

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

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EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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

EQR Property Overview Report

Released under the Official Information Act 1982

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010068823	191-191A WESTMINSTER STREET, MAIREHAU		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Rock Solid Building Solutions Limited ***** (SD86)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	15-04-2015
Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Adjustments												
				Original Budget			Budget Variation			Gross Claimed	Gross Certified	
EQC Claim Number + Address		Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/212672	191 WESTMINSTER STREET	E014	F3	0	29,355.18	29,355.18	0.00	25,786.17	25,786.17	0.00	55,141.35	55,141.35
Property Total				0	29,355.18	29,355.18	0.00	25,786.17	25,786.17	0.00	55,141.35	55,141.35

Assignments											
EQC Claim Number + Address				Subcontractor		Workflow	Contractor	Adjustment	Gross	Gross	
CC + Hub Status	Assignment			Hub Comments		Status	Quote	Line Count	Claimed	Certified	
CLM/2011/212672	191 WESTMINSTER STREET	Substantive Works - Primary		CLOSED OUT-Rock Solid Building Solutions Limited ***** (SD86)		COMPLETIONS	41,592.85	27	55,141.35	55,141.35	
	Transmitted To Hub -> Claim File Review Complete			FILE WITH NL TO LOOK INTO DEFECT WORK-SK 28/8/13							
				EQC SITE VISIT 30.9 MMC 27.9.13							
Property Total							41,592.85	27	55,141.35	55,141.35	

No Works Orders on this Property

Claims / Certs / Payables

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SD86 **CLOSED OUT-Rock Solid Building Solutions Limited *******

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/212672	Subst OB	Substantive Works	6	EQR\NialIO	\$7,733.26	14-Mar-2013	\$23,493.92
CLM/2011/212672	Subst OB	Substantive Works	7	EQR\EndaK	\$0.00	28-Mar-2013	\$7,733.26
CLM/2011/212672	Subst BV	Scope Addition	7	EQR\EndaK	\$0.00	28-Mar-2013	\$10,365.67
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$1,999.43
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$899.00
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$2,217.00
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$835.49
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$1,555.08
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$6,704.08
CLM/2011/212672	Asbest Work BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$990.42
CLM/2011/212672	Subst OB	Substantive Works	7	EQR\EndaK	\$0.00	28-Mar-2013	-\$1,872.00
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$220.00

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/212672	Subst OB	Substantive Works	6	EQR\NialIO	\$0.00	14-Mar-2013	\$23,493.92	inv 70
CLM/2011/212672	Subst OB	Substantive Works	7	EQR\EndaK	\$0.00	28-Mar-2013	\$7,733.26	Inv - 75
CLM/2011/212672	Subst BV	Scope Addition	7	EQR\EndaK	\$0.00	28-Mar-2013	\$10,365.67	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$1,999.43	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$899.00	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$2,217.00	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$835.49	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$1,555.08	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$6,704.08	Inv - 75
CLM/2011/212672	Asbest Work BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$990.42	Inv - 75
CLM/2011/212672	Subst OB	Substantive Works	7	EQR\EndaK	\$0.00	28-Mar-2013	-\$1,872.00	Inv - 75
CLM/2011/212672	Subst BV	Variation	7	EQR\EndaK	\$0.00	28-Mar-2013	\$220.00	Inv - 75

SD86	CLOSED OUT-Rock Solid Building Solutions Limited ***** Total	Claims	\$55,141.35	Certs	\$55,141.35	Payables	\$0.00
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Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015
Property Total				Claims	\$55,141.35 Certs	\$55,141.35 Payables
						\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/212672	Defects Liability Certificate	Mairehau Hub	10/11/2014
CLM/2011/212672	Practical Completion Certificate (PCC)	Mairehau Hub	10/11/2014
CLM/2011/212672	Final Account Agreement	Mairehau Hub	10/11/2014
CLM/2011/212672	Final Account Agreement	Mairehau Hub	21/04/2015
CLM/2011/212672	Construction Completion Inspection	Mairehau Hub	10/11/2014
Property Total			Finalisation Documents Present: 5

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/212672	191 WESTMINSTER STREET	Yes	Positive
Property Total			Number of Claims: 1

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Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SD86 CLOSED OUT-Rock Solid Building Solutions Limited *****	Rationalised	EQRC1059	Main Contractor	Substantive Works

Property Total	Number of Contractors:	1
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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: NM BARKER

Assessment of Property at 191-191A WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH 8013 on 5/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 850.00 m2)		
Main Access (Drive - Concrete - 90.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 10.00 l/m)	No Earthquake Damage	

Main Building 191**Exterior****Elevation (West)**

Element	Damage	Repair
Patio (Concrete - Concrete - 17.00 m2)	steel frame/glass screen	Remove 4mm glass and reglaze 1.36 m2
Wall Cladding (Brick Veneer - Summer Hill Stone - 24.00 m2)	Cracking	Grind out and repoint mortar 6.00 l/m
	Cracking	Remove and relay loose sill bricks 2.00 l/m
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 19.20 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
	Cracking	Remove and relay loose sill bricks 2.50 l/m
Wall framing (Timber Frame - Timber - 19.20 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 24.00 m2)	Cracking	Remove and relay loose sill bricks 3.10 l/m
	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage	

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 99.00 m2)	Cosmetic damage	Repoint ridge capping	8.00 l/m
Roof framing (Framed - Timber - 99.00 m2)	No Earthquake Damage		
Soffit (Cement Sheet - Cement sheet 4.5mm - 38.00 l/m)	Cracked soffit lining	Remove, dispose	1.28 m2

Elevation (North)

Element	Damage	Repair	
No Damage			

Foundations

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Jack and pack piles	12.00 No of
Ring foundation (Load bearing - Concrete - 38.00 l/m)	No Earthquake Damage		

Interior**Ground Floor - Lounge**

Room Size: 4.00 x 3.60 = 14.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 14.40 m2)	Cosmetic Damage	Gap fill and paint	14.40 m2
Floor (T&G - Carpet - 14.40 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Trim (Coving - Trim 60mm - 15.20 l/m)	Damaged finish	Gap fill and paint trims	15.20 l/m
Wall covering (Gib - Lining paper / paint - 36.48 m2)	Cosmetic damage	Remove, dispose and replace lining paper	7.20 m2
	Cosmetic damage	Paint wall	36.48 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Conservatory

Room Size: 1.25 x 2.60 = 3.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair	
No Damage			

Ground Floor - Kitchen

Room Size: 3.00 x 5.50 = 16.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 16.50 m2)	No Earthquake Damage		
Door (External) (Bi Fold doors - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single sliding - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 16.50 m2)	Impact damage	Remove, dispose and replace vinyl	9.60 m2
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		

Wall covering (Gib - Wall paper / paint - 40.80 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	40.80 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 4.00 l/m)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.50 x 1.50 = 2.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.25 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
Door (Internal) (Single sliding - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 2.25 m2)	Cosmetic damage	Remove, dispose and replace vinyl	2.25 m2
Wall covering (Gib - Wall paper / paint - 14.40 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	14.40 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 2.40 = 2.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.16 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 2.16 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 15.84 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	15.84 m2

Ground Floor - Bedroom (First left off hall)

Room Size: 2.50 x 3.60 = 9.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 9.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.00 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 29.28 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	29.28 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 11.16 m2)	Cosmetic Damage	Paint Ceiling	11.16 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 11.16 m2)	No Earthquake Damage		

Trim (Coving - Trim 60mm - 13.40 l/m)	Damaged finish	Reattach trim	2.00 l/m
	Damaged finish	Re-paint trim	13.40 l/m
Wall covering (Gib - Wall paper / paint - 32.16 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.80 x 2.00 = 1.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 1.60 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 1.60 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 13.44 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	13.44 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 1.70 x 3.00 = 5.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 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 - Stipple - 5.10 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 5.10 m2)	Cosmetic damage	Remove, dispose and replace vinyl	2.60 m2
Shower (shower Over bath with Door - Acrylic shower - 1.19 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 22.56 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	19.68 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Garage 191

Exterior

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
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No Damage

Elevation (West)

Element	Damage	Repair
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No Damage

Foundations

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Internal Garage**Room Size: 6.00 x 6.00 = 36.00 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Hardboard - Paint - 36.00 m ²)	Cosmetic Damage	Gap fill and paint	36.00 m ²
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 36.00 m ²)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 57.60 m ²)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Main building 191 a**Exterior****Elevation (North)**

Element	Damage	Repair
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Wall Cladding (Brick Veneer - Summer Hill Stone - 19.20 m ²)	Cracking	Grind out and repoint mortar	3.00 l/m
	Cracking	Remove and relay loose sill bricks	4.00 l/m
Wall framing (Timber Frame - Timber - 19.20 m ²)	No Earthquake Damage		

Elevation (West)

Element	Damage	Repair
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No Damage

Elevation (East)

Element	Damage	Repair
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Wall Cladding (Brick Veneer - Summer Hill Stone - 24.00 m ²)	Cracking	Grind out and repoint mortar	3.00 l/m
	Cracking	Remove and relay loose sill bricks	2.60 l/m
Wall framing (Timber Frame - Timber - 24.00 m ²)	No Earthquake Damage		

Elevation (South)

Element	Damage	Repair
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No Damage

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 99.00 m2)	Cosmetic damage	Repoint ridge capping	6.00 l/m
	Cosmetic damage	Realign roof tiles	32.00 m2
Roof framing (Framed - Timber - 99.00 m2)	No Earthquake Damage		

Foundations

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Lounge**

Room Size: 3.60 x 4.50 = 16.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 16.20 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (contains asbestos)	16.20 m2
	Cosmetic Damage	Paint Ceiling	16.20 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 16.20 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 38.88 m2)	Cosmetic damage	Rake out and stop	1.50 l/m
	Cosmetic damage	Paint wall	38.88 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 15.20 m2)	No Earthquake Damage		
Door (Internal) (Single sliding - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 15.20 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 - Wallpaper - 37.44 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	37.44 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 3.20 l/m)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.50 x 1.50 = 2.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - HallwayRoom Size: 0.90 x 5.30 = 4.77 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Master)Room Size: 3.40 x 3.65 = 12.41 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 12.41 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Carpet - 12.41 m ²)	No Earthquake Damage	
Wall covering (Gib - Wallpaper - 33.84 m ²)	Cosmetic damage	Remove, dispose and replace wallpaper - paint 33.84 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bed 2)Room Size: 3.60 x 2.40 = 8.64 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 8.64 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Carpet - 8.64 m ²)	No Earthquake Damage	
Wall covering (Gib - Paint - 28.80 m ²)	Cosmetic damage	Rake out, plaster and paint 28.80 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bed 3)Room Size: 2.50 x 3.60 = 9.00 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - BathroomRoom Size: 2.60 x 1.70 = 4.42 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 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 - Lining paper / paint - 4.42 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Vinyl - 4.42 m ²)	No Earthquake Damage	
Shower (Cubical shower unit - Acrylic shower - 1.00 m ²)	No Earthquake Damage	
Wall covering (Gib - Wallpaper - 20.64 m ²)	Cosmetic damage	Remove, dispose and replace wallpaper 20.64 m ²

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Toilet

Room Size: 0.80 x 1.50 = 1.20 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

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

No Damage

Garage 191 a

Exterior

Foundations

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

No Damage

Elevation (North)

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

No Damage

Elevation (South)

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

No Damage

Elevation (West)

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

No Damage

Roof

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

No Damage

Elevation (East)

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

No Damage

Interior

Ground Floor - Internal Garage

Room Size: 6.00 x 6.00 = 36.00 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

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

Ceiling (Hardboard - Paint - 36.00 m²) Cosmetic Damage Rake out, plaster and paint 36.00 m²

Door (External) (Single glass door - Timber - 1.00 No of) No Earthquake Damage

Floor (Concrete - Concrete - 36.00 m²) No Earthquake Damage

Garage door (Tilt-a-door Metal - Steel - 1.00 No of) No Earthquake Damage

Wall covering (Gib - Paint - 57.60 m²) No Earthquake Damage

Window (Timber medium - Pane single glazed - 1.00 No of) No Earthquake Damage

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Released under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/212672
Claimant: NM BARKER
Property Address: 191-191A WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH 8013

Assessment Date: 05/11/2011 14:17
Assessor: Cockroft, Andrew
Estimator: Beber, Michael
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	NM, BARKER				
Owner	N M BARKER LTD				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
BANK OF NEW ZEALAND

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Possible asbestos panelling to soffits damaged.

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building 191	1	Standard	1961 - 1980	Rectangular	67.77
Garage 191	1	Standard	1961 - 1980	Rectangular	36.60
Main building 191 a	1	Standard	1961 - 1980	Rectangular	76.66
Garage 191 a	1	Standard	1961 - 1980	Rectangular	36.60

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building 191

Exterior

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	steel frame/glass screen			
			Remove 4mm glass and reglaze	1.36 m2	104.00	141.86
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	6.00 l/m	30.00	180.00
			Cracking			
			Remove and relay loose sill bricks	2.00 l/m	40.00	80.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	3.00 l/m	30.00	90.00
			Cracking			
			Remove and relay loose sill bricks	2.50 l/m	40.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Remove and relay loose sill bricks	3.10 l/m	40.00	124.00
			Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Roof

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Cosmetic damage			
			Repoint ridge capping	8.00 l/m	30.00	240.00
Roof framing	Framed	Timber	No Earthquake Damage			
Soffit	Cement Sheet	Cement sheet 4.5mm	Cracked soffit lining			
			Remove, dispose	1.28 m2	59.50	76.16

General Comments: Possible asbestos content to soffit board. Damaged to west elevation.

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: 8x2.4
Shadow cladding and garage gib wall

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	12.00 No of	100.00	1,200.00
Ring foundation	Load bearing	Concrete	No Earthquake Damage			

General Comments: Relevel piles to kitchen, hall, bedrooms, bathroom, wc

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Gap fill and paint	14.40 m2	28.25	406.80
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Trim	Coving	Trim 60mm	Damaged finish			
			Gap fill and paint trims	15.20 l/m	12.00	182.40
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	7.20 m2	30.00	216.00
			Cosmetic damage			
			Paint wall	36.48 m2	24.00	875.52

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Gap fill and paint ceiling only

Ground Floor - Conservatory

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Door (Internal)	Single sliding	Aluminium	No Earthquake Damage			
Floor	T&G	Vinyl	Impact damage			
			Remove, dispose and replace vinyl	9.60 m2	109.00	1,046.40
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			

Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	40.80 m2	67.00	2,733.60
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Gap fill around wall cabinet

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	185.00	185.00
Door (Internal)	Single sliding	Aluminium	No Earthquake Damage			
Floor	T&G	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	2.25 m2	109.00	245.25
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	14.40 m2	67.00	964.80
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	15.84 m2	43.00	681.12

General Comments:

Ground Floor - Bedroom (First left off hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	29.28 m2	67.00	1,961.76
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Paint Ceiling	11.16 m2	24.00	267.84
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			

Trim	Coving	Trim 60mm	Damaged finish			
			Reattach trim	2.00 l/m	5.00	10.00
			Damaged finish			
			Re-paint trim	13.40 l/m	8.00	107.20
Wall covering	Gib	Wall paper / paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	13.44 m2	43.00	577.92
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	2.60 m2	109.00	283.40
Shower	shower Over bath with Door	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	19.68 m2	43.00	846.24
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Garage 191****Exterior****Elevation (North)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 6x2.4
Concrete block wall**Elevation (East)****Damage:** No damage**Require Scaffolding?** No**General Comments:** timber frame summerhill stone clad**Roof****Damage:** No damage**Require Scaffolding?** No**General Comments:** Corrugated steel

Elevation (South)**Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (West)****Damage:** No damage**Require Scaffolding?** No**General Comments:** garage opening**Foundations****Damage:** No damage**Require Scaffolding?** No**General Comments:** Concrete slab
6x6**Ground Floor - Internal Garage****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage Gap fill and paint	36.00 m2	28.25	1,017.00
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Main building 191 a****Exterior****Elevation (North)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking Grind out and repoint mortar	3.00 l/m	30.00	90.00
			Cracking Remove and relay loose sill bricks	4.00 l/m	40.00	160.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:**Elevation (West)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 10x2.4
Summerhill stone
Concrete patio 1.4x4**Elevation (East)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking Grind out and repoint mortar	3.00 l/m	30.00	90.00
			Cracking			

Wall Cladding	Brick Veneer	Summer Hill Stone	Remove and relay loose sill bricks	2.60 l/m	40.00	104.00
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Wall framing Timber Frame Timber No Earthquake Damage

General Comments:**Elevation (South)**

Damage: No damage

Require Scaffolding? No

General Comments: shadow clad

Roof

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Cosmetic damage			
			Repoint ridge capping	6.00 l/m	30.00	180.00
			Cosmetic damage			
			Reallgn roof tiles	32.00 m2	15.00	480.00
Roof framing	Framed	Timber	No Earthquake Damage			

General Comments:**Foundations**

Damage: No damage

Require Scaffolding? No

General Comments: Concrete piles
Concrete ring

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (contains asbestos)	16.20 m2	150.00	2,430.00
			Cosmetic Damage			
			Paint Ceiling	16.20 m2	24.00	388.80
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.50 l/m	10.00	15.00
			Cosmetic damage			
			Paint wall	38.88 m2	24.00	933.12
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Kitchen**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single sliding	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			

Wall covering	Gib	Wallpaper	Remove, dispose and replace wallpaper	37.44 m2	43.00	1,609.92
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Window Aluminium Awning Pane single glazed No Earthquake Damage

Work top Kitchen work top Laminate No Earthquake Damage

General Comments:

Ground Floor - Laundry

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Master)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	33.84 m2	67.00	2,267.28

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Bedroom (Bed 2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.80 m2	27.00	777.60

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: East

Ground Floor - Bedroom (Bed 3)

Damage: No damage

Require Scaffolding? No

General Comments: Gib with stipple to ceiling, wallpaper to walls, carpet, 1 x window, west side

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	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			

Wall covering	Gib	Wallpaper	Remove, dispose and replace wallpaper	20.64 m2	43.00	887.52
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Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:**Ground Floor - Toilet**

Damage: No damage

Require Scaffolding? No

General Comments:**Garage 191 a****Exterior****Foundations**

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old cracking to concrete slab. Historical not related to earthquakes.

General Comments: Concrete slab
6x6 . Old cracking to concrete slab. Historical not related to earthquakes.

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: Gib lined firewall

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block fire wall

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: Garage opening

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Corrugated steel sheets

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: Summer hill stone cladding

Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Rake out, plaster and paint	36.00 m2	27.00	972.00
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Old cracking to concrete slab. Historical not related to earthquakes.

Fees**Fees**

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	2,102.84
Margin	2,838.83
GST	4,684.08

Scope Of Works Estimate**Property**

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building 191

Name	Description	Estimate
Exterior	Foundations	1,200.00
	Roof	316.16
	Elevation (East)	184.00
	Elevation (North)	0.00
	Elevation (South)	190.00
	Elevation (West)	401.86
		2,292.02

Floor	Description	Estimate
Ground Floor	Bathroom	1,129.64
	Bedroom	385.04
	Bedroom (First left off hall)	1,961.76
	Conservatory	0.00
	Hallway	681.12
	Kitchen	3,780.00
	Laundry	1,395.05
	Lounge	1,680.72
	Toilet	577.92
		11,591.25

11,591.25

Garage 191

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

Floor	Description	Estimate
Ground Floor	Internal Garage	1,017.00
		1,017.00

1,017.00

Main building 191 a

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	660.00
	Elevation (East)	194.00
	Elevation (North)	250.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		1,104.00

Floor	Description	Estimate
Ground Floor	Bathroom	887.52
	Bedroom (Bed 2)	777.60
	Bedroom (Bed 3)	0.00
	Bedroom (Master)	2,267.28
	Hallway	0.00
	Kitchen	1,609.92
	Laundry	0.00
	Lounge	3,766.92
	Toilet	0.00
		9,309.24
		9,309.24

Garage 191 a

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

Floor	Description	Estimate
Ground Floor	Internal Garage	972.00
		972.00

Fees

Description	Estimate
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Overheads

Description	Estimate	
Preliminary and general	2,102.84	
Margin	2,838.83	
GST	4,684.08	
		9,625.75
Total Estimate	35,911.26	

Released under the Official Information Act 1982
Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/068823
- 2011/145234

File Notes

Date Created: 05/11/2011 10:44
Created : Cockroft, Andrew
Subject: File note
Note: This file has three claims. The units were assessed for Sept damage and the claimants receive a cash settlement. No repairs have been made to 191 and in 191A a tradesman has patched up the stipple ceiling in the lounge from the water that had spilled from the header tank. He has also painted one long length of a wall. New damage occurred after Feb to both the ceiling and walls in the lounge in any case.

The claims are for two units on the same section. They are summerhill stone units under the same insurance policy. Concrete piles and a concrete ring. Single level and on a level site. Two double garages

The front flat at 191 is scoped to have some piles re packed. Step cracking to external bricks. Some loose sills.

Cosmetic damage to all internal walls and ceilings. Vinyl to be replaced in kitchen, laundry and bathroom.

A new HWC was installed after Sept.

Habitable and weathertight.

The other unit at 191A has some small amounts of step cracking to mortar joints.

Minor cosmetic cracking to internal walls and ceilings

New HWC installed

Habitable and weathertight.

The garage has some cracking to a hardboard ceiling. Some ridge tiles have cracked.

