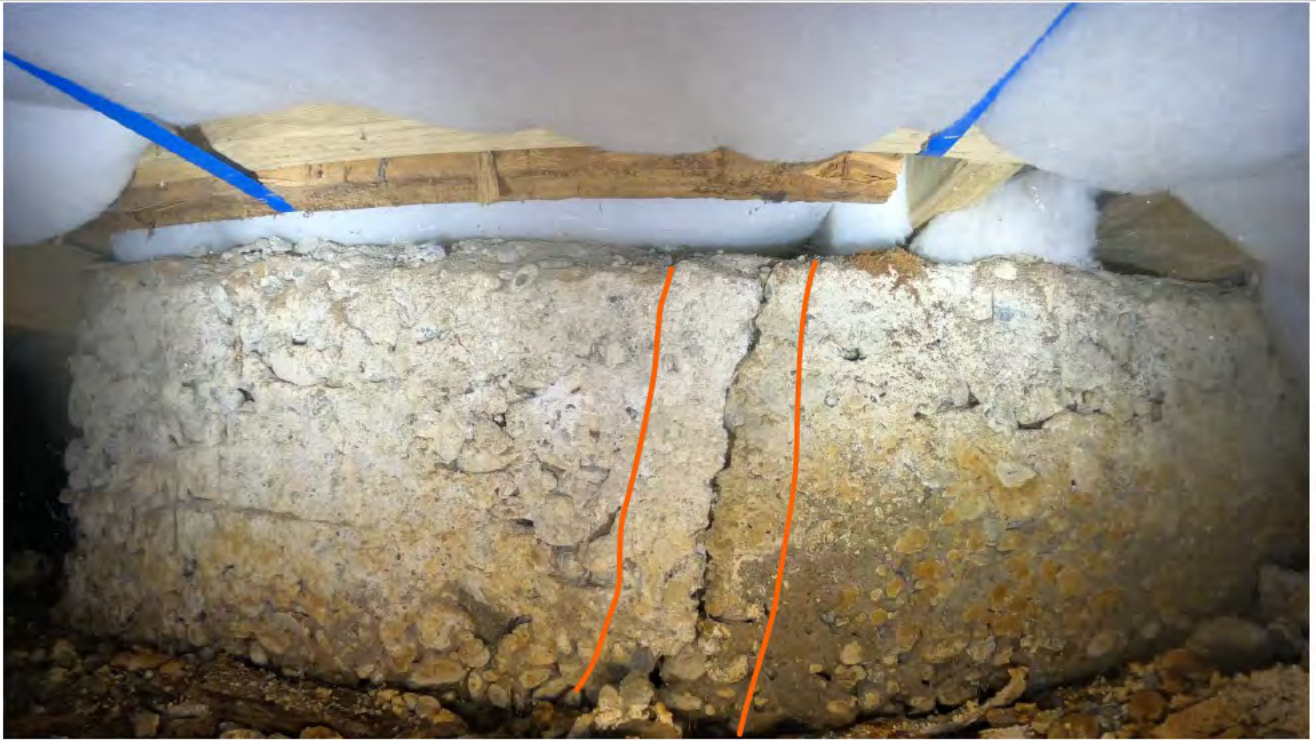
33: The prop is supporting a form of bearer which in turn is supporting the framing.



34: View of propping. In this view we can see significant ground cracking. This is typical of a subfloor that has suffered flooding and the upper layer has dried allowing it to shrink. This can have a negative effect on the grounds ability to hold the piles.



35: View of the chimney breast with cracking.



36: View of propping.



37: View of propping.



38: View of propping.



39: Jerry can pile with packing and no connection.



40: View of propping.



41: Jerry can pile with no connection. Note the use of particle board. It is not rated for use this close to the ground and we often see it with mould growing on it when used in this manner.



42: View of the chimney breast with cracking.



43: Jerry can pile with no connection.



44: Jerry can pile with no connection.



45: Jerry can pile with no connection.



46: New concrete piles have been cast down this end of the home to support the bearers. No dampcourse has been used and no fixings are evident.



47: View of ring foundation. Note there is no evident daylight visible in one of the few vents we do see. Also, some of the insulation is falling down in areas, as seen here.



48: Jerry can pile with no connection. This bearer has extensive borer.



49: View of bearer meeting chimney breast with cracking.