Next Action:

Date Created: 09/11/2011 03:16
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 09/11/2011
Note: COMET sent to EQR on 09/11/2011
Next Action:

Date Created: 22/10/2012 06:49

Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:191 WESTMINSTER STREET, CHRISTCHURCH CITY, CHRISTCHURCH
To:191 WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH
Next Action:

Date Created: 09/10/2014 06:50
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:191 WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH
To:191-191A WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH
Next Action:

Urgent Works Items

Contract Pricing

Claim Number	2011/212672	Quoted by:	BN
Client:	NM Barker	Claimant Phone:	
Situation Loss:	191-191a Westminister St	Claimant Address:	
Programme	EQC D&B	Claimant Email:	
Date:	30/08/2017	EQC Visit Required:	
Contractor:	Buildtech	Proposed Start Date:	
Lock Box Code:		Completion Date:	
Alarm Code:		Job Duration:	
Supervisor:	Michael Vermeulen	Supervisor Mobile:	
Site Instructions:			

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim.
The work described in these two documents covers the full scope of work for the property.

Buildtech reserves the right to change the contractor or materials specified in this quote depending on availability.

Rooms	Description of Work/s	Unit	Measure - 191	Measure 191a	\$ Rate	Total
Roof	Roof Report	Sum	1	1	350.00	350.00
	Roof Repairs as per Quote	Sum	1	1	5,783.50	5,783.50
	Remove, Dispose Asbestos Soffit	m2	0	10	120.00	1,200.00
	Supply & Install Soffit & Paint	m2	0	10	122.50	1,225.00
	Supply & Install Edge Protection	m	27.5	27.5	32.00	1,760.00
	Supply & Install Working Platfor	Sum	0	1	450.00	450.00
Total For: Roof						10,768.50
Kitchen	Refix Cabinets to Wall	Hrs	2	0	50.00	100.00
	Remove Dispose Replace Vinyl, inc Thinline	m2	0	8	170.00	1,360.00
	Ceiling - Remove, Dispose Replace Gib	No.	0	15.52	65.00	1,008.80
	Ceiling - Stop & Paint new Gib	Hrs	0	15.52	34.00	527.68
	Walls - Rake Out, Stop and Paint	m2	0	37.44	32.00	1,198.08
Total For: Kitchen						4,194.56
Lounge	Ceiling - Rescrew Gib, Rake Out, Stop & Paint	m2	14.4		52.00	748.80
	Walls - Remove Dispose Lining Paper, Rake Out, Stop, Pigment Seal, Skim L4, Supply & Install Lining Paper and Paint	m2	36.48	38.88	97.50	7,347.60
	Ceiling - Remove Dispose & Replace Gib	m2		16.2	65.00	1,053.00
	Ceiling - Stop & Paint	m2		16.2	34.00	550.80
	Remove & Reinstall Heatpimp	No.		1	395.00	395.00
	Remove & Reinstall Flue	No.		1	350.00	350.00
	Total For: Lounge					
Bedroom	Walls - Rake Out & Stop	m2	1	0	12.50	12.50
	Walls - Paint	m2	29.28	33.84	21.50	1,357.08
	Ceiling - Remove Dispose & Replace Gib	m2		12.41	65.00	806.65
	Ceiling - Stop & Paint	m2		12.41	34.00	421.94
Total For: Bedroom						2,598.17
Laundry	Walls Rake Out, Stop & Paint	m2		14.4	32.00	460.80
	Remove, Dispose Replace Vinyl	m2		4	170.00	680.00
						0.00
Total For: Laundry						1,140.80
Garage	Provisional Allowance for Expoy Injection	m	5	5	230.00	2,300.00
	Supply & Install Garage Carpet	m2	31.9	31.9	65.00	4,147.00
						0.00
Total For: Garage						6,447.00

Rooms	Description of Work/s	Unit	Measure - 191	Measure 191a	\$ Rate	Total
Foundation	Jack & Pack Piles	No.	8	32	140.00	5,600.00
						0.00
						0.00
Total For:	Foundation					5,600.00
Exterior	Grind Out & Repoint Mortar	m	15	25	55.00	2,200.00
						0.00
						0.00
Total For:	Exterior					2,200.00
P&G	Project Management	Hrs	22.5	22.5	55.00	2,475.00
	Pricing & Estimating	Sum	1	1	50.00	100.00
	Health & safety	Hrs	2	2	45.00	180.00
	Builders Clean	Hrs	4	6	45.00	450.00
	Final Clean	Hrs	4	4	45.00	360.00
	Small Tools & Cartage incl Floor Protection	Sum	1	1	100.00	200.00
	Engineering Fees	Sum	0.5	0.5	7,202.50	3,601.25
	Total For:	P&G				
					Sub (excl. GST)	50,760.48
					Add 15% GST	7,614.07
					Total Incl. GST	58,374.55

MS-SF0405

CLM/2011/212672 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/212672	Hub Zone	Mairehau Hub
Contractor Name	Rock Solid Building Solutions Ltd	Supervisor	Nathan Lang
Property Address	191 WESTMINSTER STREET, MAIREHAU	Main Contact Name	NM BARKER
Customer name	N M BARKER LTD	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Nathan Lang (EQR)	Form Completed	23/10/2012 04:59:05 p.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	EQC Approval
Alternative Repair Strategy	Elevation west		Delete-patio remove 4mm glass & reglaze 1.36m2	✓
Alternative Repair Strategy	Roof		Add-edge protection	✓
Alternative Repair Strategy	Lounge	Walls, Ceiling	Delete-remove,dispose&replace lining paper 7.2m2 Add-remove lining paper rake out plaster replace lining paper paint 7.2m2 Add-Asbestos test ceiling	✓ ✓ ✓
Additional Damage	Kitchen	Ceiling	Add- gap fill paint 16.5m2	✓
Additional Damage	Laundry		Add-ease internal sliding door	✓
Additional Damage	Bathroom		Add-reattach vanity	✓
Additional Damage	Internal garage	Floor	Add-epoxy 6 l/m	✓
	Main building 191A			
Alternative Repair Strategy	Roof		Add-edge protection	✓
Alternative Repair Strategy	Lounge	Ceiling	Delete- scrape off restipple 16.2m2 Add-overlay,stop & paint 16.2m2 ASBESTOS TEST	✓ ✓ ✓
Additional Damage	Bathroom	Ceiling	Add-overlay,stop & paint 4.42m2	✓
Additional Damage	Internal garage	Floor	Add-epoxy 6 l/m	✓

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Nathan Lang

Name

EQC Representative:

Signature

23/10/2012

Date

APPROVED

Allen Hunter
EQC Estimator
24/10/12

Neil (chck)
Task

EQC Claim Assessment

Address	191 WESTMINSTER STREET, CHRISTCHURCH CITY, CHRISTCHURCH, 8013	EQC Claim Number	CLM/2011/212672
Hazards	Possible asbestos panelling to soffits damaged.	EQC Assessor (L,F)	Cockroft, Andrew
Inspection Date	05-Nov-2011	Placard	No Sticker
		EQC Estimator (L,F)	Beber, Michael

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
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BARKER NM

Property - Overheads and Fees

Included Items	Contractor's margin, Covering incidental costs., Goods and services tax
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Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	10 m
Sewerage	Town Connection, Clay pipes	10 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	850 m2
Main Access	Drive, Concrete	90 m2

MAIN BUILDING 191	Age 1961 - 1980	Area 67.8m2	Footprint Rectangular
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Structure

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

Comments:	8x2.4 Shadow cladding and garage gib wall
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Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)

Wall framing	Timber Frame, Timber (24.00 m2)	
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Wall cladding	Brick veneer, Summer Hill Stone (24.00 m2)	
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Cracking

Grind out and repoint mortar

6 m

Remove and relay loose sill bricks

2 m

Patio	Concrete (17.00 m2)	
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steel frame/glass screen

Remove 4mm glass and reglaze

1.36 m2

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

Wall framing	Timber Frame, Timber (19.20 m2)	
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Wall cladding	Brick veneer, Summer Hill Stone (19.20 m2)	
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Cracking

Grind out and repoint mortar

3 m

Remove and relay loose sill bricks

2.5 m

EQC Claim Number CLM/2011/212672

Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		
Wall framing	Timber Frame, Timber (24.00 m2)	
Wall cladding	Brick veneer, Summer Hill Stone (24.00 m2)	
	Cracking	
	Grind out and repoint mortar	2 m
	Remove and relay loose sill bricks	3.1 m
Foundations		
Ring foundation	Load bearing, Concrete (38.00 m)	
Piles	Ordinary, Concrete (1.00 Item)	
	Floor has moved less than 100mm	
	Jack and pack piles	12 No of

Comments: Relevel piles to kitchen, hall, bedrooms, bathroom, wc

Element	Description / Damage / Repair Strategy	Measure
Roof		
Roof framing	Framed, Timber (99.00 m2)	
Roof Covering	Pitched, Concrete tile (99.00 m2)	
	Cosmetic damage	
	Repoint ridge capping	8 m
Soffit	Cement Sheet, Cement sheet 4.5mm (38.00 m)	
	Cracked soffit lining	
	Remove, dispose	1.28 m2

Comments: Possible asbestos content to soffit board. Damaged to west elevation.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Lounge (L=3.6m W=4.0m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Trim	Coving, Trim 60mm (15.20 m)	
	Damaged finish	
	Gap fill and paint trims	15.2 m
Wall covering	Gib, Lining paper / paint (36.48 m2)	
	Cosmetic damage	
	Paint wall	36.48 m2
	Remove, dispose and replace lining paper	7.2 m2
Ceiling	Gib, Stipple (14.40 m2)	
	Cosmetic Damage	
	Gap fill and paint	14.4 m2
Floor	T&G, Carpet (14.40 m2)	
Heating	Wood, Wood burner (1.00 Item)	

Room - Comments: Gap fill and paint ceiling only

Room - Additional Notes:

Conservatory (L=2.6m W=1.3m H=2.1m)**Room - Additional Notes:****Kitchen (L=5.5m W=3.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Door (External)	Bi Fold doors, Aluminium (1.00 No of)		
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Wall covering	Gib, Wall paper / paint (40.80 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper - paint	40.8 m2	
Ceiling	Gib, Stipple (16.50 m2)	<i>GAP = PAINT</i>	
Work top	Kitchen work top, Laminate (4.00 m)		
Kitchen joinery	Medium Spec, MDF (1.00 Item)		
Range Hood	Over Head, Standard spec (1.00 Item)		
Door (Internal)	Single sliding, Aluminium (1.00 No of)		
Floor	T&G, Vinyl (16.50 m2)		
	Impact damage		
	Remove, dispose and replace vinyl	9.6 m2	

Room - Comments: Gap fill around wall cabinet**Room - Additional Notes:****Laundry (L=1.5m W=1.5m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Ceiling	Gib, Stipple (2.25 m2)		
Wall covering	Gib, Wall paper / paint (14.40 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper - paint	14.4 m2	
Wash tub	Single, Stainless Steel (1.00 Item)		
Door (External)	Single glass door, Timber (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door	1 No of	
Door (Internal)	Single sliding, Aluminium (1.00 No of)	<i>EASE</i>	
Floor	T&G, Vinyl (2.25 m2)		
	Cosmetic damage		
	Remove, dispose and replace vinyl	2.25 m2	

Room - Additional Notes:**Hallway (L=2.4m W=0.9m H=2.4m)**

Ceiling	Gib, Stipple (2.16 m2)		
Wall covering	Gib, Wallpaper (15.84 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper	15.84 m2	

EQC Claim Number CLM/2011/212672

Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Floor	T&G, Carpet (2.16 m2)

Room - Additional Notes:**Bedroom First left off hall (L=3.6m W=2.5m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Ceiling	Gib, Stipple (9.00 m2)

Wall covering	Gib, Wall paper / paint (29.28 m2)
	Cosmetic damage
	Remove, dispose and replace wallpaper - paint 29.28 m2

Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Floor	T&G, Carpet (9.00 m2)

Room - Additional Notes:**Bedroom (L=3.6m W=3.1m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (2.00 No of)
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Trim	Coving, Trim 60mm (13.40 m)
	Damaged finish
	Reattach trim 2 m
	Re-paint trim 13.4 m

Ceiling	Gib, Stipple (11.16 m2)
	Cosmetic Damage
	Paint Ceiling 11.16 m2

Wall covering	Gib, Wall paper / paint (32.16 m2)
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Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Floor	T&G, Carpet (11.16 m2)

Room - Additional Notes:**Toilet (L=2.0m W=0.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
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Ceiling	Gib, Stipple (1.60 m2)
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Wall covering	Gib, Wallpaper (13.44 m2)
	Cosmetic damage
	Remove, dispose and replace wallpaper 13.44 m2

Door (Internal)	Single Hollow Core, Timber (1.00 No of)
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Toilet	Standard, Standard Spec (1.00 Item)
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Floor	T&G, Vinyl (1.60 m2)
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Room - Additional Notes:**Bathroom (L=3.0m W=1.7m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)
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EQC Claim Number CLM/2011/212672

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Bathroom sink	Basin, Standard specification (1.00 Item)	REATTACH VANITY	
Ceiling	Gib, Stipple (5.10 m2)		
Wall covering	Gib, Wallpaper (22.56 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper		19.68 m2
Shower	shower Over bath with Door, Acrylic shower (1.19 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Vinyl (5.10 m2)		
	Cosmetic damage		
	Remove, dispose and replace vinyl		2.6 m2

Room - Additional Notes:

GARAGE 191	Age 1961 - 1980	Area 36.6m2	Footprint Rectangular
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Structure

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

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)**Comments:** garage opening

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North)**Comments:** 6x2.4 Concrete block wall

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)**Comments:** timber frame summerhill stone clad

Element	Description / Damage / Repair Strategy	Measure
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Foundations**Comments:** Concrete slab 6x6

Element	Description / Damage / Repair Strategy	Measure
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Roof**Comments:** Corrugated steel**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Internal Garage (L=6.0m W=6.0m H=2.4m)

Floor	Concrete (36.00 m2)	EPOXY 6 mths	
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Wall covering	Gib, Paint (57.60 m2)		
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Ceiling	Hardboard, Paint (36.00 m2)		
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Cosmetic Damage

Gap fill and paint

36 m2

Door (External)	Single glass door, Timber (1.00 No of)		
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EQC Claim Number CLM/2011/212672

Garage door	Tilt-a-door Metal, Steel (1.00 No of)
Window	Timber medium, Pane single glazed (1.00 No of)

Room - Additional Notes:

MAIN BUILDING 191 A	Age 1961 - 1980	Area 76.7m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)**Comments:** 10x2.4☐Summerhill stone☐Concrete patio 1.4x4

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

Wall framing Timber Frame, Timber (24.00 m2)

Wall cladding Brick veneer, Summer Hill Stone (24.00 m2)

Cracking

Grind out and repoint mortar

3 m

Remove and relay loose sill bricks

2.6 m

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)**Comments:** shadow clad

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

Wall framing Timber Frame, Timber (19.20 m2)

Wall cladding Brick veneer, Summer Hill Stone (19.20 m2)

Cracking

Grind out and repoint mortar

3 m

Remove and relay loose sill bricks

4 m

Element	Description / Damage / Repair Strategy	Measure
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Foundations**Comments:** Concrete piles☐Concrete ring

Element	Description / Damage / Repair Strategy	Measure
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Roof

Roof framing Framed, Timber (99.00 m2)

Roof Covering Pitched, Concrete tile (99.00 m2)

Cosmetic damage

Realign roof tiles

32 m2

Repoint ridge capping

6 m

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Lounge (L=4.5m W=3.6m H=2.4m)

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

Ceiling Gib, Stipple (16.20 m2)

EQC Claim Number CLM/2011/212672

		Cosmetic Damage	
		Paint Ceiling	16.2 m2
		Scrape off, rake out, fill, restipple (contains asbestos)	16.2 m2
Wall covering	Gib, Paint (38.88 m2)		
		Cosmetic damage	
		Paint wall	38.88 m2
		Rake out and stop	1.5 m
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)		
Floor	T&G, Carpet (16.20 m2)		
Heating	Wood, Wood burner (1.00 Item)		

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

Window	Aluminium Awning, Pane single glazed (2.00 No of)		
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Ceiling	Gib, Stipple (15.20 m2)		
Wall covering	Gib, Wallpaper (37.44 m2)		
		Cosmetic damage	
		Remove, dispose and replace wallpaper	37.44 m2
Work top	Kitchen work top, Laminate (3.20 m)		
Kitchen joinery	Medium Spec, Timber (1.00 Item)		
Door (Internal)	Single sliding, Timber (1.00 No of)		
Floor	T&G, Carpet (15.20 m2)		

Room - Additional Notes:**Laundry (L=1.5m W=1.5m H=2.4m)****Room - Additional Notes:****Hallway (L=5.3m W=0.9m H=2.4m)****Room - Additional Notes:****Bedroom Master (L=3.7m W=3.4m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Wall covering	Gib, Wallpaper (33.84 m2)		
		Cosmetic damage	
		Remove, dispose and replace wallpaper - paint	33.84 m2
Ceiling	Gib, Stipple (12.41 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (12.41 m2)		

EQC Claim Number CLM/2011/212672

Room - Additional Notes:**Bedroom Bed 2 (L=2.4m W=3.6m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Ceiling	Gib, Stipple (8.64 m2)
Wall covering	Gib, Paint (28.80 m2)
	Cosmetic damage
	Rake out, plaster and paint
	28.8 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Floor	T&G, Carpet (8.64 m2)

Room - Comments: East**Room - Additional Notes:****Bedroom Bed 3 (L=3.6m W=2.5m H=2.4m)****Room - Comments:** Gib with stipple to ceiling, wallpaper to walls, carpet, 1 x window, west side**Room - Additional Notes:****Bathroom (L=1.7m W=2.6m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)
Window	Aluminium Awning, Pane single glazed (1.00 No of)
Bathroom sink	Basin, Standard specification (1.00 Item)
Shower	Cubical shower unit, Acrylic shower (1.00 m2)
Ceiling	Gib, Lining paper / paint (4.42 m2) <i>OVERLAY</i>
Wall covering	Gib, Wallpaper (20.64 m2)
	Cosmetic damage
	Remove, dispose and replace wallpaper
	20.64 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Floor	T&G, Vinyl (4.42 m2)

Room - Additional Notes:**Toilet (L=1.5m W=0.8m H=2.4m)****Room - Additional Notes:**

GARAGE 191 A	Age 1961 - 1980	Area 36.6m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)**Comments:** Summer hill stone cladding

Element	Description / Damage / Repair Strategy	Measure
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EQC Claim Number CLM/2011/212672

Elevation (North)**Comments:** Gib lined firewall

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)**Comments:** Concrete block fire wall

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)**Comments:** Garage opening

Element	Description / Damage / Repair Strategy	Measure
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Foundations**Comments:** Concrete slab 6x6 . Old cracking to concrete slab. Historical not related to earthquakes.**Non Earthquake Damage Notes:** Old cracking to concrete slab. Historical not related to earthquakes.

Element	Description / Damage / Repair Strategy	Measure
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Roof**Comments:** Corrugated steel sheets**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Internal Garage (L=6.0m W=6.0m H=2.4m)

Floor	Concrete (36.00 m2)	6.0x7.6m
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Wall covering	Gib, Paint (57.60 m2)	
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Ceiling	Hardboard, Paint (36.00 m2)	
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	Cosmetic Damage	
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	Rake out, plaster and paint	36 m2
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Door (External)	Single glass door, Timber (1.00 No of)	
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Garage door	Tilt-a-door Metal, Steel (1.00 No of)	
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Window	Timber medium, Pane single glazed (1.00 No of)	
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Room - Comments: Old cracking to concrete slab. Historical not related to earthquakes.**Room - Additional Notes:****End Of Assessment**

QUOTE

Released under the Official Information Act 1982



Claim No:	CLM/2011/212672	Contractor	Rock Solid Building Solutions Limited
Claimant:	Nigel Barker	Address:	39 Gordon Ave, St Albans, Chch
Site Location:	191 Westminster Street	Accreditation No:	EQRC1059
EQR Supervisor:	Nathan Lang	Contractor Phone:	022 108 3326
		GST No:	107-464-182
Date:	24/10/2012	Total Price (Incl. GST)	\$44,129.72

The EQR Scope of Works Summary should be read in conjunction with the EQC Scope of Works Assessment. The works described in the above mentioned documents covers the full scope of work for the property and will be covered in this quotation.