50: The bearer has been clashed on one side. The old bearer should have been removed.



51: View of ring foundation pile.



52: We could get into this area.



53: View of ring foundation pile.



54: Jerry can pile with no connection.



55: View of propping and the joist is cracked.



56: Jerry can pile with no connection.



57: Jerry can pile with no connection.



58: Jerry can pile with packing and no connection.



59: View of propping.



60: View of propping.



61: Jerry can pile with packing and no connection.



62: View of propping.



63: View of propping.



64: Jerry can pile with packing and no connection.



65: Jerry can pile with packing and no connection.



66: Jerry can pile with packing and no connection.



67: View of ring foundation with cracking.



68: Here again, we see new concrete foundations but with the boxing left on.



69: All the vents are blocked along this side too.



70: The cut bearer is being supported by the prop.



71: View of foundation.



72: Here we see a rotten bearer.



73: More use of H1.2 treated timber and particle board flooring.



74: View of concrete base.



75: Note the rotten timber.



76: View of concrete base.



77: View of ring foundation.



78: View of ring foundation with crack and rotten timber.



79: View of foundation.

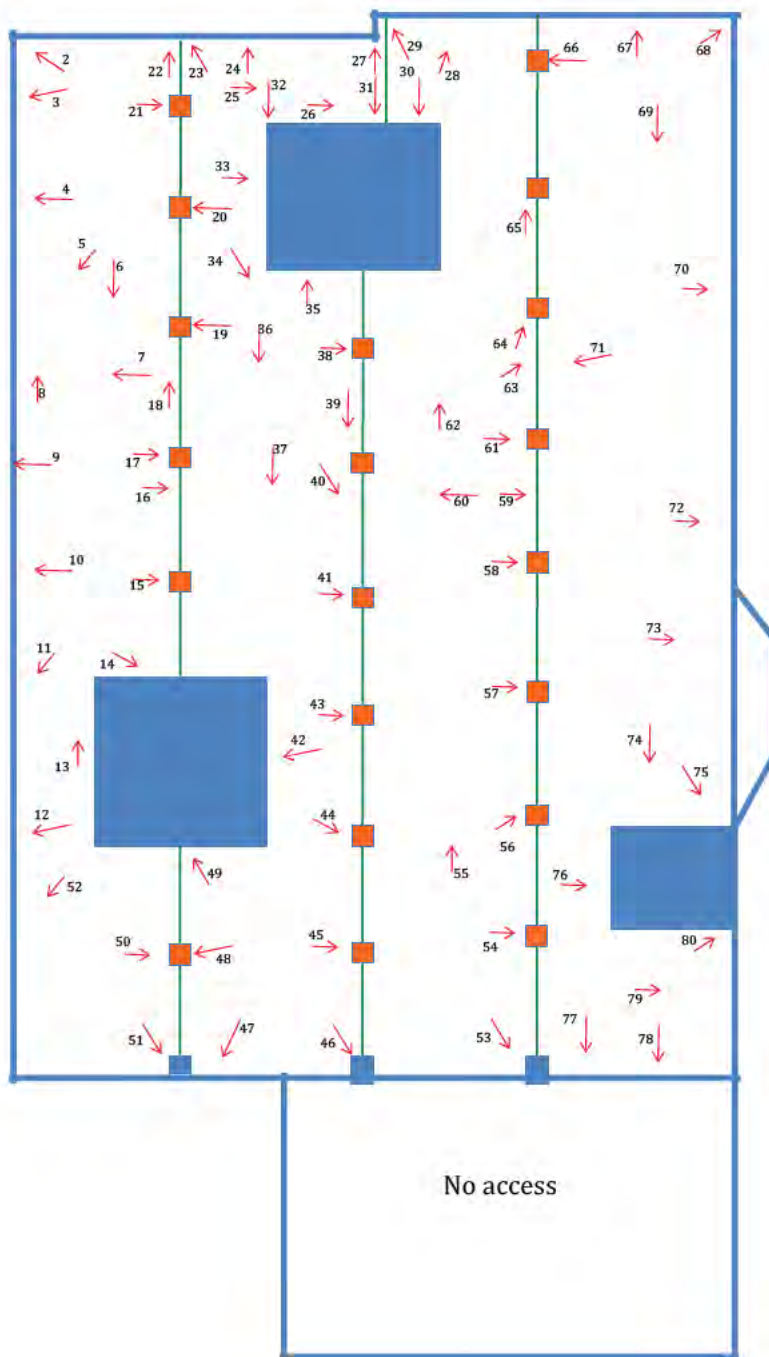


80: View of ring foundation with concrete base to the left.