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge:	Trim - gap fill & paint	1	15.2	17	258.4		
	Walls - remove dispose replace lining + paint	1	7.2	55	0		396
	Walls - paint	1	36.48	19	693.12		
	Ceiling - gap fill & paint	1	14.4	26	374.4		
	Electrician - fittings x 2	1	2	60	120	1445.92	
Dining Room:					0		
					0		
					0		
					0		
					0	0	
Kitchen:	Walls - remove, dispose replace wallpaper	1	40.8	60	2448		
	Floor - remove, dispose replace vinyl	1	9.6	109	1046.4		
	Electrician - fittings x 5	1	5	60	300		
	Ceiling - gap fill & paint	1	16.5	26	0		429
					0	3794.4	
Family Room					0		
					0		
					0		

5 NOV 2012

					0	
					0	0
Bedroom 1: first hall off left	Walls - remove, dispose replace wallpaper	1	29.28	60	1756.8	
	Electrician - fittings x 2	1	2	60	120	
					0	
					0	1876.8
Bedroom 2:	Trim - reattach trim	1	2	7.75	12	24
	Trim - paint	1	13.4	15	201	
	ceiling - paint	1	11.16	20	223.2	
					0	448.2
Bedroom 3:					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191 Westminster Street
 Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:					0		
					0		
					0		
					0		
					0	0	
Bedroom 5:					0		
					0		
					0		
					0		
					0	0	
Ensuite:					0		

					0	
					0	
					0	
					0	0
Bathroom 1:	Walls - remove dispose & replace wallpaper	1	19.68	60	1180.8	
	Floor - remove dispose & replace vinyl	1	2.6	109	283.4	
	Electrician - 1 x fitting	1	1	60	60	
	reattach vanity	1	1	135	0	135
					0	1524.2
Bathroom 2:					0	
					0	
					0	
					0	
					0	0
Toilet 1:	Walls - remove, dispose & replace wallpaper	1	13.44	60	806.4	
	Electrician - 1 x fitting	1	1	60	60	
					0	
					0	
					0	866.4
Toilet 2:					0	
					0	
					0	
					0	
					0	0
Office/Study:					0	
					0	
					0	
					0	
					0	0
Rumpus:					0	
					0	
					0	
					0	
					0	0

QUOTE



Address: 191 Westminster Street

Claim #: CLM/2011/212672

Released under the Official Information Act 1982



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry:					0		
					0		
					0		
					0		
					0	0	
Hallway:	Walls - remove dispose & replace wallpaper	1		15.84	60	950.4	
	electrician - 2 x fittings	1		2	60	120	
					0		
					0		
					0	1070.4	
Stairwell:					0		
					0		
					0		
					0		
					0	0	
Laundry:	Walls - remove, dispose replace wallpaper	1		14.4	60	864	
	ease door - external	1		1	90	90	
	Floor - remove, dispose replace vinly	1		2.25	109	245.25	
	ease door - internal	1		1	90	0	90
					0	1199.25	
Garage:	Ceiling - gap fill & paint	1		36	26	936	
	Floor - epoxy	1		6	120	0	720
					0		
					0		
					0	936	
Conservatory:					0		
					0		
					0		
					0		
					0	0	
Other:					0		
					0		

					0	
					0	
					0	0
Roof:	repoint ridge capping	1	8	30	240	
	edge protection - whole roof	1	99	17	0	1683
	soffit - remove, dispose	1	1.28	45	120	
					0	
					0	360
External Walls:					0	
North					0	
					0	
					0	
					0	0

hourly rate

QUOTE

Address: 191 Westminster Street
 Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South	Walls - grind out & repoint	1	3	45	135		
	remove & relay loose bricks	1	2.5	100	250		
					0		
					0	385	
External Walls: East	Walls - grind out & repoint	1	2	45	90		
	remove & relay loose bricks	1	3.1	100	310		
					0		
					0	400	
External Walls: West	Walls - grind out & repoint	1	6	45	270		
	remove & relay loose bricks	1	2	100	200		
					0		
					0	470	
Decks:					0		

						0	
						0	
						0	
						0	0
Chimney Base:						0	
						0	
						0	
						0	
						0	0
Chimney:						0	
						0	
						0	
						0	
						0	0
Other						0	
						0	
						0	
						0	
						0	0
Fireplace:						0	
						0	
						0	
						0	
						0	0
Foundation:	jack & pack piles	1	12	100	1200		
						0	
						0	
						0	
						0	1200

QUOTE

Address: 191 Westminster Street
 Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
-------	-----------------------	-----------	------	---------	-------------------	------------	--------------

Piling:					0	
					0	
					0	
					0	
					0	0
Scaffolding	Please confirm area required				0	
					0	
					0	
					0	
					0	0
191 & 191a	Asbestos check - Harcourt Insulation 2006 Ltd	1	1	709.5	709.5	
	5 x rooms (stipple ceiling) + 1 x soffit = \$660 +7.5%				0	
					0	
					0	
					0	709.5
					0	
					0	
					0	
					0	
					0	0
List P&G for both 191 & 191a	Supervision	1	30	90	2700	
	Daily clean	1	30	45	1350	
	End clean, Floor Protection & Admin	1	1	860	860	
	Signage	1	1	100	100	
	Furniture moving	1	30	45	1350	6360

Subtotal (excl. GST)

\$23,046.07

\$ 3,453.00

See next tab over for detailed breakdown

PLUS 191A Westminster

\$11,391.72

\$ 3,702.06

Add 15% GST

\$5,165.67

\$ 1,073.26

Total In

\$39,603.46

\$ 4,526.26

Grand Total with Scope Changes Ext GST

\$41,592.85

19 MAR 2013



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date
18 Mar 2013

Invoice Number
Variation - 191 Westminster

Reference
CREDIT VARIATION

GST Number
107464182

ROCK SOLID Building
 Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
CREDIT - garage 191 - gapfill & paint ceiling	36.00	(26.00)	(936.00)
CREDIT - garage 191a - rake out P & p ceiling	36.00	(26.00)	(936.00)
		Subtotal	(1,872.00)
		TOTAL GST 15%	(280.80)
		TOTAL NZD	(2,152.80)

Due Date: 18 Mar 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083

PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Customer The Fletcher Construction Company Limited

Invoice Number Variation - 191 Westminster

Amount Due 2,152.80

Due Date 18 Mar 2013

Amount Enclosed

Enter the amount you are paying above

18 MAR 2013



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date 18 Mar 2013
Invoice Number Variation - 191 Westminster
Reference OWNER DRIVEN VARIATION
GST Number 107464182
 ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
ease door in toilet	1.00	90.00	90.00
refix all shelves in hall cupboards	1.00	130.00	130.00
		Subtotal	220.00
		TOTAL GST 15%	33.00
		TOTAL NZD	253.00

Due Date: 18 Mar 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083



PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Customer The Fletcher Construction Company Limited
Invoice Number Variation - 191 Westminster
Amount Due 253.00
Due Date 18 Mar 2013
Amount Enclosed

Enter the amount you are paying above



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date 26 Feb 2013
Invoice Number Asbestos skim coat
Reference 191 Westminster
GST Number 107464182
 ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Add skim coat to 4 x ceilings once asbestos is scrapped - per advice from Steve Burke Contracting (asbestos remover)	1.00	1,030.00	1,030.00
		Subtotal	1,030.00
		TOTAL GST 15%	154.50
		TOTAL NZD	1,184.50

Due Date: 26 Feb 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083



PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Customer The Fletcher Construction Company Limited
Invoice Number Asbestos skim coat
Amount Due 1,184.50
Due Date 26 Feb 2013
Amount Enclosed

Enter the amount you are paying above



19 FEB 2013

QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date
20 Feb 2013

Invoice Number
191 & 191a westminster

Reference
EQC visit R Harpur

GST Number
107464182

ROCK SOLID Building
Solutions Ltd
39 Gordon Ave
St Albans
Christchurch 8014
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
reinstate pink batts in lounge ceiling + labour	1.00	394.29	394.29
patio - grind out & epoxy 1 m2	1.00	120.00	120.00
back bed - paint window frame (double)	1.00	90.00	90.00
back bed - ease door & repolyurethane	1.00	160.00	160.00
toliet - paint window frame	1.00	40.00	40.00
toliet - gap fill & paint ceiling	1.20	26.00	31.20
		Subtotal	835.49
		TOTAL GST 15%	125.32
		TOTAL NZD	960.81

Due Date: 20 Feb 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083

PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Customer The Fletcher Construction Company Limited

Invoice Number 191 & 191a westminster

Amount Due 960.81

Due Date 20 Feb 2013

Amount Enclosed

Enter the amount you are paying above

07 FEB 2013



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date
07 Feb 2013

Invoice Number
Variation lounge 191A
westminster

Reference
Lounge wallpaper

GST Number
107464182

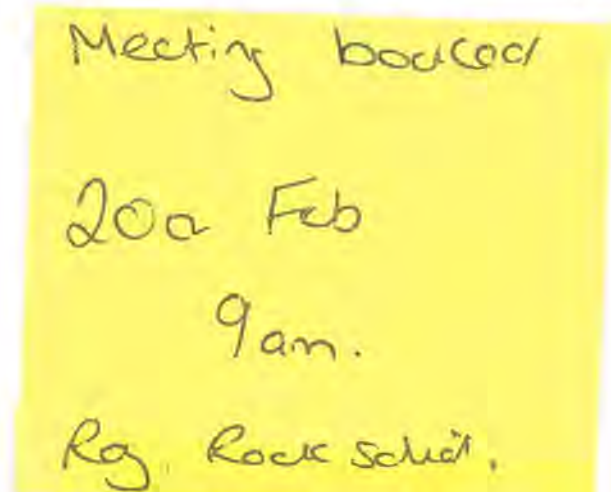
ROCK SOLID Building
Solutions Ltd
39 Gordon Ave
St Albans
Christchurch 8014
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
change repair strategy lounge to remove, dispose and replace wallpaper (wall covering is not GIB)	38.88	60.00	2,332.80
less rake out and paint already allocated to lounge wall repair per quote	1.00	(777.72)	(777.72)
		Subtotal	1,555.08
		TOTAL GST 15%	233.26
		TOTAL NZD	1,788.34

Due Date: 07 Feb 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083



PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Customer The Fletcher Construction Company Limited

Invoice Number Variation lounge 191A westminster

Amount Due **1,788.34**

Due Date 07 Feb 2013

Amount Enclosed

Enter the amount you are paying above



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

4 FEB 2013

Invoice Date 04 Feb 2013
Invoice Number Variation Quote LAUNDRY
Reference 191 & 191A Westminster St - laundry
GST Number 107464182

ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
191 Westminster St			
✓ Hallway door - gapfill & paint	5.50	17.00	93.50
191A Westminster St			
✓ Laundry walls - remove & replace wallpaper	5.40	60.00	324.00
✓ Bedroom 2 - double window frame gapfill & paint	7.00	17.00	119.00
✓ Master bedroom - double window frame, gapfill & paint	7.00	17.00	119.00
✓ Kitchen door - gapfill & paint	5.50	17.00	93.50
✓ Laundry man hole into roof - repair and paint	1.00	150.00	150.00
		Subtotal	899.00
		TOTAL GST 15%	134.86
		TOTAL NZD	1,033.86

Due Date: 04 Feb 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083

30 JAN 2013

Steve Burke Contracting

9 Admirals Way
New Brighton
Christchurch 8061

Phone: (03) 382 6286

Mobile: (027) 440 1508

Email: w.nderingkiwi@xtra.co.nz

Hey Tamara, thanks for the opportunity to quote for the job at 191 Westminster St, Chch. This is to remove identified asbestos stipple from the ceilings of the rooms designated Lounge, Kitchen, Bedroom 2. The total sqm as provided is 42.06 and at my rate of 115\$/sqm this will bring the price to 4836\$+gst. If an airtest is required that can be arranged by us at a cost of 700\$+gst. All work undertaken is done within the strict guidelines set down by MOBIE. Acceptance of this quote is an acceptance of SBC payment terms. Thank you

“LET ME MOVE THE EARTH FOR YOU”



30 JAN 2013

QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date 30 Jan 2013
Invoice Number Variation 191 Westminster
Reference Asbestos removal
GST Number 107464182

ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
191 Westminster			
Removal of asbestos in Lounge, Kitchen & bedroom 2 per attached quote + markup	1.075	4,836.00	5,198.70
less already quoted for lounge, kitchen and bedroom ceiling repair	1.00	(2,649.78)	(2,649.78)
electrician	2.00	214.00	428.00
plasterer - restipple	42.06	20.00	841.20
paint ceilings	42.06	21.00	883.26
Clean air test - 3 x rooms	1.075	700.00	752.50
191A Westminster			
Removal of asbestos in Lounge	1.075	1,900.00	2,042.50
less already quoted for lounge	1.00	(1,020.60)	(1,020.60)
electrician	2.00	96.00	192.00
plasterer - restipple	16.20	20.00	324.00
Clean air test	1.075	500.00	537.50
paint ceiling	16.20	21.00	340.20
		Subtotal	7,869.48
		TOTAL GST 15%	1,180.44
		TOTAL NZD	9,049.92

TAMARA,
 WHY REMOVING
 ASBESTOS ?
 SEE PPT
 H/OVER WHAT GOLD

Due Date: 30 Jan 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date 15 Jan 2013
Invoice Number 191 & 191 A Westminster st
Reference variation - roof
GST Number 107464182

ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
191 Westminster Street			
REPLACE 28 monier tiles	1.00	422.00	422.00
RE BED 2 l/m of ridging	1.00	130.00	130.00
RE POINT 26 l/m	26.00	35.00	910.00
less 8 l/m already quoted (old rate)	8.00	(30.00)	(240.00)
191a Westminster Street			
RE BED 3 l/m of ridging	1.00	195.00	195.00
RE POINT 28 l/m	28.00	35.00	980.00
less 6 l/m already quoted (old rate)	6.00	(30.00)	(180.00)
		Subtotal	2,217.00
		TOTAL GST 15%	332.55
		TOTAL NZD	2,549.55

Due Date: 15 Jan 2013

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083



PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
39 Gordon Ave
St Albans
Christchurch 8014
NEW ZEALAND

Customer	The Fletcher Construction Company Limited
Invoice Number	191 & 191 A Westminster st
Amount Due	2,549.55
Due Date	15 Jan 2013
Amount Enclosed	

Enter the amount you are paying above



QUOTE

The Fletcher Construction Company Limited
 Attention: Nathan Lang
 280 Westminster St
 Mairehau
 Christchurch

Invoice Date 14 Nov 2012
Invoice Number 191 & 191a Westminster St Variation
Reference Variation to works order 191 Westminster
GST Number 107464182

ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Lounge - asbestos detected - change repair strategy to batton & overlay	14.40	63.00	907.20
Kitchen - asbestos detected - change repair strategy to batton & overlay	16.50	63.00	1,039.50
Bedroom 2 - asbestos detected - change repair strategy to batton & overlay	11.16	63.00	703.08
soffit removal by Steve Burke Contracting.	1.075	350.00	376.25
less original quote/works order for original repair strategy for Lounge, kitchen & bedroom 2 191 Westminster st	1.00	(1,026.60)	(1,026.60)
		Subtotal	1,999.43
		TOTAL GST 15%	299.92
		TOTAL NZD	2,299.35

Due Date: 14 Nov 2012

PLEASE PAY BY DIRECT CREDIT INTO THE FOLLOWING BANK ACCOUNT

Account Name: Rock Solid Building Solutions Ltd
 Account: 02-0874-0261973-083

PAYMENT ADVICE

To: ROCK SOLID Building Solutions Ltd
 39 Gordon Ave
 St Albans
 Christchurch 8014
 NEW ZEALAND

Customer The Fletcher Construction Company Limited
Invoice Number 191 & 191a Westminster St Variation
Amount Due **2,299.35**
Due Date 14 Nov 2012
Amount Enclosed

Enter the amount you are paying above

Steve Burke Contracting

9 Admirals Way
New Brighton
Christchurch 8061

Phone: (03) 382 6286

Mobile: (027) 440 1508

Email: w.nderingkiwi@xtra.co.nz

Hey RockSolid Building team, thanks for the opportunity to quote for the job at 191 Westminster St. This is to remove approximately 2 sheets of sevette from the out side and dispose of, This can be done for a flat rate price of 350\$+gst.All work undertaken is done within the strict guidelines set down by MOBIE.Acceptance of this quote is an acceptance of SBC payment terms and conditions. Thank you

“LET ME MOVE THE EARTH FOR YOU”

NOV 2012



QUOTE

Claim No:	CLM/2011/212672	Contractor	Rock Solid Building Solutions Limited
Claimant:	Nigel Barker	Address:	39 Gordon Ave, St Albans, Chch
Site Location:	191A Westminster Street	Accreditation No:	EQRC1059
EQR Supervisor:	Nathan Lang	Contractor Phone:	022 108 3326
		GST No:	107-464-182
Date:	24/10/2012	Total Price (Incl. GST)	\$17,357.85

The EQR Scope of Works Summary should be read in conjunction with the EQC Scope of Works Assessment. The works described in the above mentioned documents covers the full scope of work for the property and will be covered in this quotation.

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge: <i>potential asbestos</i>	Ceiling - paint	1	16.2	20	324		
	<i>veiling - overlay, stop & paint</i>	1	16.2	63	0		1020.6
	walls - rake & stop	1	1.5	26	39		
	walls - paint	1	38.88	19	738.72		
						0	1101.72
Dining Room:					0		
					0		
					0		
					0		
					0	0	
Kitchen:	walls - remove, dispose & replace wallpaper	1	37.44	60	2246.4		
	electrician - fittings x 5	1	5	60	300		
					0		
					0		
					0	2546.4	

Family Room					0	
					0	
					0	
					0	
					0	0
Bedroom 1:	walls - remove, dispose & replace wallpaper	1	33.84	60	2030.4	
	electrician - fittings x 2	1	2	60	120	
					0	
					0	2150.4
Bedroom 2:	walls - rake out, p & p	1	28.8	26	748.8	
					0	
					0	
					0	748.8
Bedroom 3:					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:					0		
					0		
					0		
					0		
					0	0	
Bedroom 5:					0		

					0	
					0	
					0	
					0	0
Ensuite:					0	
					0	
					0	
					0	
					0	0
Bathroom 1:	walls - remove, dispose & replace wallpaper	1	20.64	60	1238.4	
	electrician - fittings x 2	1	2	60	120	
	ceiling - overlay, stop & paint	1	4.42	63	0	278.46
					0	
					0	1358.4
Bathroom 2:					0	
					0	
					0	
					0	
					0	0
Toilet 1:					0	
					0	
					0	
					0	
					0	0
Toilet 2:					0	
					0	
					0	
					0	
					0	0
Office/Study:					0	
					0	
					0	
					0	

					0	0
Rumpus:					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry:					0		
					0		
					0		
					0		
					0	0	
Hallway:					0		
					0		
					0		
					0		
					0	0	
Stairwell:					0		
					0		
					0		
					0		
					0	0	
Laundry:					0		
					0		
					0		
					0		
					0	0	
Garage:	ceiling - rake out p & p	1	36	26	936		

	floor - epoxy	1	6	120	0	720
					0	
					0	
					0	936
Conservatory:					0	
					0	
					0	
					0	0
Other:					0	
					0	
					0	
					0	0
Roof:	repoint ridge capping	1	6	30	180	
	Edge protection whole roof	1	99	17	0	1683
	Realign roof tiles	1	32	45	1440	
					0	
					0	1620
External Walls: North	grind out & repoint mortar	1	3	45	135	
	remove & relay bricks	1	4	100	400	
					0	
					0	
					0	535

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South					0		
					0		

					0	
					0	
					0	0
External Walls:	grind out & repoint mortar	1	3	45	135	
East	remove & relay bricks	1	2.6	100	260	
					0	
					0	
					0	395
External Walls:					0	
West					0	
					0	
					0	
					0	0
Decks:					0	
					0	
					0	
					0	
					0	0
Chimney Base:					0	
					0	
					0	
					0	
					0	0
Chimney:					0	
					0	
					0	
					0	
					0	0
Other					0	
					0	
					0	
					0	
					0	0

Fireplace:					0	
					0	
					0	
					0	
					0	0
Foundation:					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Piling:					0		
					0		
					0		
					0		
					0	0	
Scaffolding	Please confirm area required				0		
					0		
					0		
					0		
					0	0	
					0		
					0		
					0		
					0		
					0	0	
					0		

					0	
					0	
					0	
					0	0
List P&G					0	
					0	
					0	
					0	
					0	
					0	0

total (excl. GST)	\$11,391.72	#####
Add 15% GST	\$1,708.76	\$ 555.31
Total In	\$13,100.48	#####

Grand Total with Scope Changes Ext GST	\$15,093.78
Grand Total with Scope Changes Incl. GST	\$17,357.85

QUOTE

Estimated time of Completion

Days _____

Start date _____

Finish Date _____

Signature of Contractor _____

Date _____



QUOTE

Claim No:	CLM/2011/212672	Contractor	Rock Solid Building Solutions Limited
Claimant:	Nigel Barker	Address:	39 Gordon Ave, St Albans, Chch
Site Location:	191A Westminster Street	Accreditation No:	EQRC1059
EQR Supervisor:	Nathan Lang	Contractor Phone:	022 108 3326
		GST No:	107-464-182
Date:	24/10/2012	Total Price (Incl. GST)	\$17,357.85
<p>The EQR Scope of Works Summary should be read in conjunction with the EQC Scope of Works Assessment. The works described in the above mentioned documents covers the full scope of work for the property and will be covered in this quotation.</p> <p>We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.</p>			

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge: <i>potential asbestos</i>	Ceiling - paint	1	16.2	20	324		
	<i>veiling - overlay, stop & paint</i>	1	16.2	63	0		1020.6
	walls - rake & stop	1	1.5	26	39		
	walls - paint	1	38.88	19	738.72		
					0	1101.72	
Dining Room:					0		
					0		
					0		
					0		
					0	0	
Kitchen:	walls - remove, dispose & replace wallpaper	1	37.44	60	2246.4		
	electrician - fittings x 5	1	5	60	300		
					0		
					0		
					0	2546.4	

Family Room					0	
					0	
					0	
					0	
					0	0
Bedroom 1:	walls - remove, dispose & replace wallpaper	1	33.84	60	2030.4	
	electrician - fittings x 2	1	2	60	120	
					0	
					0	2150.4
Bedroom 2:	walls - rake out, p & p	1	28.8	26	748.8	
					0	
					0	
					0	748.8
Bedroom 3:					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:					0		
					0		
					0		
					0		
					0	0	
Bedroom 5:					0		

					0	
					0	
					0	
					0	0
Ensuite:					0	
					0	
					0	
					0	
					0	0
Bathroom 1:	walls - remove, dispose & replace wallpaper	1	20.64	60	1238.4	
	electrician - fittings x 2	1	2	60	120	
	ceiling - overlay, stop & paint	1	4.42	63	0	278.46
					0	
					0	1358.4
Bathroom 2:					0	
					0	
					0	
					0	
					0	0
Toilet 1:					0	
					0	
					0	
					0	
					0	0
Toilet 2:					0	
					0	
					0	
					0	
					0	0
Office/Study:					0	
					0	
					0	
					0	

Rumpus:					0	0
					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry:					0		
					0		
					0		
					0		
					0	0	
Hallway:					0		
					0		
					0		
					0		
					0	0	
Stairwell:					0		
					0		
					0		
					0		
					0	0	
Laundry:					0		
					0		
					0		
					0		
					0	0	
Garage:	ceiling - rake out p & p	1	36	26	936		

	floor - epoxy	1	6	120	0	720
					0	
					0	
					0	936
Conservatory:					0	
					0	
					0	
					0	
					0	0
Other:					0	
					0	
					0	
					0	
					0	0
Roof:	repoint ridge capping	1	6	30	180	
	Edge protection whole roof	1	99	17	0	1683
	Realign roof tiles	1	32	45	1440	
					0	
					0	1620
External Walls: North	grind out & repoint mortar	1	3	45	135	
	remove & relay bricks	1	4	100	400	
					0	
					0	
					0	535

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South					0		
					0		

					0	
					0	
					0	0
External Walls:	grind out & repoint mortar	1	3	45	135	
East	remove & relay bricks	1	2.6	100	260	
					0	
					0	
					0	395
External Walls:					0	
West					0	
					0	
					0	
					0	0
Decks:					0	
					0	
					0	
					0	
					0	0
Chimney Base:					0	
					0	
					0	
					0	
					0	0
Chimney:					0	
					0	
					0	
					0	
					0	0
Other					0	
					0	
					0	
					0	
					0	0

Fireplace:					0	
					0	
					0	
					0	
					0	0
Foundation:					0	
					0	
					0	
					0	
					0	0

QUOTE

Address: 191A Westminster Street

Claim #: CLM/2011/212672



Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Piling:					0		
					0		
					0		
					0		
					0	0	
Scaffolding	Please confirm area required				0		
					0		
					0		
					0		
					0	0	
					0		
					0		
					0		
					0		
					0	0	
					0		

					0	
					0	
					0	
					0	0
List P&G					0	
					0	
					0	
					0	
					0	0

Total (excl. GST)	\$11,891.72	#####
Add 15% GST	\$1,708.76	\$ 555.31
Total In	\$13,100.48	#####

Grand Total with Scope Changes Ext GST	\$15,093.78
Grand Total with Scope Changes Incl. GST	\$17,357.85

QUOTE

Estimated time of Completion

Days _____

Start date _____

Finish Date _____

Signature of Contractor _____

Date _____

Works Order



To: Rock Solid Building Solutions

✓

Order Number **EQW 07022**

Please quote on all invoices, correspondences etc

Accreditation no.: EQRC 1059

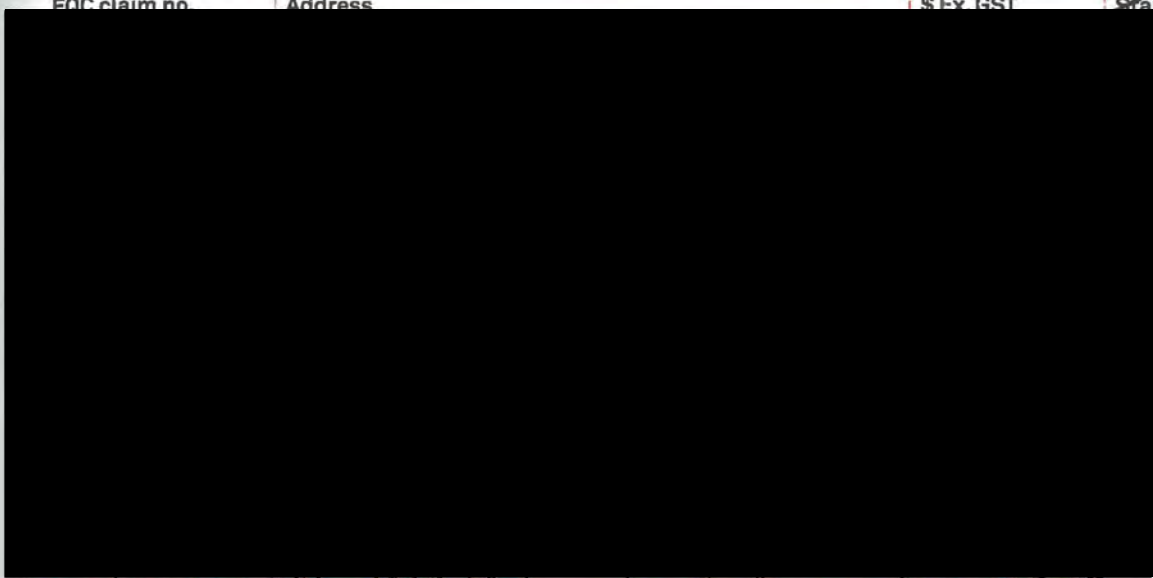
PA code: SO86

Authorised by:

Date: 20/9/12

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
	<u>Nathan Lang</u>		<u>E</u>	

EQC claim no.	Address	\$ Ex GST	Start date	Finish date
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16. 10/1/2012 672 101 x 1914 Westminster Street \$33,728.29
 17. \$ 7,864.56

18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V2.0. 12/12/11



MS-SF0505

Variation to Works Order



4 FEB 2013

4 FEB 2013

Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	4/02/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously*

Section 1 Completed by Contractor

Reason for Submitting a Variation

Cracking to frames hidden by curtains and missed laundry damage

Item	Description	Quantity	Unit	Rate	Amount
191 Westminster	Door frame by toilet/hall (see photos) - cracked - gapfill & paint	1	5.5	17	93.5
191 A Westminster	Laundry walls - wallpaper down corner - remove & Bedroom 2 - cracked double window frame - gapfill & paint (see photos)	1	5.4	60	324
	Bedroom master - cracked double window frame gapfill & paint (see photos)	1	7	17	119
	Kitchen - door frame from hall - gapfill & paint	1	7	17	119
	Laundry - manhole popped down to watertank damage done under emergency repairs - repair & paint	1	5.5	17	93.5
		1	150		150
Total					899 + GST

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name N Lang Date 4/2/13 Signature N Lang

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes

EQC
RAY HARPUR
ASSESSOR

Name _____ Date 20/2/13 Signature R Harpur

Section 4 Completed by Quantity Surveyor

Claimed \$ 899.00 Hub Name Merehara
 Variation Total \$ 899.00 Hub Number E

Neill Osborne 24/03/13 Neill Osborne

Name	Date	No.	Signature
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MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	30/01/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

30 JAN 2013

For all Variations please contact your Contract Supervisor before proceeding with any work. **This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously**

Section 1 Completed by Contractor

Reason for Submitting a Variation
 Change to asbestos repair strategy from overlay to remove and restipple

Item	Description	Quantity	Unit	Rate	Amount
	191 Westminster ST				
	Removal of asbestos in Lounge, Kitchen & per attached quote + markup less repair already quoted for Lounge				5198.7
	Kitchen				-907.2
	Bedroom				-1039.5
	electrician removal of ceiling fittings prior to stipple scrap then reinstate ceiling fittings in x 3 rooms				-703.08
	Plasterer - restipple ceilings	42.06			428
	paint ceiling	42.06			841.2
	Clean air test				883.26
	191A Westminster St				752.5
	Removal of asbestos in Lounge, Kitchen & Dining per attached quote + markup less repair already quoted for Lounge				2042.25
	electrician removal of ceiling fittings prior to stipple scrap then reinstate ceiling fittings in x 1 rooms				-1020.6
	Plasterer - restipple ceiling	16.2			192
	Paint ceiling	16.2			324
	Clean air test				340.2
					537.5
	Total				7000.48 GST

APPROVED

APPROVED

Deleted

Deleted

\$6,704.08

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name _____ Date _____ Signature _____

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes Homeowner does not want re-stipple. (less \$1,165.40 + GST)

EQC
RAY HARPER
ASSESSOR

Name _____ Date 20/2/13 Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$6,704.08 Hub Name Marshall
 6,704.08

Variation Total \$	_____	Hub Number	_____
Name	_____	No.	_____
Date	_____	Signature	_____

Sent 27/3/13
LZ

19 MAR 2013

MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	18/03/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. **This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously**

Section 1 Completed by Contractor

Reason for Submitting a Variation
 credit - garages - extremely poor quality of the ceilings and painters unwilling to paint and provide any assurance of improved appearance

Item	Description	Quantity	Unit	Rate	Amount
191	credit - ceiling gapfill & paint		36	26	-936
191A	credit - rake out p & p ceiling		36	26	-936
Total					1872 +GST

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name N LANG Date 19/3/13 Signature N Lang

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes
 EDC
 RAY HARPUR
 ASSESSOR
 APR 2013

Name _____ Date _____ Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$ -1872.00 Credit Hub Name Morseham
 Variation Total \$ -1872.00 Hub Number E

Name	<u>Neal Osborne</u>	Date	<u>22/03/13</u>	Signature	<u>Neal Osborne</u>
------	---------------------	------	-----------------	-----------	---------------------

19 MAR 2013

MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Nail	Date	18/03/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously*

Section 1 Completed by Contractor

Reason for Submitting a Variation
 credit - garages - extremely poor quality of the ceilings and painters unwilling to paint and provide any assurance of improved appearance

Item	Description	Quantity	Unit	Rate	Amount
191	credit - ceiling gapfill & paint			36	
191A	credit - rake out p & p ceiling			36	
Total					

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name N Lang Date 19/3/13 Signature [Signature]

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes
 EDC RAY HARPUR ASSESSOR
 [Signature] 21/3/17

Name _____ Date _____ Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$- Hub Name Marehau
 Variation Total \$- Hub Number _____ E _____

15 NOV 2012

MS-SF0505

Variation to Works Order



Claim Number	2011/212672	Contractor Name	ROCK SOLID
Customer Name	N BARKER	Supervisor	N LANG
Main Contact		Date	15/11/2012
Property Address	191 WESTMINSTER	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.*

Section 1 **Completed by Contractor**

Reason for Submitting a Variation
 POSITIVE ASBESTOS RESULTS

Item	Description	Quantity	Unit	Rate	Amount
	VARIATIONS FOR ASBESTOS POSITIVE REPAIRS				
Total					\$1999.43

Section 2 **Completed by Contract Supervisor**

Work sighted Yes No

Notes

Name N LANG Date 15-11-12 Signature [Signature]

Section 3 **Completed by EQC Representative**

Instruction given for work to proceed Yes No Work sighted Yes No

Notes
APPROVED subject to Q.S. Approval

Name Ray Harper Date 15/11/12 Signature [Signature]

Section 4 **Completed by Quantity Surveyor**

Claimed \$ 1,999.43 Hub Name Marshall
 Variation Total \$ 1,999.43 Hub Number E

Tax Invoice/Payment Claim No.

Name Niall Osborne Date 19/11/12 Signature [Signature]

MS-SF0505

Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	7/02/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

7 FEB 2013

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed*

Section 1 Completed by Contractor

Reason for Submitting a Variation
 wall covering in lounge is not GIB & paint per scope but wallpaper - change repair strategy

Item	Description	Quantity	Unit	Rate	Amount
	191 A Westminster change repair strategy remove replace wallpaper in lounge			38.8860	2332.8
	less lounge walls rake out and paint already quoted			11	-777.72
Total					1555.08 + GST

APPROVED

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name _____ Date _____ Signature _____

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes
 EQC
 RAY HARPUR
 ASSESSOR

Name _____ Date 20/2/13 Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$ 1555.08 Hub Name _____

Variation Total \$ 1555.08 Hub Number _____ E _____

Neil Osborne 23/02/13 Neil C...

Name	_____	Date	_____	No.	_____
				Signature	_____

Sent 2/3/13
L7

Wor 03 hater

19 MAR 2013

MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	18/03/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously*

Section 1 Completed by Contractor

Reason for Submitting a Variation

OWNER DRIVEN

Item	Description	Quantity	Unit	Rate	Amount
Toilet	ease door			1 90	90
Hallway	refix shelving in hallway cupboards			1 130	130
Total					220 + GST

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

EQC
RAY HARPUR
ASSESSOR

APPROVED

Name DEAN Date 19/3/13 Signature

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes

EQC
RAY HARPUR
ASSESSOR

APPROVED

Name Date 21/3/13 Signature

Section 4 Completed by Quantity Surveyor

Claimed \$ 220.00 Hub Name Marshall

Variation Total \$ 220.00 Hub Number E

Name <u>Mall Osborne</u>	Date <u>22/03/13</u>	No.	Signature <u>Mall Osborne</u>
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MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	15/01/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously

Section 1 Completed by Contractor

Reason for Submitting a Variation
 Variation to roof repairs after site visit by subcontractor

Item	Description	Quantity	Unit	Rate	Amount
	191 Westminster ST REPLACE 28 monier tiles RE BED 2 l/m of ridging RE POINT 26 l/m				
	191a Westminster Street RE BED 3 l/m of ridging RE POINT 28 l/m				

Total \$2217.00

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name N Lang Date 16-1-13 Signature [Signature]

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes
 EQC
 RAY HARPER
 ASSESSOR

Name _____ Date 21/2/13 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$2217.00 Hub Name Maurice

Variation Total \$2217.00 Hub Number E

Name Neil Osborne Date 27/02/13 Signature [Signature]

MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	26/02/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously*

Section 1 Completed by Contractor

Reason for Submitting a Variation

Asbestos repair - re restipple removed off original variation

Item	Description	Quantity	Unit	Rate	Amount
Lounge	Skim coat after asbestos scrap - 191a Westminster				280
Lounge	Skim coat after asbestos scrap - 191 Westminster				280
Kitchen	Skim coat after asbestos scrap - 191 Westminster				250
Bedrooms	Skim coat after asbestos scrap - 191 Westminster				220
Total					1030 + GST

Nathan
 - we need quantities
 & rates.
APPROVED subject
 to
 EQC
 RAY HARPER
 ASSESSOR

Completed by Contract Supervisor

Work sighted Yes No

Name N LANG Date 26/2/13 Signature [Signature]

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes

Name _____ Date _____ Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____
 Variation Total \$ _____ Hub Number _____ E _____

MS-SF0505

Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	20/02/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

19 FEB 2013

For all Variations please contact your Contract Supervisor before proceeding with any work. **This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously**

Section 1 Completed by Contractor

Reason for Submitting a Variation

EQC Visit R Harpur

Item	Description	Quantity	Unit	Rate	Amount
Lounge	Reinstate batts to ceiling			27	394.29
Bed 3	paint window frame (inside)				90
	ease door & repolyurethane				160
Toilet	gap fill & paint ceiling				31.2
	paint window frame				40
Patio	grind out & epoxy				120
Total					835.49+GST

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name N Lang Date 20/2/13 Signature [Signature]

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes

E.Q.C. RAY HARPUR ASSESSOR

APPROVED

21/2/13

Name [Signature] Date [Signature] Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ 835.49 Hub Name Marehau

Variation Total \$ 835.49 Hub Number E

Mull Osborne 20/02/13 [Signature]

Name _____	Date _____	No. _____	Signature _____
------------	------------	-----------	-----------------

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

Contract: ROCK SOLID BUILDING SOLUTIONS / TOP LOGAN
Claim Number: 2011-212672
Location: 191 WESTMINSTER ST.

End of Defects Liability period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

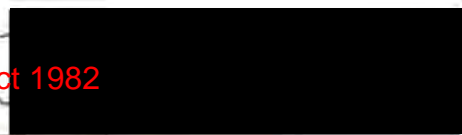
The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

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

The certificate cannot be relied on for any other purpose.

Signed by/date:  16-12-13
(Date signed)

Nigel B...
04



Defect Liability Period Expiry

Claim Number	Hub Zone: Mairehau Hub
Contractor Name	Supervisor
Property Address 191 Wakemite	Main Contact Name
Customer Email	Home Phone
Mobile Phone	Created by

Hello, my name is XXXXX and I am calling from Fletcher EQR regarding PROPERTY ADDRESS. Are you the owner of ADDRESS ABOVE?

Fletcher EQR together with your Contractor recently undertook repairs to your property. The building contract on your property includes a 3 month defects liability period, during which time any defects you might have discovered can be brought to the Contractor's attention for repair.

This 3 month period is due to expire on XXXXXX/or shortly.

I am calling to ask whether you have noted any defects in the repairs undertaken during the 3 month liability period. (Defects may include a problem with the finishing or cracking appearing where repairs have taken place).

Have you identified any defects: Yes/No (selection box)

Defects identified

Defects as described by the homeowner:

~~Walla + top range - 19/6/13~~
* Cash settled - garage ceiling not repaired

Your concerns have been noted and will be passed to a Supervisor who will telephone you to discuss the matter further. If relevant, the Supervisor may organise a site visit or for remedial action from the Contractor.

No defects identified

As you have advised there are no defects to report, your claim will be closed once the defect period has ended.

Contact Methods

Methods of contact (perhaps drop down box to indicate number of times tried):

Email Telephone E-text Letter

Homeowner did not respond to any of the above contact methods this claim is now being closed.

191 Westminster
H/O.

C/S. Nathan Lang.



Defects Checklist

- 1) Was there any Deferred or Defects listed in the sign off? Yes No
- 2) Was it listed in the Original scope? Yes No
- 3) Was it added to the Scope Change Summary? Yes No
- 4) Was it listed in a Variation? Yes No
- 5) Was that variation approved? Yes No
- 6) Is it an issue between the Home Owner & Contractor ONLY? Yes No
- 7) Is it a genuine Defects Issue? Yes No
- 8) Is it an ongoing issue with EQC? Yes No
- 9) Has the Contractor previously been made aware of the Defect? Yes No
- 10) Has the Contractor viewed the issue? Yes No

Additional Comments

Nathan to visit site with Terry to view H/O raised issues

Site visit with EQC. Contractor will address cracks to cornice behind fireplace in front unit. = leaking ceiling in Back ceiling. in not EQC. or Fletcher issue. H/O Responsibility. Nathan has informed H/O of Decisions with Explanations.