House floor plan

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from. Plan is also supplied as a separate file to assist with reading of the report.



Subfloor plan 41 Mackenzie Avenue, Woolston

Our Terms of Trade include information on the service provided, the limitations of the service, and a limitation of liability. This report must be read in conjunction with our Terms of Trade. A copy will be made available upon request

Some customers will request us to provide the report, either without any commentary or with a limited commentary (on the basis that those customers will be making their own assessment of the photographs provided). Our report needs to be read in conjunction not only with our Terms of Trade but also with the instructions (particular to each report) provided by the customer.

Under no circumstances will we accept liability for the contents of this report to anyone other than the original customer. If you are not the original customer for this report, then (unless you have our specific written permission) you may not rely on its contents for any purpose.

LAND DOCUMENTS

The following information contains documents relating to the land assessments that were either cash settled or declined:

The attached land document(s) help NHC Toka Tū Ake identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received

E. Armstrong 26/3/12



1908551 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201 / Old: 201 /	Significant Risk to Safety:	YES <input type="radio"/> NO <input checked="" type="radio"/>
Claimant Name:		Engineer's Names:	M. PATEL T. HENDERSON
Claimants Address:	LM, 41 Mackenzie Avenue Woolston	Engineers E-mail:	NOT REQ'D
		Date:	7/3/2012
		Team no:	4

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

GENERAL

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

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	<u>YES</u>	NO
What happened? Claimant's story	LAND - v. small bit of LIQUEFACTION, mound in front corner of lawn where house dropped/lifted HOUSE - DROPPED on one corner, INTERIOR DAMAGE	

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

General:	FLAT SITE
----------	-----------

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

None

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

Refer to the Potential Remedial Works page of this report

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

LIQUEFACTION/Flat land damage comments:

OTHER Flat land damage	<u>None</u>	Settlement resulting from:	Ground Oscillation	
			Consolidation of fill	
Other (specify).....				

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE	<u>None</u>	Landslip	Rockfall	Retaining wall damage	Other	Imminent risk (Y/N)	Remediation (TBC in office)
Geological situation (fill/loess/bedrock etc):	<i>ALLUVIAL DEPOSITS</i>						
Groundwater situation (seepage/runoff etc):	<i>none OBSERVED</i>						
Landslip: Description:	Tension Cracks	Toe-bulge	Erosion	Surface slump	<i>N</i>	<i>N</i>	Refer to the Potential Remedial Works page of this report
	Rotational Slip	Translational Slip	Ridge-venting	Other.....			
Rockfall: Description:	Source:	Upslope	Within property boundary				
		Downslope	Beyond property boundary				
Are multiple properties affected: If Yes, list affected properties:	Yes	No					

Comments:

RETAINING WALL DAMAGE	<u>None</u>	No. of walls damaged	Imminent risk (Y/N)	Remediation (TBC in office)		
Retaining wall damaged? Description:	<i>None</i>		<i>N</i>	Refer to the Potential Remedial Works page of this report		
Type of damage to retaining wall(s) :	Cracks	Rotated/leaning			Slid	Bulging
Location of retaining wall(s) :	Settlement					
	Within 8m of building	Within 60m & needed to protect/support land comprising accessway				
	Other					
Are multiple properties affected: If Yes, list affected properties:	Yes	No				

Comments:

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

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

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

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

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

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General: (eg. Single level, roof type, foundations, cladding etc)	<i>SINGLE LEVEL CONC IRON ROOF, CONC PERIMETER & PILES, STUCCO CLAD</i>
--	---

BUILDING DAMAGE - GENERAL

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

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

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

GENERAL :

HOUSE - DROPPED IN ONE CORNER, INTERIOR DAMAGE

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

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

Potential Remedial Works

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

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

- REMOVE EXPOSED SAND & SILT (ALREADY REMOVED)
- RELEVEL UNDULATIONS IN LAWN & GROUND
- HOUSE by trimming elevations & filling depressions
-
-

Additional information for cost estimation:

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

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

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

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

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

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	YES
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	145m ² 0m ²
Area of Land at imminent risk Evacuation: Inundation:	N/A
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	N/A
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	N/A
Retaining Walls (covered by EQC)	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	N/A
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>SHAKING & FOUNDATION DAMAGE</i>	YES
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	NO
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	N/A
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	DON'T know
Remedial Option: (describe briefly and state what the remedial option/s will repair) <i>EARTHWORKS</i>	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator

Maximum EQC Insured
Area*389*..... m²



Path: L:\62000\Working\maps\GIS\MapDocs\Field\CH\Site Specific\TEMPLATE_Site Specific.mxd Date: 7/02/2012 Time: 3:25:01 p.m.