Contractor has called his painter who will address issues By 7-10 *Byn.*

signed off by: _____

Date: _____

08 MAR 2013

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011 / 212672
 Customer/Authorised Representative: N + T Barker
 Street Address: 191 & 191A Westminster St
 Contractor: ROCK SOLID BUILDING LTD

Description of Works: Per scope less deferred works

Defects

Deferred Works

- re. hanging wallpaper & painting, roof 191,
 pink batts, epoxy patio, case doors, vinyl

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Tamara Moriarty T Moriarty 8/3/13
 Print Name Signature Date

Owner/Agent Signature:

Print Name Signature Date

In Dispute

Fletcher Construction Company Ltd - EQR:

N LADC N LADC 8/3/13
 Print Name Signature Date

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

Contract: - Rock Solid Building Solutions Ltd
Location: - 191 Westminster Street
Principal: - ~~FLETCHER~~ EQC

Practical Completion

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

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

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on - 8th March 2013

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of - Three months

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date:



16-4-13
(Date signed)

Schedule **E1(a) Contractor's Producer Statement for Construction PS3**

Contract: ~ 2011 / 212672
Location: ~ 191 & 191a Westminster St

Issued by

Contractor: ~ ROCK SOLID BUILDING SOLUTIONS LTD
LBP Licence No ~ BP108866

Preamble

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

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

Statement

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

Description of the work covered by this statement:

Claim Number: 2011 / 212672.....

work as outlined in scope, scope change and variations (including credit variations)

Signed by/date:



25-3-13
(Date signed)



MS-SF0509

FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011 212672

Property Address: 191 & 191a Westminster St Date dd/month/yy 25/3/13
Mairehau Hub Mairehau
 Contracts Supervisor N LANG

Property Contact Name: N Barker

Contractor Details ROCK SOLID BUILDING Accreditation No EQRC1059

Contact details Ph. (1) 022 1083326 Ph. (2) _____
 email rocksolid.tim@gmail.com

Original Contract Value	(Ex GST)	\$ 41592.85
Variations	(Ex GST)	\$ 13548.70
Final Contract Value	(Ex GST)	\$ 55141.55
Less Previous Payments	(Ex GST)	\$ 23493.92
GST Amount		\$ 4747.15
Amount for Final payment	(Including GST)	\$ 36394.78

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date:

Contract Finish Date:

Signature of Contractor:	<u>T. Monarty</u>	Date:	<u>25/3/13</u>
Print Name	<u>Tamea Monarty</u>		
Signature of Contracts Supervisor:	<u>N Lang</u>	Date:	<u>25/3/13</u>
Print Name	<u>N LANG</u>		
Signature of Quantity Surveyor:	<u>Liam Mulligan</u>	Date:	<u>16 APR 2015</u>
Print Name	<u>Liam Mulligan</u>		

Final Account *Statement*

Date Issued 15-Apr-2015
 Claim Address 5 ORATIA GROVE, NORTHWOOD

Claim No **CLM/2011/139254**

Project E029 - Westminster Contract Works
 Contractor SD86 - Rock Solid Building Solutions Ltd

**All amounts are GST EXCLUSIVE unless otherwise noted

Accreditation No EQRC1059
 Hub Westminster
 Assignment Substantive Works - Primary

AMOUNTS

Original Contract Value (excl. GST)	WO Number: E029-02929	\$33,983.58
plus Variation (excl. GST)	VO Number: E029-02929-01	\$850.00
plus Variation (excl. GST)	VO Number: E029-02929-02	\$730.75
plus Variation (excl. GST)	VO Number: E029-02929-03	\$1,320.00
plus Variation (excl. GST)	VO Number: E029-02929-04	\$1,094.15
Final Contract Value (excl. GST)		\$37,978.48
less Previous Payments (excl. GST)		\$37,978.48
Amount for Final Payment (excl. GST)		\$0.00
plus GST Amount		\$0.00
Amount for Final Payment (incl. GST)		\$0.00

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date 01-Sep-2014

Contract Finish Date 22-Oct-2014

Contractor Name _____

Date _____

Signature _____

OFFICE USE ONLY

Liam Mulligan

16 APR 2015

QS Name _____

Date _____

Signature _____



MS-SF0509

FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011 212672

Property Address: 191 & 191a Westminster St Date dd/month/yy 25/3/13
Mairehau Hub Mairehau
 Contracts Supervisor N LANG

Property Contact Name: N Barker

Contractor Details ROCK SOLID BUILDING Accreditation No EQRC1059

Contact details Ph. (1) 022 108 3326 Ph. (2)
 email rocksolid.tim@gmail.com

Original Contract Value	(Ex GST)	\$ 41592.85
Variations	(Ex GST)	\$ 13548.70
Final Contract Value	(Ex GST)	\$ 55141.55
Less Previous Payments	(Ex GST)	\$ 23493.92
GST Amount		\$ 4747.15
Amount for Final payment	(Including GST)	\$ 36394.78

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date:

Contract Finish Date:

Signature of Contractor:	Date:
<u>T. Monarty</u>	<u>25/3/13</u>
Print Name	
<u>Tamera Monarty</u>	
Signature of Contracts Supervisor:	Date:
<u>N Lang</u>	<u>25/3/13</u>
Print Name	
<u>N LANG</u>	
Signature of Quantity Surveyor:	Date:
Print Name	

EWL 001 58



MS-SF0509

FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011 212672

Property Address: 191 & 191a Westmings St
Mairehau Date dd/month/yy 25/3/13
Hub Mairehau
Contracts Supervisor N LANG

Property Contact Name: N Barker

Contractor Details: ROCK SOLID BUILDING Accreditation No EGRC1059

Contact details Ph. (1) 022 108 3326 Ph. (2)
email rocksolid.tn@gmail.com

Original Contract Value	(Ex GST)	\$ 41592.85
Variations	(Ex GST)	\$ 11384.84
Final Contract Value	(Ex GST)	\$ 52977.69
Less Previous Payments	(Ex GST)	\$ 23493.92
GST Amount		\$ 4422.57
Amount for Final payment	(including GST)	\$ 33906.34

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date:

Contract Finish Date:

Signature of Contractor:	Date:
<i>T. Monarty</i>	25/3/13
Print Name	
Tamara Monarty	
Signature of Contracts Supervisor:	Date:
<i>N Lang</i>	25/3/13
Print Name	
N LANG	
Signature of Quantity Surveyor:	Date:
Print Name	

EXEMPT BUILDING WORK FILE RECORD



THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT AS THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

Claim Number CLM/2011/212672

Street Address 191 Westminster st

Suburb Papanui

City/Town Christchurch

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

ALL REPAIRS NOW CONSEQUENTIAL

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

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

Name(print)..... **Signature**.....

Position⁷..... **Hub**..... **Date**.....

Provided to homeowner/agent Name..... **Date**.....

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

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

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

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

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

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

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

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

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

6 November 2012

Richard
 Harcourt Insulation (2006) Ltd
 PO Box 16 875
 Hornby
 CHRISTCHURCH 8441



P 03 366 3700 PO Box 8141
 0800 366 370 2B 303 Blenheim Road
 F 03 366 3656 Christchurch 8440
 info@chemsafety.co.nz www.chemsafety.co.nz

Re: Asbestos Identification Analysis - 191 Westminister Street

Samples of suspected asbestos material were delivered to Chemsafety on 2 November 2012 by Harcourt Insulation (2006) Ltd for asbestos identification analysis.

Analysis Results

The samples were analysed for asbestos using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including dispersion staining techniques.

Results are presented in Table 1.

Table 1 - Asbestos Analysis Results

Analysis by Dowdell and Associates Ltd, reference: 30969

Sample			Result
14004	Bed 2nd left texture	191 Westminister Street	Chrysotile (white) asbestos detected
14005	Lounge Ceiling texture	191 Westminister Street	Chrysotile (white) asbestos detected
14006	Kitchen Ceiling texture	191 Westminister Street	Chrysotile (white) asbestos detected
14007	Soffit cement board	191 Westminister Street	Chrysotile (white) asbestos detected

Elizabeth Harwood
 B.Sc. Hons

Client References: 14644

All work is undertaken subject to Chemsafety's General Terms and Conditions of Trade, a copy of which can be found at www.chemsafety.co.nz/chemical-consultancy-resources.html.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore Chemsafety's liability for asbestos related work shall be limited to the amount of the related invoice.

© Chemsafety Ltd 2012 (unless otherwise agreed in writing with the Client)

This report has been prepared by Chemsafety Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Chemsafety has not given its prior, written consent, is at that person's own risk.

Electronic (pdf) reports may be provided. Should (on rare occasion) an amended report be issued, Chemsafety Ltd can have no control over already issued electronic documents. Please refer to the final hard copy report, or contact Chemsafety to verify whether revised versions exist.



5 November 2012



P 03 366 3700 PO Box 8141
 0800 366 370 2B 303 Blenheim Road
 F 03 366 3656 Christchurch 8440
 info@chemsafety.co.nz www.chemsafety.co.nz

Richard
 Harcourt Insulation (2006) Ltd
 PO Box 16 875
 Hornby
 CHRISTCHURCH 8441

Re: Asbestos Identification Analysis - 191A Westminster Street

A sample of suspected asbestos material was delivered to Chemsafety on 2 November 2012 by Harcourt Insulation (2006) Ltd for asbestos identification analysis.

Analysis Results

The sample was analysed for asbestos using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including dispersion staining techniques.

Results are presented in Table 1.

Table 1 - Asbestos Analysis Results

Analysis by Drowdell and Associates Ltd, reference: 30975

Sample			Result
14003	Lounge Ceiling texture	191A Westminster Street	Chrysotile (white) asbestos detected

Elizabeth Harwood
 B.Sc. Hons

Client References: 14645

All work is undertaken subject to Chemsafety's General Terms and Conditions of Trade, a copy of which can be found at www.chemsafety.co.nz/chemical-consultancy-resources.html.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore Chemsafety's liability for asbestos related work shall be limited to the amount of the related invoice.

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Electronic (pdf) reports may be provided. Should (on rare occasion) an amended report be issued, Chemsafety Ltd can have no control over already issued electronic documents. Please refer to the final hard copy report, or contact Chemsafety to verify whether revised versions exist.





AGREEMENT OF WORK

Draft AOW

Date	29-Aug-2017
Address	191-191A WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH 8013
Claim Number	CLM/2011/212672
Customer Name	NM BARKER LTD
Original Contractor	
Estimator	
Tech Supervisor	

No.	Element	Item Identified	Category	Repair Strategy	Qty.	Settlement Type
1	Roof	?				
		Other	IR	Roofer to inspect both units roof and roof cavities. Report and quote.	1sm	Repair
		Other	SO	Unit 191A - Remove, dispose, replace soffit lining assumed positive for asbestos.	10m2	Repair
		Other	SO	Paint soffit	28m2	Repair
2	Kitchen	?				
		Other	IR	Unit 191 - Refix high cabinets to wall	1ea	Repair
		Other	SO	Unit 191A - Remove, dispose, replace vinyl	8m2	Repair
		Other	SO	Unit 191A - Remove, dispose, replace gib board ceiling, stop and paint	15.2m2	Repair
		Other	IR	Unit 191A - Rake, plaster, paint walls	37.44m2	Repair
3	Lounge	?				
		Other	IR	Unit 191 - Refix, rake, plaster, paint ceiling	14.4m2	Repair

Released under the Official Information Act 1982

		Other	IR	Unit 191 - Walls strip lining paper, seal, skim, supply, install lining paper and paint	36.48m2	Repair
		Other	IR	Unit 191A - Remove, dispose, replace gib board ceiling, stop and paint	16.2m2	Repair
		Other	IR	Unit 191A - Walls strip lining paper, seal, skim, supply, install lining paper and paint	38.88m2	Repair
		Other	IR	Unit 191A - Remove & reinstate heatpump	1sm	Repair
		Other	IR	Unit 191A - Remove & reinstate flue	1sm	Repair
4	Bedroom	<i>Two</i>				
		Other	IR	Unit 191 - Rake out & stop wall	1lm	Repair
		Other	IR	Unit 191 - Paint walls	29.28m2	Repair
5	Laundry	<i>?</i>				
		Other	SO	Unit 191A - Rake, plaster, paint walls	14.4m2	Repair
		Other	SO	Unit 191A - Remove, dispose, replace vinyl	4m2	Repair
6	Bedroom	<i>Master</i>				
		Other	SO	Unit 191A - Remove, dispose, replace gib board ceiling, stop and paint	12.41m2	Repair
		Other	IR	Unit 191A - Paint walls	33.84m2	Repair
7	Foundations	<i>?</i>				
		Other	SO	As per Engineers report for both units.	1sm	Repair

Damage Type Categories	
ND	New Damage
SO	Scope Omission
IR	Incorrect Repair Strategy
WQ	Work Quality
WC	Work Contractor



Roof Report

Address: 191A Westminister St, St Albans

Contractor: Beech Construction

Date: 5 June 2017

Inspection Findings
Roof inspection showed that the ridgelines on this roof are not straight. However it is difficult to ascertain whether this is due to earthquake damage or original poor workmanship.
Recommendations
The entire ridgelines need to be waterblasted clean to create a sound substrate and safe footing. The entire ridgelines need to be repointed using a flexible pointing compound.

Health and Safety

Hazard	Management
Overhead Powerlines	Y Orion consent required
Pitch	25°
Rope and Harness Y/N	N
Scaffold Y/N	N
Edge Protection Y/N	Y

Notes:



Roof Report

Address: 191B Westminister St, St Albans

Contractor: Beech Construction

Date: 5 June 2017

Inspection Findings

Roof inspection showed that the ridgelines on this roof are not straight. It is difficult to ascertain, however, whether this is due to earthquake damage or original poor workmanship. There are 2 mismatched coloured tiles on the roof. The ridgecaps are brittle due to age and a number are likely to break during the rebedding process. The roof has considerable moss build up on it.

Recommendations

The entire ridgelines need to be waterblasted clean to create a sound substrate and safe footing. The entire ridgelines need to be rebedded and repointed using a flexible pointing compound. 2 mismatched tiles need to be replaced. Up to 20 tiles are likely to be broken or to break during the repair process and will need to be replaced. Up to 25 ridgecaps are likely to break during the repair process and will need to be replaced. Once the ridgelines have been rebedded they will need to be painted so that they are a uniform colour.



Health and Safety

Hazard	Management
Overhead Powerlines	Y Orion consent required
Pitch	21°
Rope and Harness Y/N	N
Scaffold Y/N	N
Edge Protection Y/N	Y

Notes:







To: [REDACTED] (Buildtech Ltd)
From: [REDACTED] (Blue Barn)
Subject: 191 & 191A WESTMINSTER STREET, ST ALBANS, CHRISTCHURCH 8013
Date: August 16, 2017
Our Ref: [REDACTED]

1 REPORT CONTENTS

1 Report Contents1
2 Introduction1
3 Document Review2
4 Site Inspection and Observations2
5 Recommendations.....3
6 Limitations4

2 INTRODUCTION

Blue Barn Consulting Ltd have been engaged by Buildtech Ltd to carry out a review of the existing documentation for the property at 191 & 191A Westminster Street, St Albans, Christchurch 8013 and to undertake a visual site inspection at the property. This report is a summary of the document review, site inspection, observed damage and recommendations on repair strategy.

Blue Barn carried out the visual site inspection on 20 July 2017 with a representative of Buildtech Ltd present.

The dwellings can be described as single storey dwellings which are connected by adjoining garages. The foundation of the main dwellings were observed to be Type B2 foundation with a section the front dwelling bearing onto the concrete patio at the entrance to the dwelling. The concrete perimeter foundation has individual concrete blocks on top of it, supporting the bearers, and the internal foundation consists of concrete piles. The dwelling has a brick veneer cladding and concrete tile roof cladding.

The garages were observed to consist of a concrete slab-on-grade foundation and a block wall superstructure.

The land is classified as TC2 (technical category 2) as defined by CERA (Canterbury Earthquake Recovery Authority).



Figure 1. Overview of Flat 1



Figure 2. Overview of Flat 2

3 DOCUMENT REVIEW

The following documents were provided to Blue Barn:

- Under Floor Inspection for 191 Westminster Street by Cavity Critter dated 26 July 2017.
- Under Floor Inspection for 191A Westminster Street by Cavity Critter dated 26 July 2017.

The following is a summarisation of the Under Floor Inspection for 191 Westminster Street by Cavity Critter dated 26 July 2017, summarised by Blue Barn:

- Type B2 foundation confirmed with concrete piles being sighted. Concrete foundation has cast-in concrete blocks which the perimeter bearers are bearing on. There is no perimeter foundation along the side of the main dwelling that joins with the garage foundation; there is a row of piles instead.
- Photo 2 shows a joist has been cut for waste pipe.
- Ground cracking was observed in photo 9.
- Bearer join has pulled apart in photos 13, 15, 23 30 and 37 amongst others.
- Notching of bearers has occurred previously, as shown in photo 14.
- Packing of pile-to-bearer connections has occurred as seen in photo 21.
- Yellow mould on ground seen in photos 28 and 36 among others.

The following is a summarisation of the Under Floor Inspection for 191A Westminster Street by Cavity Critter dated 26 July 2017, summarised by Blue Barn:

- Type B2 foundation confirmed with concrete piles being sighted. As with dwelling 191, the concrete perimeter foundation has individual cast-in concrete blocks on top of it, which the perimeter bearers are bearing onto. There is no perimeter foundation along the side of the main dwelling that joins with the garage foundation; there is a row of piles instead.
- Damp proof membrane has been laid on the floor therefore preventing an inspection of the ground for any cracking.
- Bearer join has pulled apart as observed in photos 20 and 29, amongst others.
- Waste water pipe was observed to be leaking in photo 31.
- Water damage was observed in photo 38.
- Floor joist has been notched to accommodate a wastewater pipe in photo 44.

4 SITE INSPECTION AND OBSERVATIONS

In conjunction with the information provided in the documents listed in Section 3 of this letter, Blue Barn performed a floor level survey during their site visit. The damage observed from the site inspection by Blue Barn can be summarised as follows:

- Maximum floor level variation of dwelling 191 Westminster St (front unit) was observed as 22mm over the entire plan of the dwelling with localised floor slopes exceeding the 0.5% threshold recommended in the MBIE Guidelines.
- Maximum floor level variation of the adjoining garage of 191 Westminster St (front unit) was observed as 18mm over the entire slab-on-grade foundation. One slopes was observed to exceed a 0.5% slope.
- Maximum floor level variation of dwelling 191A Westminster St (rear unit) was observed as 32mm over the entire plan of the dwelling with localised floor slopes exceeding the 0.5% threshold recommended in the MBIE Guidelines. A window sill level survey showed that the majority of the windows were level and did not correlate with the local floor slope.
- Maximum floor level variation of the adjoining garage of 191A Westminster St (rear unit) was observed as 10mm over the entire slab-on-grade foundation.
- A window sill level survey was conducted in both dwellings during the site visit which showed that the majority of window sill slopes correlated with the local floor slopes running parallel along the external walls.

- Internal linings were observed to have cracking, especially around windows and doors, in both units.
- Cracking in the concrete perimeter foundation of both dwelling was observed with Blue Barn having the opinion that the cracking observed is likely to be at the concrete block mortar joint.
- Some step cracking was observed in the external brick veneer cladding of both dwellings.
- Some cracking in the concrete slab-on-grade in both garages was observed with some crack repair already completed.
- Signs of movement in door frame and window frame paint.
- Some leaking observed around the fire flue in the living room of the rear dwelling, 191A Westminster Street, causing deterioration of the ceiling lining.

It must be noted that some repairs have been completed at the property and therefore Blue Barn were not able to observe and capture all the earthquake damage.

5 RECOMMENDATIONS

From the information collected during the site inspection undertaken on 20 July 2017 and the documents provided, it is of Blue Barn's opinion that the majority of the floor level variation in both dwellings, 191 and 191A Westminster St, are pre-existing and have been exacerbated by the earthquake events. However, the level of floor level variation attributable to the earthquake event is difficult to quantify. Therefore, Blue Barn recommend the following repair strategy for the property at 191 and 191A Westminster Street:

- Locally relevel internal piles by either jacking and packing or notching of bearers, where required, as per MBIE Guidelines, ensuring the subfloor pile-to-bearer fixings are in accordance with NZS3604:2011.
- After releveling works have been completed, Buildtech are to inspect all the internal linings of the dwelling. Any consequential cracking in internal lining sheets, or gaps opened up at sheet edges are to be repaired. Sheet edge gaps greater than 0.5mm are to be repaired by re-fixing the affected plasterboard linings. If sheet edges are too damaged to allow re-fixing, replace the affected sheets. Lining sheets with internal cracks (not gaps opening at sheet edges) will require replacement of the sheet, as simply filling such internal cracks does not restore the strength and stiffness of the element. If Buildtech are in doubt as to whether a sheet needs to be repaired or replaced, they should consult with a Blue Barn engineer.
- Repair the external cladding by grinding out and re-mortaring the brick mortar as required.
- Repair the block joint in the concrete perimeter foundation by grinding out and re-mortaring the joint and re-plaster.

In regards to the garages, it is of Blue Barn's opinion that the floor level variation observed in both garages is likely to be as-constructed and not attributable to the earthquake event. Therefore, it is of Blue Barn's opinion that the required repair strategy for both slab-on-grade foundations is to repair the cracks by epoxy injection as per MBIE Guidelines Appendix A4.

If any further information is required or if you have any questions, do not hesitate to contact Blue Barn.

Yours sincerely / faithfully,



Project Engineer
BLUE BARN CONSULTING LIMITED

by



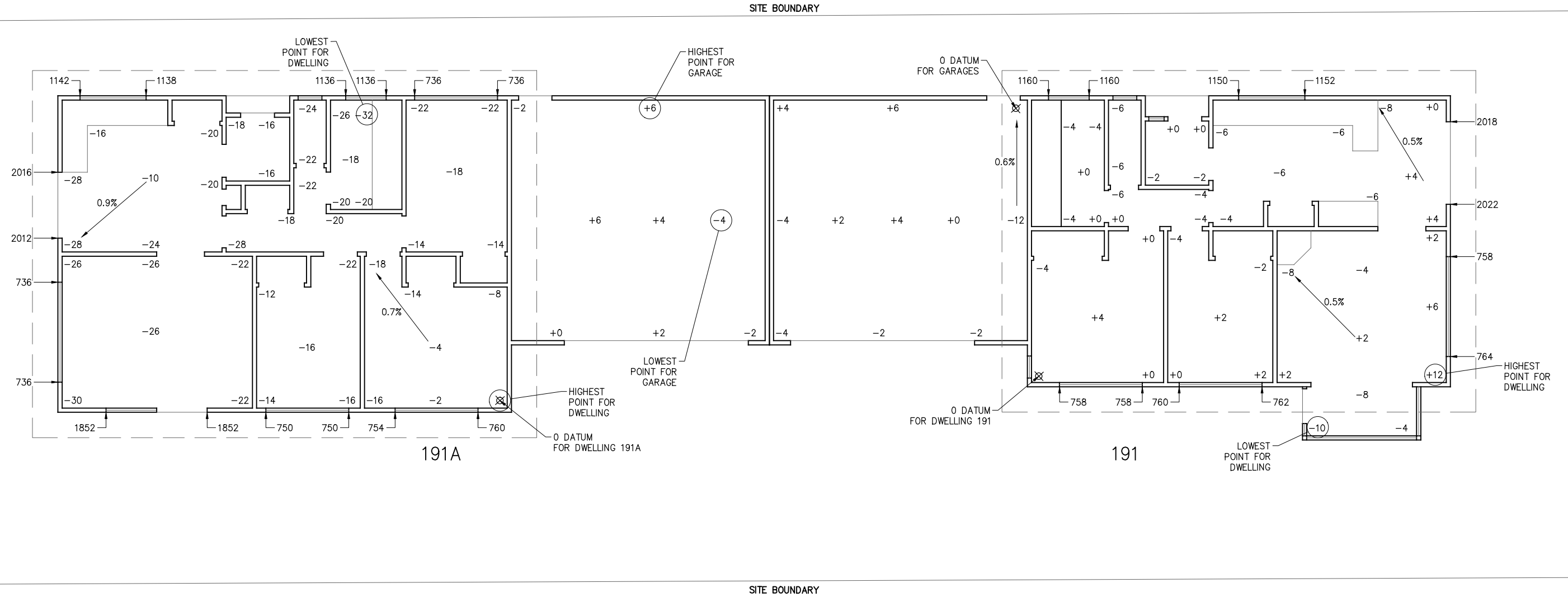
Senior Structural Engineer, CPEng
BLUE BARN CONSULTING LIMITED

6 LIMITATIONS

The following is for information purposes;

1. This report has been prepared solely for Buildtech as a technical assessment of earthquake damage to the property at above address only, in accordance with the MBIE Guidelines; it should not be relied upon in any other context or for any other purpose.
2. This report is not to be used or relied upon by third parties.
3. Any questions or inconsistencies raised by this report should be referred to Blue Barn.
4. The report is based on a brief visual-only inspection of the areas readily visible and specifically of concern to the client and does not imply that the elements unsighted or not mentioned in the report are suitable, competent or code compliant.
5. This report does not cover the geotechnical stability or the suitability of the site.
6. All weather-tightness and durability details are expressly excluded.
7. The re-levelling work does not prevent/mitigate liquefaction induced ground settlements in future earthquake events.
8. The foundation and superstructure may require floor re-levelling or re-instatement and superficial damage repairs, should another earthquake event occur.
9. A foundation re-level will not meet the interim floor level mandated by the Christchurch City Council.
10. The aim of levelling a floor is firstly to return the floor to its pre-earthquake state and secondly to bring the floors to level or within what is considered to be a reasonable tolerance. Generally, a maximum floor slope between 0.3% - 0.5% is targeted. However, if the pre-earthquake state of the house included historical settlement, then a level floor reinstatement may not be achievable without causing damage to the existing superstructure.