Lot 1 DP 83227

Notes: = sand
 = undulations
 A4 SCALE 1:250
 0 2 4 6 8 10 (m)

= DAMAGE / EVAC. AREA = 145m²

Drawn by: T.M
 Date: 7/3/12

EQC
 EARTHQUAKE COMMISSION
 KŌMIHANA RŪWHENUA
 www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
 WOOLSTON, CHRISTCHURCH
 (C004-085844) - 41 MacKenzie Avenue
 EQC Claim No: 201 _ /

Scope of Works

Roger Norman

Completed by:

Date:

24 APR 2013

dd / mm / yy

Page: 1 of 1



JULIAN SINKE
41 MACKENZIE AVENUE
WOOLSTON
CHRISTCHURCH
H: & W:
M: [REDACTED]

Description: **Damage to Land**

Repair Strategy: Removal and/or import materials and labour to repair land

4.5 m²

Description - Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³)	each					\$190	
Materials	each						

NB A Small/Minor Works cost may only be applied when there is only land repair to the site/property; a total area of damage under 15m²; no further works required

Small job fee 250

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') - Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') - Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') - Supply and level hard fill	m ²					\$12	
Land Under Lawn Areas (Type 'C') - Level and Seed	<i>C1</i> m ²	<i>3</i>	<i>1.5</i>		<i>4.5</i>	\$10	<i>45</i>
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week.

Cubic metre calculations must include length, breadth and depth figures.

Square metre calculations must include length and breadth figures.

Sub-total

295.00

P&G, Margin & GST (Figure x 1.3662)

108.02

Total

403.02



CHECKED

135, FEB 2013

Inspection Summary

Roger Norman

Completed by:

JULIAN SINKE
41 MACKENZIE AVENUE
WOOLSTON
CHRISTCHURCH
H: & W:
M: [REDACTED]

Date:

24 APR 2013

Page: 1 of 1

dd / mm / yy

Time arrived at site: 11:00 Time left site: 11:45 Was an inspection carried out? Yes NoCustomer present: Yes No Customer Name: J Sinke
Access denied Loose dogs Other If other, please provide reasonIf No inspection carried out, why not?

Where an inspection has been conducted:

	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Phone
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

Land Damage to Area A? If Yes, add details

Yes No

Land Damage to Area B? If Yes, add details

Yes No

Land Damage to Area C? If Yes, add details

Yes No

C1

Total m² of Damaged Land:4.5 m²Notional Land Damage Value @\$300/m² (Incl GST):