NOTES :
 1/ WALL THICKNESS INDICATIVE,
 CONFIRM ON SITE
 2/ FLOOR LEVELS COMPLETED BY
 OTHER



LEGEND

+12 = INDICATES THE FLOOR LEVEL SURVEY SPOT LEVEL READING

⊗ = DATUM LOCATION

0.9% = INDICATES THE FLOOR FALL PERCENTAGE

APPROX GROSS FLOOR AREA	
GROUND FLOOR	135m ²

1 GROUND FLOOR, FLOOR LEVEL SURVEY PLAN
 - SCALE 1:100 @ A3



DESIGNED:	-	-	-	-	-	-	-	-
DRAWN:	09/08/17	-	-	-	-	-	-	-
DWG CHK:	09/08/17	-	-	-	-	-	-	-
DSGN CHK:	-	-	-	-	-	-	-	-
APPROVED:	-	-	-	-	-	-	-	-
BY	DATE	REVISION	BY	APRVD	DATE			
		0 SKETCH	CP	JM	09/08/17			

191 & 191A WESTMINSTER STREET, ST ALBANS, CHRISTCHURCH
 GROUND FLOOR LEVEL SURVEY PLAN

BLUEBARN
 CONSULTING ENGINEERS
 Auckland Office | PO Box 21-525 | Henderson 0650 | P +64 9 839 7009
 Christchurch Office | PO 42-047 | Tower Junction | Addington 8149
 P + 64 3 366 2953 | www.bluebarn.co.nz

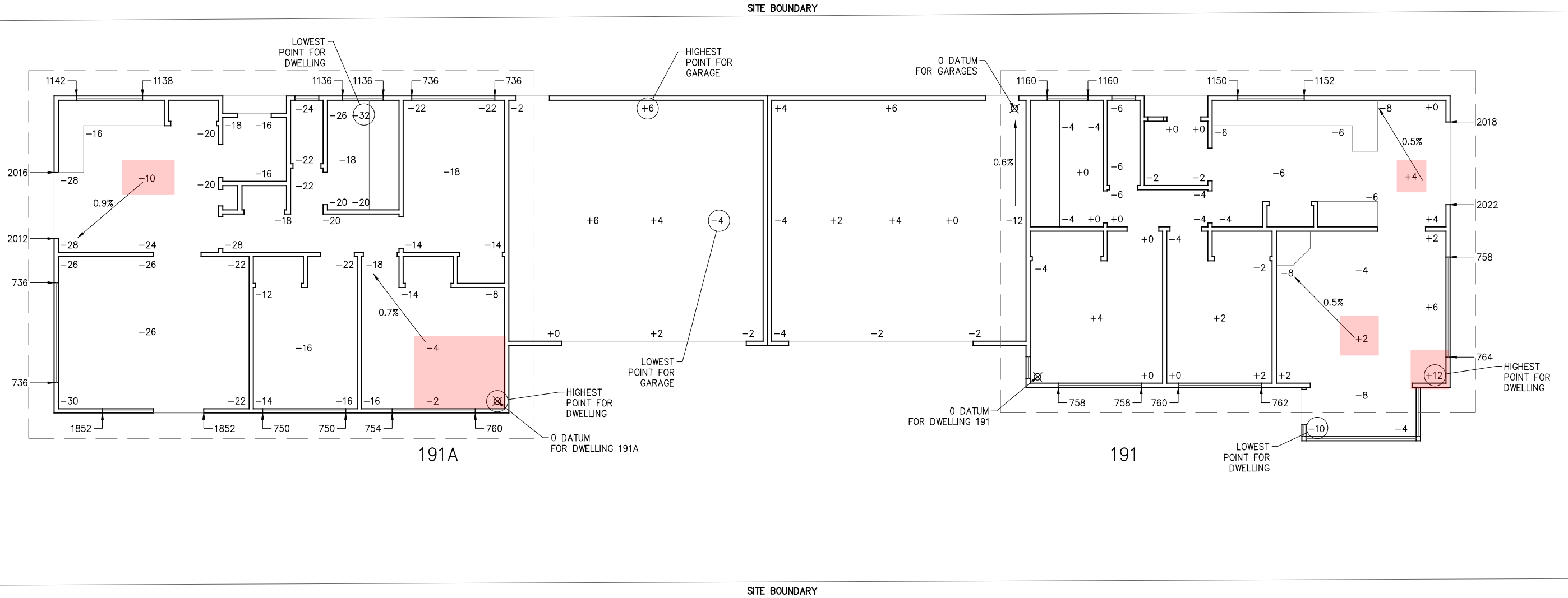
STATUS:	SKETCH	CONTRACT NUMBER:	01676
DRAWING NO:	SK-100	SCALE:	1:100@A3
		REVISION:	0

NOTES :
 1/ WALL THICKNESS INDICATIVE,
 CONFIRM ON SITE
 2/ FLOOR LEVELS COMPLETED BY
 OTHER



PROPOSED SCOPE OF WORKS

Relevel area to reduce the floor slopes that exceed the 0.5% threshold.



LEGEND

+12 = INDICATES THE FLOOR LEVEL SURVEY SPOT LEVEL READING

⊗ = DATUM LOCATION

0.9% = INDICATES THE FLOOR FALL PERCENTAGE

APPROX GROSS FLOOR AREA	
GROUND FLOOR	135m ²

1 GROUND FLOOR, FLOOR LEVEL SURVEY PLAN
 SCALE 1:100 @ A3



DESIGNED:	-	-/-	-	-	-/-
DRAWN:	█	09/08/17	-	-	-/-
DWG CHK:	█	09/08/17	-	-	-/-
DSGN CHK:	-	-/-	-	-	-/-
APPROVED:	-	-/-	-	-	-/-
BY	DATE	REVISION	BY	APRVD	DATE
		0 SKETCH	CP	JM	09/08/17

191 & 191A WESTMINSTER STREET, ST ALBANS, CHRISTCHURCH GROUND FLOOR LEVEL SURVEY PLAN

BLUEBARN
 CONSULTING ENGINEERS
 Auckland Office | PO Box 21-525 | Henderson 0650 | P +64 9 839 7009
 Christchurch Office | PO 42-047 | Tower Junction | Addington 8149
 P + 64 3 366 2953 | www.bluebarn.co.nz

STATUS:	SKETCH	CONTRACT NUMBER:	01676
DRAWING NO:	SK-100	SCALE:	1:100@A3
		REVISION:	0

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.

Version 2



Statement of Claim Checklist / Repair Strategy

CLM/2010/068823

Date: 21/12/10
 Author: Peter Toux

NM BARKER
 191 WESTMINSTER STREET
 MAIREHAU
 CHRISTCHURCH
 H [REDACTED]
 W [REDACTED]
 M [REDACTED]

LA: Peter Toux

Estimator: NICK SMYTH

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	✓			Walls - Plaster cracks - Remove paper, Replaster, Re Paper.
Dining Room	N/A				
Kitchen	N				
Family Room	N/A				
Bedroom 1	N				
Ensuite	N/A				
Bedroom 2	N				
Bedroom 3	N/A				

B
SMYTH

NM BARKER
191 WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH
H [REDACTED]
Ver W [REDACTED]
M [REDACTED]

SOC / Repair Strategy - Page 2

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
Bathroom	N				
Toilet 1	N				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
Entry / Hall(s)	N				
Stairwell	N/A				
Laundry	N				
Garage	Y			✓	FLOOR - CRACK IN SLAB - GRIND + GROUT.
Other	N				

.....
Initials)

[Handwritten signature]

Unit 1

CLM/2010/068823

NM BARKER
 191 WESTMINSTER STREET
 MAIREHAU
 CHRISTCHURCH

SOC / Repair Strategy - Page 3

H
 W
 M

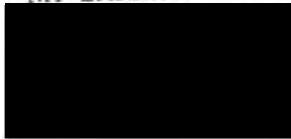
Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	N	
	South	N	
	East	N	
	West	N	
Decks		N	
CHIMNEY	Base	N/A	
	Ceiling Cavity	N/A	
	Above Roof	N/A	
	Fireplace	N/A	

B.....
 Initials)

SPZ

UNIT 1
2010/068 823

NM BARKER



SOC / Repair Strategy – Page 4

Item	Event Damage	Repair Strategy
	Y / N	
Foundations		
Piling		
Services	Y	HOT WATER CYLINDER - REPLACED BY OWNER - INVOICE SENT TO EQC
Other Dwelling Items		
Outbuildings		
Land & Retaining Walls <i>(Discuss with Supervisor)</i>		

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.
 Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: Barker Dated: 21-12-10

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

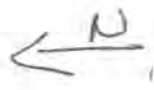
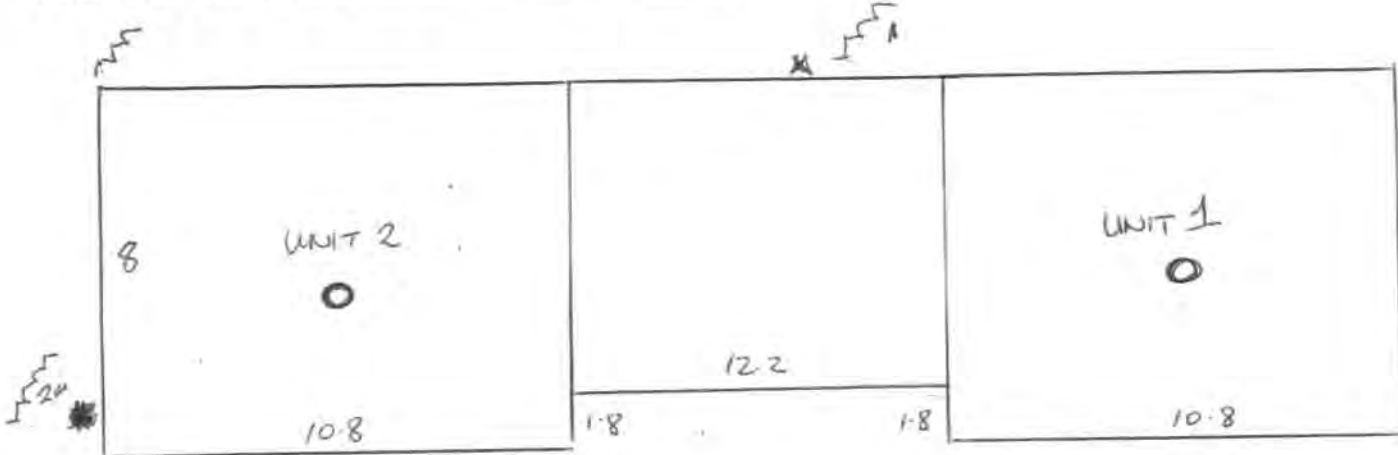
B
Initials)

502

Date: 21/12/2010

Claim Number: 2010/ 068 823

Estimator's Name: NICK SMITH



CRACKS TO MORTAR * FOUNDATION CRACKS. XXXX MORTAR CRACKS IN TILES.

Area m ² :	
Stud Heights: <u>2.4</u>	
Wall Finish:	Wallpaper Plastered <u>Paint finish</u>
Other Services:	Specify damage:
Chimneys: <u>x 2</u>	Construction type: <u>Fluo</u>
<u>NO DAMAGE</u>	Height:
	Damage description: Above Roof Below Roof Total Repair
Foundations Damage: <u>✓</u>	Timber <u>Concrete Ring</u> Concrete Slab Other (specify):
<u>VERY MINOR.</u>	Minor Moderate Severe
	House moved off foundations?: <u>NO</u>
	Concrete slab cracked? Crack width Crack length
Roof:	<u>Framed</u> <u>Trussed</u> Metal tiles Rolled Metal Other (specify):
	Type: Clay Tiles <u>Concrete tiles</u>
	Damage:
Cladding Type:	Weatherboard <u>Brick Veneer</u> Hardi Plank Other

Additional Information

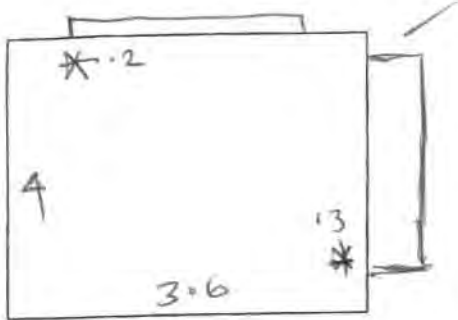
Date: 21/12/2010

Claim Number: 2010/068 823

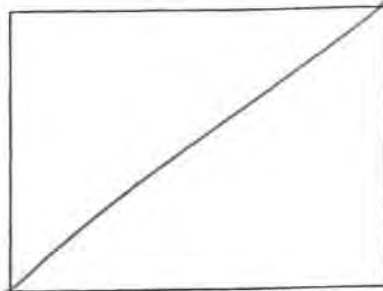
Estimators Name: NICK SMITH

UNIT 1

Dwelling Inspection Checklist: Show measurements indicate damage



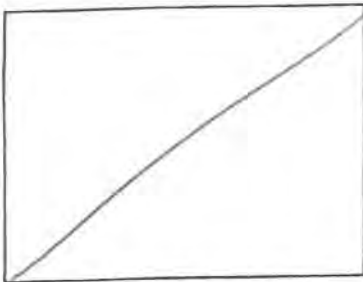
Lounge



Dining Room



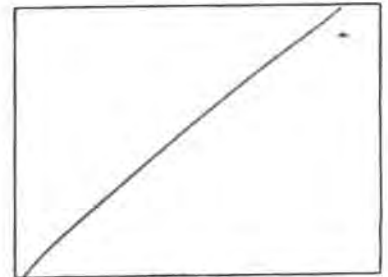
Kitchen



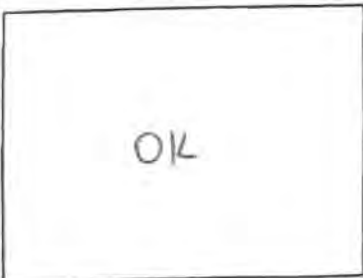
Family Room



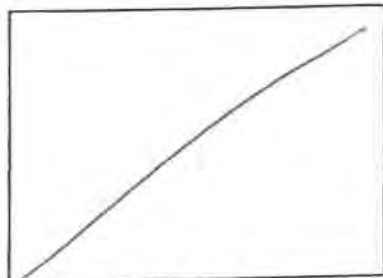
Bed 1



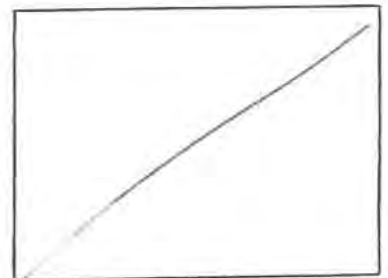
Ensuite



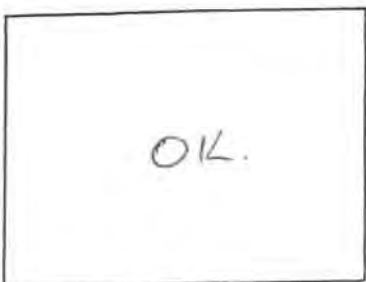
Bed 2



Bed 3



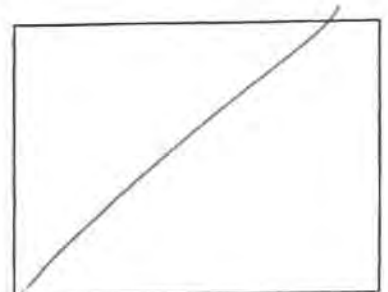
Bed 4



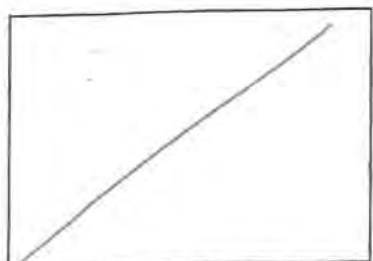
Bathroom



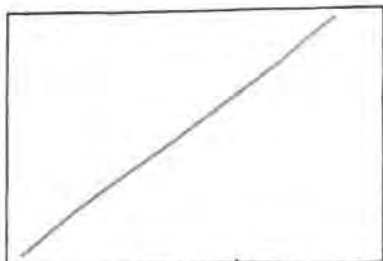
Toilet 1



Toilet 2



Office/Study



Rumpus



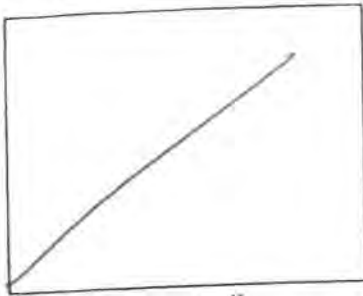
Entry/Hall(s)

Date: 21 / 12 / 2010

Claim Number: 2010/ 068 823

Estimators Name: NICOL SMITH

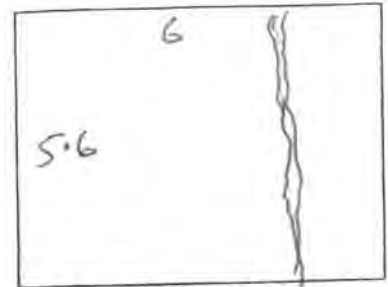
UNIT 1



Stairwell



Laundry



Outbuildings/Garage



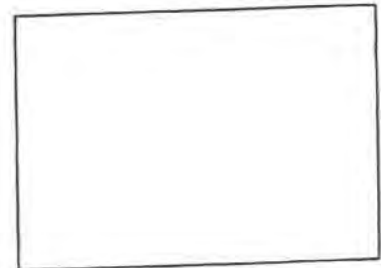
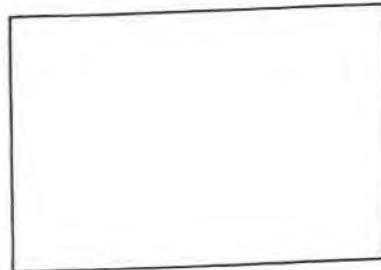
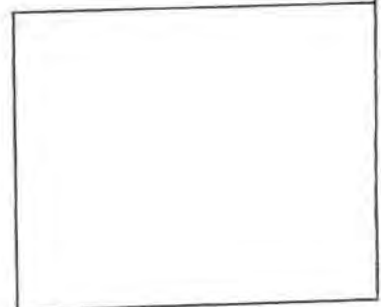
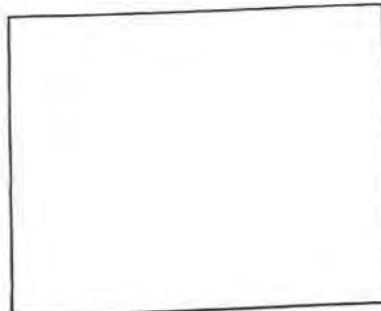
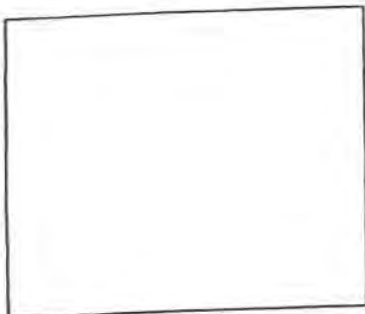
Roof



Foundation



Exterior



Legend

* (asterisk)	CRACK TO WALL	JD	JAMMING DOOR
MMMM	CRACK TO CEILING	JW	JAMMING WINDOW
O	POPPED FASTENER	~ (wavy line)	CRACK TO CONCRETE
→ (with 10/1000 below)	FALL IN FLOOR		
↑	CRACK TO SCOTIA		



Calculation Sheet

Office Use Only

Date: 03/01/2011
 Author: DAVID KIM

Claim No: 2010 / 068823
 Claimant: N.M. BARKER
 Situation of Loss: 2/191 WESTMINSTER ST
 MAIREHAU, CHRISTCHURCH

LA: PETER TULLY

Estimator: NICK SMITH

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	WALLPAPER	m ²	3.6	4		144	35	504
Dining Room	N/D							
Kitchen	N/D							
Family Room	N/D							
Bedroom 1	N/D							
Ensuite	N/D							
Bedroom 2	N/D							
Bedroom 3	N/D							

Affix label here

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4	N/A							
Bathroom	N/A							
Toilet 1	N/A							
Toilet 2	N/A							
Office / Study	N/A							
Rumpus	N/A							
Entry / Hall(s)	N/A							
Stairwell	N/A							
Laundry	N/A							
Garage	GARAGE FLOOR	m ²	6	5.6		33.6	30	1008
Sub total (Page 2)								1008

Affix label here

Room		Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Roof									
EXTERNAL WALLS	North								
	South								
	East								
	West								
	Decks								
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								
Sub total (Page 3)									

Affix label here

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations	ND							
Piling	ND							
Services	ND							
Other Dwelling Items	ND							
Out-buildings	ND							
Land and Retaining Walls	ND							

Sub-total - Page 4

	Sub total – Page 1:	509.00
	Page 2:	1008.00
	Page 3:	
	SUB-TOTAL:	1512.00
	+ P&G, Margin & GST Figure:	553.69
	TOTAL:	\$2065.69

Unit 2

Version 2



Statement of Claim Checklist / Repair Strategy

CLM/2010/068823

Date: 21/12/10
 Author: Peter Howl

NM BARKER
 2/ 191 WESTMINSTER STREET
 MAIREHAU
 CHRISTCHURCH
 H: [REDACTED]
 W: [REDACTED]
 M: [REDACTED]

LA: Peter Howl

Estimator: Nick Smith

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
✓ Lounge	Y	✓	—	—	WALLS - Plaster cracks - Remove Paper, Rane, Plaster, Paper
Dining Room	N/A	—	—	—	
✓ Kitchen	Y	✓	—	—	WALLS - Plaster cracks - Remove Paper, Plaster, Rane, Plaster Paper
Family Room	N/A	—	—	—	
Bedroom 1	N	—	—	—	
Ensuite	N/A	—	—	—	
✓ Bedroom 2	Y	✓	—	—	WALLS - Plaster cracks - Rane, Plaster + Paint
Bedroom 3	N	—	—	—	

B 512

NM BARKER
191 WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH
H [REDACTED]
W [REDACTED]
M [REDACTED]

SOC / Repair Strategy - Page 2

Version .

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A	✓	✓	✓	
Bathroom	N	✓	✓	✓	
Toilet 1	N	✓	✓	✓	
Toilet 2	N/A	✓	✓	✓	
Office / Study	N/A	✓	✓	✓	
Rumpus	N/A	✓	✓	✓	
Entry / Hall(s)	N	✓	✓	✓	
Stairwell	N/A	✓	✓	✓	
Laundry	N	✓	✓	✓	
Garage	N	✓	✓	✓	
Other	N	✓	✓	✓	

B
.....
Initials)

5/11/20

NM BARKER
 191 WESTMINSTER STREET
 MAIREHAU
 CHRISTCHURCH
 H:
 W:
 M:

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	Y	Mortar Cracks - RAKE + REPOINT
	South	N	
	East	Y	Mortar Cracks - RAKE + REPOINT
	West	N	
Decks		N/A	
CHIMNEY	Base	N/A	
	Ceiling Cavity	N/A	
	Above Roof	N/A	
	Fireplace	N/A	

B
 (Initials)

SR

NM BARKER
191 WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH
H [REDACTED]
W [REDACTED]
M [REDACTED]

SOC / Repair Strategy – Page 4

Version 2

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	Y	CRACK IN CONCRETE SKIRT - RANG - GROUT PLASTER.
Piling	N	
Services	N	
Other Dwelling Items	N	
Outbuildings	N/A	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.
Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: [Signature] Dated: 21-12-10

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

.....
Initials)

SW

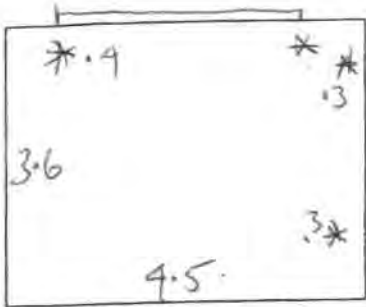
Date: 21/12/2010

Claim Number: 2010/068 823

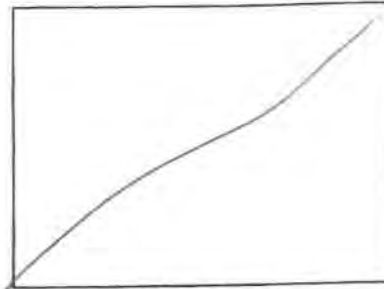
Estimators Name: NICK SMITH

UNIT 2

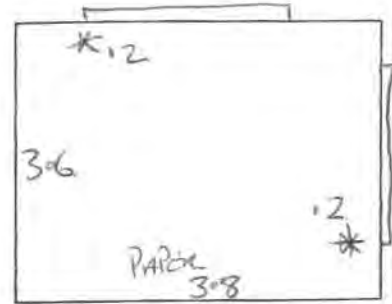
Dwelling Inspection Checklist: Show measurements indicate damage



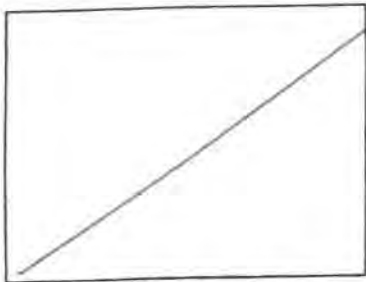
Lounge



Dining Room



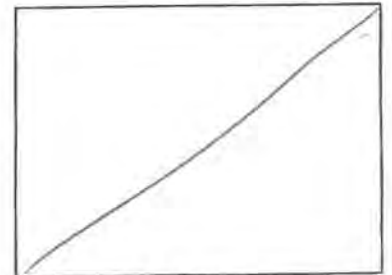
Kitchen



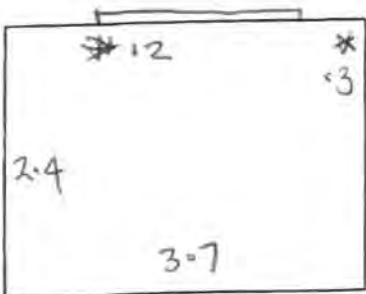
Family Room



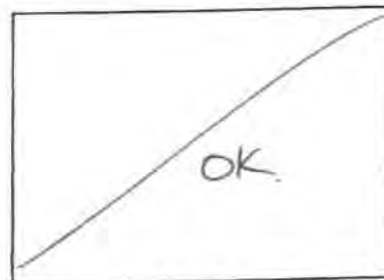
Bed 1



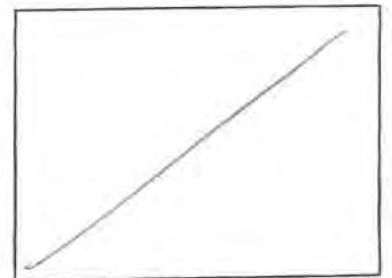
Ensuite



Bed 2



Bed 3



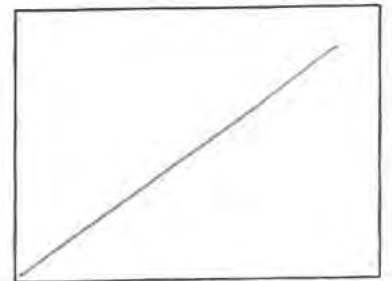
Bed 4



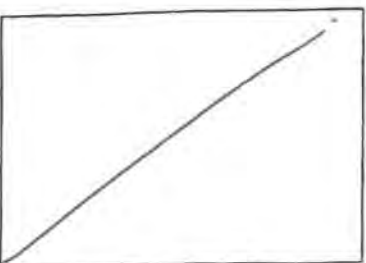
Bathroom



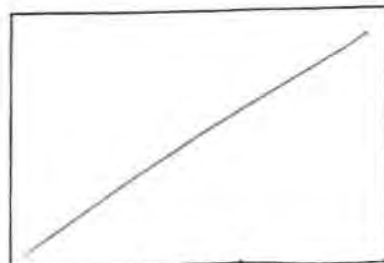
Toilet 1



Toilet 2



Office/Study



Rumpus



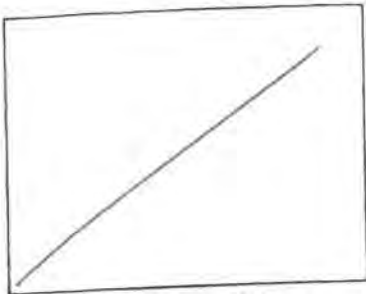
Entry/Hall(s)

Date: 21 / 12 / 2010

Claim Number: 2010/ 068 823

Estimators Name: NICK SMITH

UNIT 2



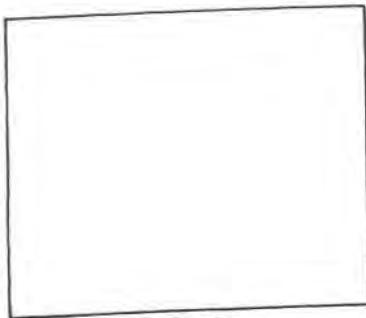
Stairwell



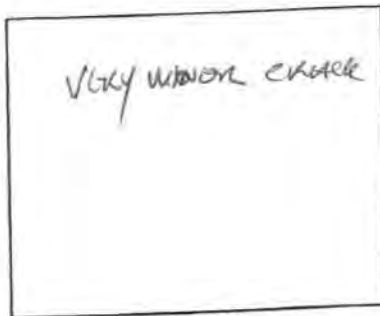
Laundry



Outbuildings/Garage



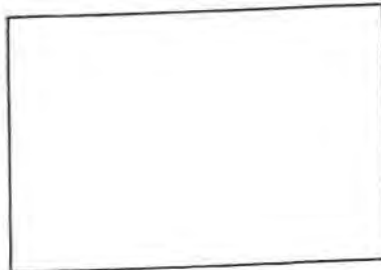
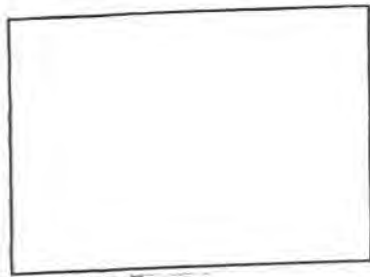
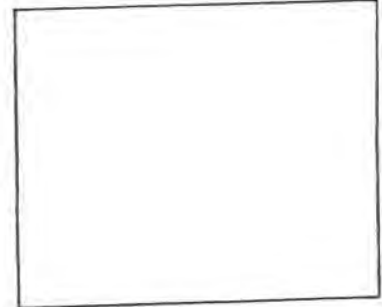
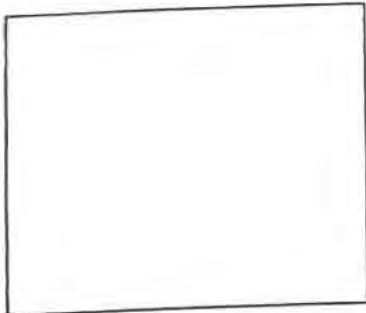
Roof



Foundation



Exterior



Legend

*	CRACK TO WALL	JD	JAMMING DOOR
MMMM	CRACK TO CEILING	JW	JAMMING WINDOW
O	POPPED FASTENER	~~~~~	CRACK TO CONCRETE
→ 10/1000	FALL IN FLOOR over 1m		
↑	CRACK TO SCOTIA		



Calculation Sheet

Office Use Only

Date: 03/01/2011
 Author: DAVID KIM

Claim No: 2010 / 068823
 Claimant: NM PARKER
 Situation of Loss: 2/19/1 WESTMINSTER ST. MAIREHAU CHRISTCHURCH

LA: PETER TULLY

Estimator: NICK SMITH

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	WALLPAPER	m ²	16.2	2.4		30.88	35	1360.8
Dining Room	N/D							
Kitchen	WALLPAPER	m ²	14.8	2.4		35.52	35	1243.2
Family Room	N/D							
Bedroom 1	N/D							
Ensuite	N/D							
Bedroom 2	LABOUR - GIB STOPPER	hrs				1	45	45
	MATERIALS	£				1	10	10
	REPAINT- WALLS	m ²	12.2	2.4		2928	20	585.6
Bedroom 3	N/D							

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom								
Toilet 1								
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)								
Stairwell								
Laundry								
Garage								

Sub total (Page 2)

Affix label here

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost	
Roof	N/A								
EXTERNAL WALLS	North	LABOUR - BRICKLAYER				2	50	100	
		MATERIALS				1	20	20	
	South	N/A							
	East	LABOUR - BRICKLAYER				2	50	100	
		MATERIALS				1	20	20	
	West	N/A							
	Decks	N/A							
	CHIMNEY	Base	N/A						
		Ceiling Cavity	N/A						
		Above Roof	N/A						
Fireplace		N/A							
Sub total (Page 3)								240	

Affix label here

Calculation Sheet – Page 4

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations	LARGE - PLASTER	hrs				4	50	200
	MATERIALS	kg				1	50	50
Piling	N/D							
Services	N/D							
Other Dwelling Items	N/D							
Out-buildings	N/D							
Land and Retaining Walls	N/D							

Sub-total - Page 4 250

	Sub total – Page 1:	3244.60
	Page 2:
	Page 3:	240.00
	Page 4:	250.00
SUB-TOTAL: 3734.60		
	+ P&G, Margin & GST Figure:	1367.61
	TOTAL:	\$5102.21

74

(LF) 2010/068823 E

To: EQC From: Nigel Barker

7 pgs

Fax: Pages: 7

Phone: Date: 18-Jan-11

Re: Payment of Invoices

CC:

Claim number CLM/2010/068823

Dear Sir

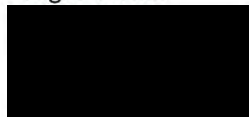
Enclosed are invoices which were paid in September for urgent repairs to my property at 191 Westminster Street.

Company	Service / Product	Cost
Multi Machinery	Hot Water Cylinder	787.57
Canterbury Creative Decking	Installation	281.25
MJ Robertson Ltd	Plumber	533.36
Mark Card	Electrician	40.25
Total		1,642.43

You have these invoice details but I understand need the physical invoices to make payment. Please send me a cheque to the below address as I understand you cannot make bank deposits.

Regards

Nigel Barker

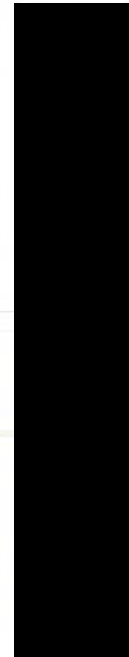
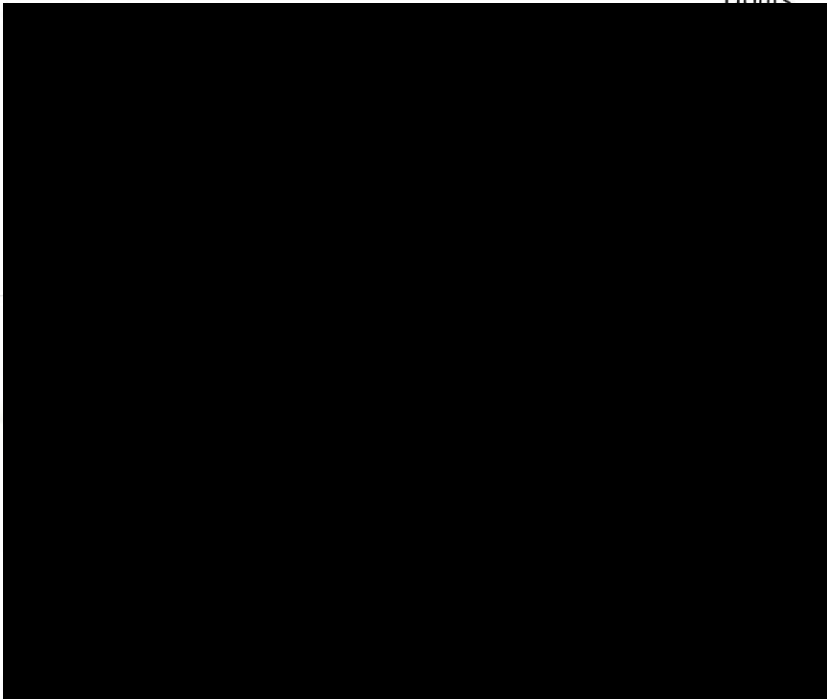




18/09/10

To Neil and Trish Barker
Invoice for work done at [REDACTED]
W/c 6/9/10

Hours



Tuesday 14th Westminster St Cylinder replacement

5

NMBLTD [REDACTED]

5 x 50 = 250

GST+ 31.25

281.25

Total
GST
To Pay labour

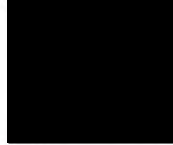
- 500.00 Prepaid.
- 281.25

Materials Timber
Placemarkers
new Iron



Gst
Total Materials

To Pay Hours
Materials
Total



Please pay to following account on receipt of this account

0108 22 0137137 00

Regards
Mark & Don



Released under the Official Information Act 1982

M.J. Robertson Ltd

REGISTERED MASTER PLUMBERS

244 Antigua Street, P.O. Box 4173, Christchurch 8140,
Phone 366-6195 Fax 366-6092 Email accounts@mjr.co.nz



(LF) 2010/068823 E

Mr N M Barker



TAX INVOICE
GST NO. 67-863-496

Invoice No. 00077394
Date: 16/09/2010
Order No.

Page: 1

DESCRIPTION	AMOUNT
-------------	--------

Re: 191 Westminster Street

Job to remove the existing cylinder and replace with new, supplied. Damaged during the Earthquake. Altered the pipework to suit.

1 x Nefa Filter Stop	\$99.56
2 x 100mm x 20mm Brass Nipples	\$18.72
1 x 20mm Crox Nut	\$3.77
1 x 20mm Crox Nipple	\$5.29
1 x 15mm Crox Nipple	\$4.58
2 x 20mm Secura Crox Couplers	\$20.00
2 x 15mm Secura Crox Couplers	\$19.04
3 x 15mm Secura Elbows	\$21.45
1 x 20mm x 15mm Secura Tee	\$9.58
1 x 15mm Secura Male Adaptor	\$7.67
500mm x 15mm Secura Pipe	\$2.50
1 x 20mm Crox Elbow	\$12.44
Labour	\$237.50
Vehicle Expenses	\$12.00

PLEASE PAY WITHIN
SEVEN DAYS

For payment by direct credit our bank account number is:

06-0807-0124709-00

Please include invoice No. as a reference.

3/10/10

Sub Total \$474.10
Plus G.S.T \$59.26
BALANCE \$533.36

M J Robertson Ltd, P O Box 4173, Christchurch

Please Pay On Invoice. Thank You

Invoice 00077394

Sale; Barker, Mr N M

TOTAL \$533.36

Mark Card

Electronic & Electrical Engineer

Mail: Po Box 9315, ChCh 8149

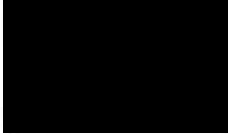
Mobile: 0210 758435

email: mark.card@atessal.com

Tax Invoice GST No. 96-556-446

To:

N M Barker Ltd



Invoice No. 10-142

Invoice Date 29th October 2010

Location of work: 191 Westminster St., Christchurch.

Detail of works: Replacement of HWC because of earthquake.

Invoice Total \$40.25(inc. GST)

Payment preferred by bank transfer to – 38 9009 0224992 00 – Thanks

✓
30/10/10

	Qty	Description	Price	Nett
14/09/10	1	Labour	\$35.00	\$35.00
			Sub Total	\$35.00
			GST	\$5.25 15.0%
			Total	<u>\$40.25</u>

Multi Machinery (Superheat) Limited
 PO Box 19 001
 Christchurch 8241
 Phone 03 389 9500
 Fax 03 389 9666
 Email info@superheat.co.nz



TAX INVOICE 148347

Gst No. 83-967-315

Invoice to:
**** CASH TRADE ACCOUNT ****

Delivered to:
 BARKER

Phone: Fax:

Date	Intl Ref	Customer	Quote Number	Order Number	Packing Slip	Invoice Number:
8/09/2010		CASHTRAD		BARKER		148347

Code	Description	Serial No	Quantity	Amount
E180490TRIPLE	EL 180 LT 490 X 1720 TRIPLE NMBLTD	28933	1.00	\$700.06
E180490TRIPLE	EL 180 LT 490 X 1720 TRIPLE NQP	29235	1.00	\$700.06
E135540TRIPLE	EL 135 LT 540 X 1090 TRIPLE NQP	29064	1.00	\$584.42

NQP \$1284.48 + GST
 + 160.56
1445.04

NMBLTD 787.57

Please direct credit payments to:
BNZ Bank 02 0800 0101635 00

Please ensure you include your customer ref. number in the ref. field for ease of identification

Total Net	\$1,984.54
GST	\$248.07
Invoice Total Including GST	\$2,232.61

189

N.M. & P.M. Barker Ltd



*Complete Property Management & letting services.
Building & property maintenance services.*

Date: 30th May 2011

EQC
P O Box 311
WELLINGTON

Dear Sir

RE: CLAIM 2011/ 145234
Property: 191 Westminster Street, Christchurch City, Christchurch

I enclose my tax invoice for emergency work carried out at the above address, together with sundry invoices.

I look forward to receiving payment of \$2,638.16.

Thank you.

A handwritten signature in cursive script, appearing to read 'Barker'.