\$ 1350

Refer for Shared Access analysis + costing

Next action

Refer to settlement



CHECKED

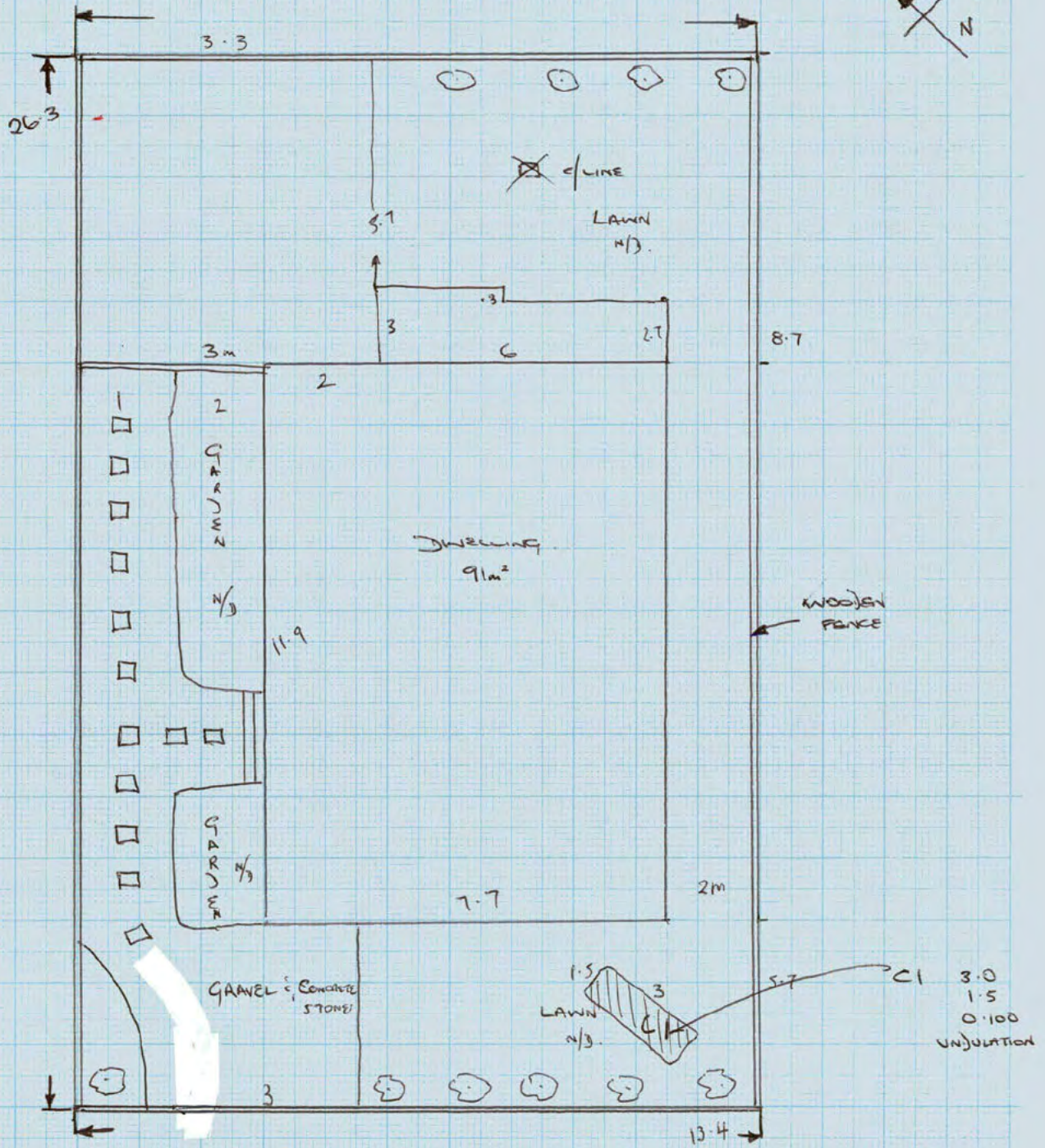
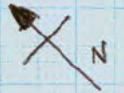
V1.32, FEB 2013



JULIAN SINKE
41 MACKENZIE AVENUE
WOOLSTON
CHRISTCHURCH
H: & W:
M:

D. BUTCHERS.

24 APR 2013



SECTION 389m²

CHECKED *pa*



JULIAN SINKE
41 MACKENZIE AVENUE
WOOLSTON
CHRISTCHURCH

NT



Claim N°: Date: 24 APR 2013 Time: 1100

Property Address: Roger Norman

Assessor Name: Dave Butchers ID No: 800979
800631

Estimator Name: ID No:

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location? (Y) N Mackenzie Ave

Communication is available and working? (Y) N
 iPad Cell Phone
 Plan in place with buddy Property Landline

Access/egress and muster points? (Y) N
 Access/Egress Muster Point

An under floor inspection is required? Y (N) (If YES, answer questions in the box, if NO, go to last question)

If YES:			
Under floor visual inspection only?	Y / N		
Entry to under floor required?	Y / N	<input type="checkbox"/> 400mm clearance ground to bearer	<input type="checkbox"/> Buddy present (EQC staff)
		<input type="checkbox"/> Manhole 450mm x 450mm	<input type="checkbox"/> Rescue Plan (Dial 111)
		<input type="checkbox"/> Sufficient flow of oxygen	
Assess the environment and select appropriate PPE for under floor inspections?	Y / N/	<input type="checkbox"/> Disposable Overalls	<input type="checkbox"/> Ear Plugs
		<input type="checkbox"/> Glasses	<input type="checkbox"/> P2 Mask
		<input type="checkbox"/> Safety Footwear	<input type="checkbox"/> Waterproof Gloves

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls Y/N

Hazards:

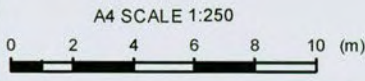
Comments:

CHECKED





Notes:



Drawn by:

Date:



EARTHQUAKE COMMISSION
KŌMĪHANA RŪWHENUA
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
WOOLSTON, CHRISTCHURCH
(C004-85844) - 41 MacKenzie Avenue

EQC Claim No: 201 _ /

Scope of Works



Completed by: G. Penhall

Date: 3/07/2014 Page: 1 of 1
dd / mm / yy

2010/061240
 Julian Sinke
 41 Mackenzie Ave
 Woolston.

Description: **Silt Ejection – Under Dwelling**

Additional Information:

Measurement of distance between silt under dwelling and bearers

Average
 250 mm

Damp proof membrane (DPM) Polythene

Yes No

Subfloor Insulation (Polystyrene, foil, fibreglass, batts)

Yes No

Presence of Mould

Yes No

Comments on Access Issues:

Manhole to Subfloor Yes No

Visibility Through External Vents Yes No

Other.....

The ground is very damp under the floor.
 Silt is along one side of the dwelling
 There is a considerable amount of other debris, ie old pieces
 of pipe, timber etc.

Customer comments:

Description – Silt volume under dwelling	Units	Length	Breadth	Depth	Quantity	Rate	
Silt	m ³	11.5	3.5	0.100	4.02	513.00	
Sub-total							2062.26
P&G, Margin & GST (Figure x 1.3662)							755.19
Total							2817.45

* Unit categories to be used as follows:
 Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,
 Per hour, Per day, Per week.
 Cubic metre calculations must include length, breadth and depth
 figures.
 Square metre calculations must include length and breadth figures.



CHECKED

RJM 3-107-2014

SITE - RISK ASSESSMENT



EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

FLAT LAND

Claim N°: 2010/061240 Date: 3/07/2014 Time: 1.00 pm
 Property Address: 41 Maekenzie Ave, Woolston
 Assessor Name: Geoff Penhall ID No: 1138
 Estimator Name: Rod Johnston ID No: 447

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location? Y N

Communication is available and working? Y N

Access/egress and muster points? Y N

An under floor inspection is required? Y N

On Street

iPad Cell Phone
 Plan in place with buddy Property Landline

Access/Egress Muster Point

(If YES, answer questions in the box, if NO, go to last question)

If YES:

Under floor visual inspection only? Y / N

Entry to under floor required? Y N

Assess the environment and select appropriate PPE for under floor inspections? Y N

400mm clearance ground to bearer Buddy present (EQC staff)
 Manhole 450mm x 450mm Rescue Plan (Dial 111)
 Sufficient flow of oxygen

Disposable Overalls Ear Plugs
 Glasses P2 Mask
 Safety Footwear Waterproof Gloves

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls Y N

Hazards: Hole in flooring by rear entry door
 Comments: Ground underfloor is very damp - Misc debris, old building materials, bits of pipe etc.

CHECKED





Land /

JULIAN SINKE
41 MACKENZIE AVENUE
WOOLSTON
CHRISTCHURCH

et Complex Flat Land Claims



EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

Claim N°:

H: & W:
M: [REDACTED]

Date: 24 APR 2013

Situation of Loss:

Author: Roger Norman

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access	
										E	D
C1	Lawn	3	1.5	<100	Undulated	4.5	4.5	-	-	E	
A1	Under Dwelling	11.5	3.5	Average 0-100	Silt Debris	40.25		40.25	4.02		

Amended 3/07/2014
G. Penhall
CHECKED

KPW 3/07/2014



4.5 4.5
CHECKED [Signature]



File Note – Page 2 only

Claim N°: 2010/061240 Date: 3/07/2014
 Claimant: Julian Sinke
 Situation of Loss: 41 Mackenzie Avenue, Woolston
 Author: G. Penhall

Notes:

A re-assessment at this address has been undertaken to quantify silt under the dwelling.
 Land Sketch and Legend sheet have been amended to record the quantity of silt,
 SOW for silt under dwelling completed.

* This claim requires urgent settlement.



CHECKED

CHECKED RPM 3/07/2014

Amended 3/7/2014

G. Penhall

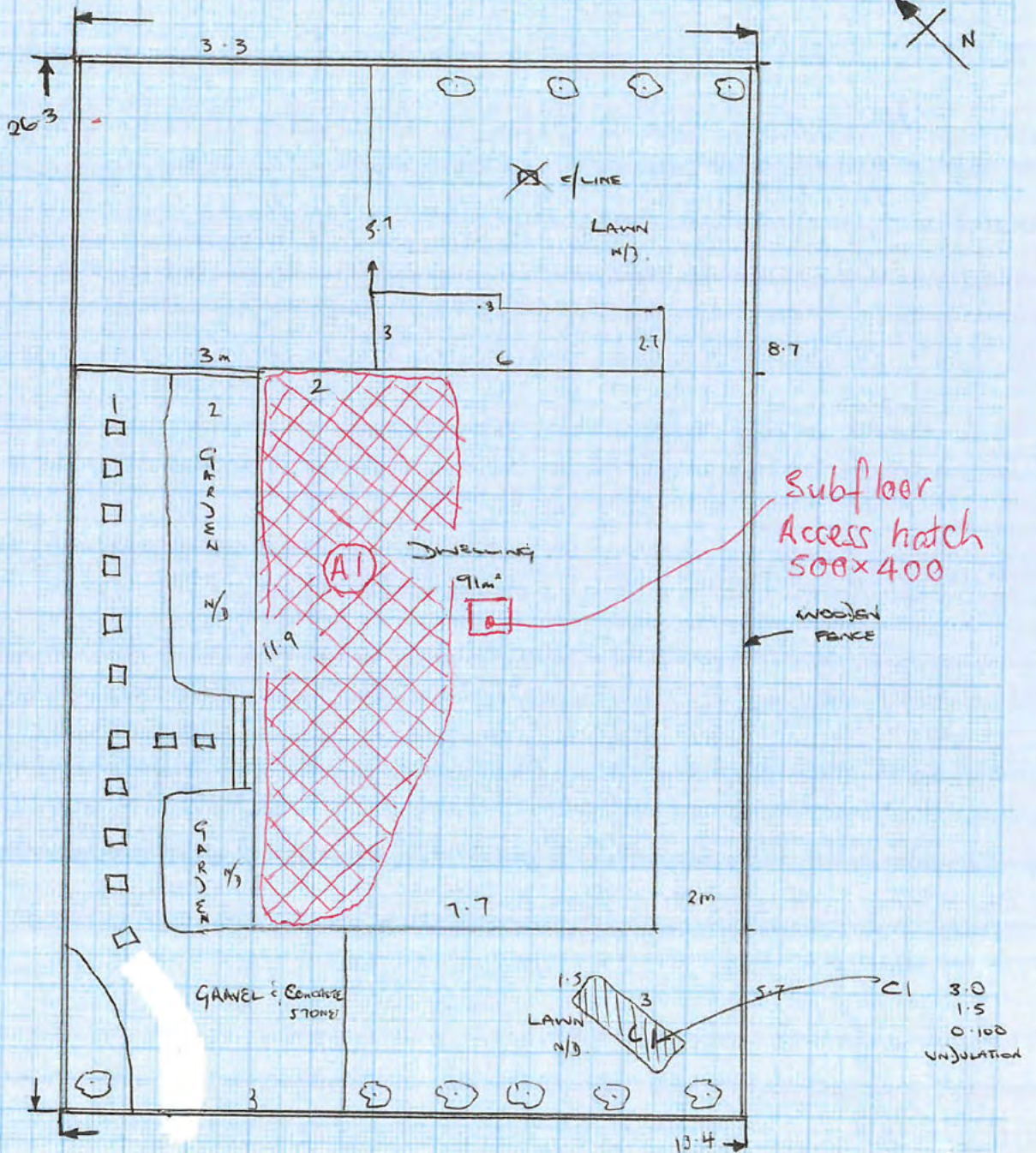


JULIAN SINKE
41 MACKENZIE AVENUE
WOOLSTON
CHRISTCHURCH
H: & W:
M: [REDACTED]

D. BUTCHERS

24 APR 2013

(A1) Silt Under Dwelling 11.5 x 3.5 x 0.100



SECTION 389m²

CHECKED [Signature]