Yours faithfully,
NM & PM Barker Ltd

Per

Encl.



VV 2011/145234 (E)

N.M. & P.M. Barker Ltd



GST: 025-228-138

STATEMENT

Emergency Earthquake Repairs

Property: 191 Westminster St, Christchurch City, Christchurch
EQC Claim #: 2011/ 145234

TO	Damage in Lounge and Kitchen Dining area N.M. & P.M. Barker invoice	1787.16
TO	Canterbury Creative Decking, D Nicholson builder invoice	851.00

\$2,638.16

E&OE
30th May 2011

Bank account details:
NM & PM Barker Ltd -BNZ 020 852 0107801 00

Complete Property Management & letting services. Building & property maintenance services



N.M. & P.M. Barker Ltd



GST: 025-228-138

Tax Invoice

Emergency Earthquake Repairs

Property: 191 Westminster St, Christchurch City, Christchurch
EQC Claim #: 2011/ 145234

To	Damage in Lounge and Kitchen Dining area Clean up from flood, caused by leaking ceiling water tank. 25th & 28th March	5 hours @ \$50	250.00
To	Assist builder with reconstructing damaged ceiling and fixing new ceiling lining. 30th March & 4th April	8 hours @ \$50	200.00
To	Stop up new ceiling; and attempt to repair damage stipple areas;	6 hours @ \$50	300.00
To	repair damage plaster areas at tops of walls in lounge	4 hours @ \$50	200.00
To	Paint all repaired areas to match existing paintwork	7 hours @ \$50	350.00
	Materials		
	Dulux paints - invoice attached		231.16
	Placemakers - invoice attached		22.90

Sub Total 1554.06

GST 233.10

Total \$1,787.16

E&OE
30th May 2011



Bank account details:
NM & PM Barker Ltd -BNZ 020 852 0107801 00

Dulux

DULUX NEW ZEALAND

PlaceMakers Know how. Can do.

Tax Invoice

TAX INVOICE

page no. 1

DULUX TRADE CENTRE

149 ROYDVALE AVENUE,
CHRISTCHURCH,
TEL :03-358-0760.
FAX :03-358-0784.
LYNETTE IRWIN

Customer Address TRADE CASH	Docket Number ZC80-0109573
Delivery instructions	Customer Order Number 6/04/2011
Original Invoice/Claim Number	Customer Number
	Project Number

CUSTOMER COPY

Dulux D/G Ref	Product	Line Shade	Size	Ordered Quantity	GST	Unit Price Ex GST	Unit Value Ex GST
	PROF U/HIDE L/S WHITE 10L	587-84179	10L	1	1	116.50	116.50
	BP 520 FLAT CEILING WHT	661-57337	10L	1	1	84.50	84.50
						TOTAL EX GST	201.00
						TOTAL GST	30.16
						TOTAL INC GST	231.16
						4097730000XXXXXX EFT	231.16

EARTHQUAKE COMMISSION
 03 JUN 2011
 WELLINGTON

TERMS NET 30 DAYS

Refer all queries within 48 hours of receipt to Dulux New Zealand, a Division of Dulux Group (New Zealand) Pty Ltd. GST REG NO: 103-475-821.

Customer/Carrier Signature
 FROM 1/12/09, DULUX NEW ZEALAND IS A DIVISION OF, DuluxGroup (NEW ZEALAND) PTY LTD, GST# 103-475-821. ABN 55 133 404 118

*Westminster
 referred to Kooker 11/11/11*

STA03BWIDE

N M & P M BARKER LTD


Invoice No: 5265093

Building Choices Ltd
 PlaceMakers Riccarton
 2-20 Mandeville Street
 PC Box 2653
 Christchurch Mail Centre
 Christchurch 8140
 Phone: 0-3-348 2039
 Fax: 0-3-348 9483
 Email: pmriccarton@placemakers.co.nz
 GST. No: 70-094-258
 Bank No: 02-0820-0609209-000
 Account Code - BARNH

Standard terms and conditions of trade apply. For full details go to the PlaceMakers website <http://www.placemakers.co.nz/terms.html> and click on the link on the left hand side, or contact your local branch

Page 1 of 1

Date: 05/04/11 Customer Reference: 191a Packing Slip No: 5427656

Product Code	Description	Qty	Unit	Price \$	Selling Price	Amount
Barnh	Remote Transaction: 04/04/11 Cust-Id: Barnh Name: N M & P M Barker Ltd From: Pm Cranford St (17000) Cust-Po: 191a A:650856/00401. 14/3/51. 20/3/16. 694 Ken Parker Pack No: 3313647 D/L: A:650856/00401, Invoice Number: 3116588					
4071023	Raven Sponge Baller Sallor	4505	1 ea	4.70	4.37	4.37
2803332	Gib Promix All Purp okg	1	1 b	20.75	15.54	15.54

*EQ 191A ✓
 12/4/11*

Please call 343-8600 to place an order
 Please call 348-2039 for accounts and general enquiries
 Accounts due on the 20th of month following purchase
 All prices exclude GST

Carrier ID No Carrier	Cartage \$0.00
Car Registration 3116588	Taxable amount: \$19.91 Plus GST: \$2.99

Source	Loc	Pick No	PO No	Salesperson	Register ID	Time
lbc	167	2887336	780961	Roel	55	20:02:46

Total
 \$22.90

11/11/11 14:56:54 (E)



M.J. Robertson Ltd

REGISTERED MASTER PLUMBERS

PO Box 4173, 244 Antigua Street, Christchurch
Phone. 366 6195 Fax. 366 6092 Email. accounts@mjr.co.nz



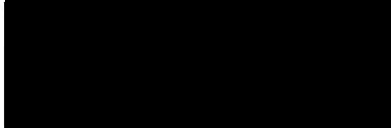
TAX INVOICE

2011 / 145234

GST No: 67-863-496

No. 00081202

Neil Barker



Date: 31/03/2011

Order No.

Page: 1

DESCRIPTION	AMOUNT
Re: 191A Westminster St	S15
Job to investigate header tank leaking since the earthquake. The plumber found the ballcock hadn't shut and the tank tray could not handle the overflow. Replaced the ballcock.	
1 x 15mm S/S ballcock	\$44.00 S15
1 x filter	\$1.40 S15
Sundries	\$8.00 S15
Labour	\$112.50 S15
Mileage	\$12.00 S15
EQC Claim No. 2011/028412 Earthquake Emergency Repair Work	

For payment by direct credit, our bank account number is:

06-0807-0124709-00

Please include Invoice No. as reference.

Thank you.

Sub Total	\$177.90
GST:	\$26.69
Total	\$204.59

M J Robertson Limited, P O Box 4173, Christchurch

Invoice No: 00081202

Please Pay On Invoice. Thank You

Amount Applied:	\$204.59
Balance Due:	\$0.00

N.M. & P.M. Barker Ltd



*Complete Property Management & letting services,
Building & property maintenance services.*

Date: 18 November 2011

EQC
P O Box 311
WELLINGTON

Dear Sir

RE: CLAIM 2011/ 145234
Property: 191a Westminster St, Christchurch City, Christchurch

I enclose ~~my~~ tax invoice for emergency work carried out at the above address by MJ Robertson Plumbers, Christchurch.

This work was undertaken following the February earthquake, however for some unknown reason the account was posted to a random address, it therefore took a long time to reach us.

The account has been paid by ourselves, we look forward to receiving reimbursement of the sum of \$204.59.

Our bank deposit slip is enclosed for your convenience.

Thank you.

Yours faithfully,
NM & PM Barker Ltd

Per

A handwritten signature in blue ink, appearing to read 'Barker'.

Encl.



INVOICE

391 Marine Parade
South Brighton
Christchurch
03 3882265 0212294969

GST Reg. No. 111-491-925

TAX INVOICE #10445
DATE: JUNE 8, 2017

TO:
Tim Hopkins
Beech Construction

Re:
191A & B Westminister St
St Albans
Christchurch

Qty	Unit	Description	Unit Price		\$	c
		Inspection and roof report	150	00	300	00
TOTAL EX GST \$					300	00
PLUS %GST \$					45	00
TOTAL INCL GST \$					345	00

Payment is now due to
Estate Coatings Canterbury Ltd ASB: 12 3240 0132612 00

Thank you for your business!

187

Am Jau/22672 EU 2p

N.M. & P.M. Barker Ltd



*Complete Property Management & letting services.
Building & property maintenance services.*

Date: 6 July 2011

EQC
P O Box 311
WELLINGTON

Dear Sir

Emergency Earthquake Repairs
Property: 191 Westminster St, Christchurch
EQC Claim #: 2011/ 212672

I enclose my tax invoice for emergency work carried out at the above address.

I look forward to receiving payment of \$ 115.00

Thank you.

Yours faithfully,
NM & PM Barker Ltd

Per

Encl.

EARTHQUAKE COMMISSION

11 JUL 2011
WELLINGTON

errv 2011/212672

EU

N.M. & P.M. Barker Ltd



GST: 025-228-138



invoice # 1912

Building & property maintenance services

Tax Invoice

Emergency Earthquake Repairs
Property: 191 Westminster St, Christchurch
EQC Claim #: 2011/ 212672

To attend to flat after earthquake, water tank in ceiling had sloshed and spilled. Saturating ceiling insulation; remove insulation, clean up water to try to prevent further damage to ceiling below.

2 hrs @ \$50 100.00

Sub Total 100.00

GST 15.00

Total \$115.00

E&OE
6 July 2011

Bank account details:

NM & PM Barker Ltd -BNZ 020 852 0107801 00

Complete Property Management & letting services. Building & property maintenance services

EARTHQUAKE REPAIRS

11 JUL 2011
WELLINGTON

Appliance Services

GST Reg. Number:089-538-459

950B Ferry Road Ferrymead Christchurch
 applianceservices@paradise.net.nz

Phone: (03) 384 5308

OKT
Tax Invoice

Bill To:
 Earth Quake Commission
 P O Box 790
 WELLINGTON 6140

Shirley Bell

AM/2011/1212672


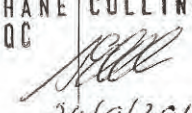
AM/2011/145234

Invoice No.00008273

Date: 21/10/2011

Job No: 191aWest

Page: 1

DESCRIPTION	QTY.	PRICE	TOTAL
@ Naomi Magee, 191A Westminster St, St Albans EQC Damage report 10/10/11- * Inspect F&P Fridge freezer E372B that door wont close as well as they used to pre EQ & veggie bins broken. Found door Cams broken & veggie bins broken. Parts replacement cost \$70+GST 10/10/11 * Also inspect F&P Dryer ED56FR that wont compete cycles since EQ. Found controller & humidity sensor both faulty. Quote to replace Parts \$310+GST. Labour for both appliances, to return & fit \$80+GST. 21/10/11- * Inspect F&P Washing Machine that leaks, could NOT fault it. Unit has ben repaired by Noel's. <i>The report comments on eqc damage.</i> <i>Recommended payment</i>  SHANE COLLINS EQC  24/9/2012	1	\$60.00	\$60.00
Bank Details for Direct Credit Banking: 03-1700-0114513-00 ** Important: Please add your Name & Invoice number to all Direct Credits. ** And Thankyou If you have Paid On-line before receiving this Invoice.			Sub Total: \$60.00 GST \$9.00 TOTAL DUE: \$69.00

TERMS: Please pay within 7 days of date of invoice. *** Please refer to the Terms & Conditions of Trade on the Reverse.

NOTE:
 PLEASE RETAIN THIS INVOICE FOR WARRANTY PURPOSES.

Warranty: 6 months on Parts and Labour. - Appliance Sales Warranty's Noted as above.

Statement of our terms: If goods are held for more than 3 months we reserve the right to sell goods to recover costs.

Ownership of goods/parts remains with Appliance Services until full payment is received.

We reserve the right to charge for recovery and or storage costs.

THANK YOU FOR YOUR BUSINESS

HUB FILE NOTE:

Completed By:	Ray Harpur	Claim Number:	2011/ 212672
Date:	11/12/2013	Customer Name:	N Barker
(Tick One)	Estimator	Address:	191 & 191A Westminster Street
	Assessor		Mairehau
Hub:			Christchurch
Type(tick one)	<input type="checkbox"/> SCOPE/COST VARIATION	<input checked="" type="checkbox"/>	PARTIAL /FULL CASH SETTLEMENT
	<input type="checkbox"/> NEW/ADDITIONAL DAMAGE		REPORT/CLAIM INFORMATION
	<input type="checkbox"/> POSSIBLE OVERCAP		OTHER
ASSOCIATED CLAIMS			
FULL OR PARTIAL CASH SETTLEMENT: (TICK ONE)		<input checked="" type="checkbox"/> PARTIAL	<input type="checkbox"/> FULL
RECOMMENDED SETTLEMENT VALUE:			INC P&G, MARGIN & GST

REASON FOR CASH SETTLEMENT

The EQR have completed all substantive repairs to the two flats.

Eqr have been presented with a credit note from the contractor for the garage ceiling repairs. There are a lot of non-EQ. related issues with the two ceilings .

I recommend the customer is cash settled for these repairs.

The contractors quote for these repairs totalled:- [REDACTED]

This total for the cash settlement is:- [REDACTED]

NB. This total has no allowance for any applicable excesses or associated costs.

NEXT ACTION/ RECOMMENDATION FOR HUB SUPPORT

Upload hub file to CMS.
Submit cash settlement recommendation for approval.

**CASH SETTLEMENT:**

SENT 22/3/13
LF

19 MAR 2013

MS-SF0505 Variation to Works Order



Claim Number	2011/212672	Contractor Name	Rock Solid
Customer Name	N Barker	Supervisor	N Lang
Main Contact	Neil	Date	18/03/2013
Property Address	191 & 191A Westminster	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously*

Section 1 Completed by Contractor

Reason for Submitting a Variation

credit - garages - extremely poor quality of the ceilings and painters unwilling to paint and provide any assurance of improved appearance

Item	Description	Quantity	Unit	Rate	Amount
191	credit - ceiling gapfill & paint		36	26	-936
191A	credit - rake out p & p ceiling		36	26	-936
Total					1872 +GST

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name N LANG Date 19/3/13 Signature N Lang

Section 3 Completed by EQC Representative

Instruction given for work Yes No Work sighted Yes No

Notes

E.Q.C. RAY HARPER ASSESSOR

APPROVED

21/3/17

Name _____ Date _____ Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$ -1872.00 Credit Hub Name Marehau

Variation Total \$ -1872.00 Hub Number _____ E _____

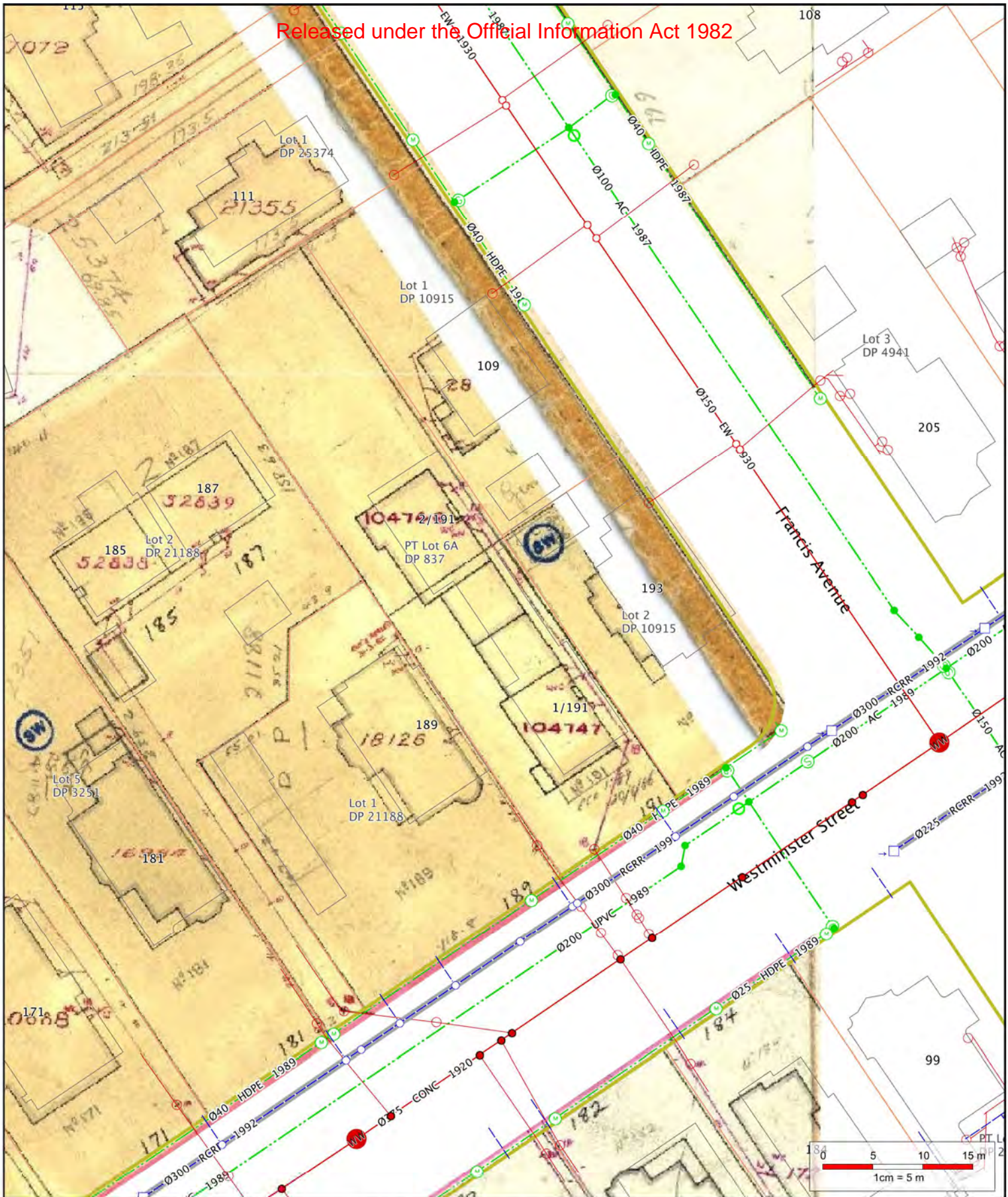
Name	<u>Neil Osborne</u>	Date	<u>22/05/13</u>	Signature	<u>Neil Osborne</u>
------	---------------------	------	-----------------	-----------	---------------------

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



1 : 500 on A4
Mar 27, 2017 8:25:34 AM

Christchurch City Council

ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage	Water Intake/Supply	Wastewater	Wastewater	Stormwater	Stormwater
Standard Infrastructure Bio Gas Condensate Trap End Cap Inlet Outlet Valve Main Cable	Inlet Meter Outlet Pump Restrictor Valve Air Release Butterfly Flow restriction Gate Pressure Activated Sluice Valve Reservoir Structure Lateral Main Sub Main	End Cap Valve Air Gap Separator Vent Eye Eye (Vertical) Outfall Pump Junction Access Flush Manhole Inspection Point Standard Manhole Trap Vented Manhole Lateral Pressure Main	Lateral Fitting Local Pressure CP Control Panel BK Boundary Kit T Tank System Site Vacuum Chamber Vacuum Breather Stormwater Bend Change Eye Flow Restriction Inlet Dome Sump Double Sump Gross Debris Trap	Inlet Inlet Headwall Pipe End Silt Trap Single Sump Soak Pit Triple Sump Junction Standard Manhole Outlet Pump Structure Basin Lateral Main Lateral Fitting Double Sump	Lateral Fitting Single Sump Soak Pit Inspection point Manhole All services Pipe Protection Abandoned Proposed Out of service Landbase Easement



Your renewal Landlord's Insurance Policy Schedule

N M BARKER LTD

Your policy number:

LANS00431244

We'll use this to retrieve your policy details if you contact us.

This is your Landlord's Insurance renewal with State.

Hi,

Your current policy is due to expire at 12:00am on **10 December 2024** and we invite you to renew your policy with us.

We provide cover if you pay your premium. If the premium is not paid by the due date, we will send you a notice outlining the overdue amount and when it needs to be paid to keep your policy active.

This document is your Policy Schedule. This document should be read together with the Policy Wording. It includes details of your premium and your insurance coverage. Please review this document including the sums insured to ensure the level of cover is appropriate for you. To view the Policy Wording please visit state.co.nz/documents. If you have any questions about your policy, please contact us and we'll be happy to help.

Your policy overview

Date issued: 5 November 2024

This is your policy for:

191-191a Westminster Street

Policy start

10 December 2024 12:00am

Policy end

10 December 2025 12:00am

You have chosen to pay annually.

Amount due

\$3,091.49 (incl. GST)

Due date

10 December 2024

Please ensure this is paid on time to remain covered.

Financial assistance is available

We can offer help with your insurance premium payments if your situation has changed. Call 0800 80 24 24 to discuss financial support options.

What to do next

1

Review this document

Check the information outlined in this policy is accurate and reflects the level of cover you require.

2

Amend (if necessary)

If anything needs changing visit state.co.nz/dashboard/login or call us on 0800 80 24 24 to update your policy.

3

Pay your premium

There are several ways you can pay your premium, just choose the most convenient for you from the 'How to pay' section.

Contact Us



state.co.nz



Payments 0800 80 24 24



Enquiries 0800 80 24 24



Make a Claim 24/7 0800 80 24 24

SITE SKETCH - STANDARD DRAINS

Customer Address 191-191a Westminster Street
Mairehau

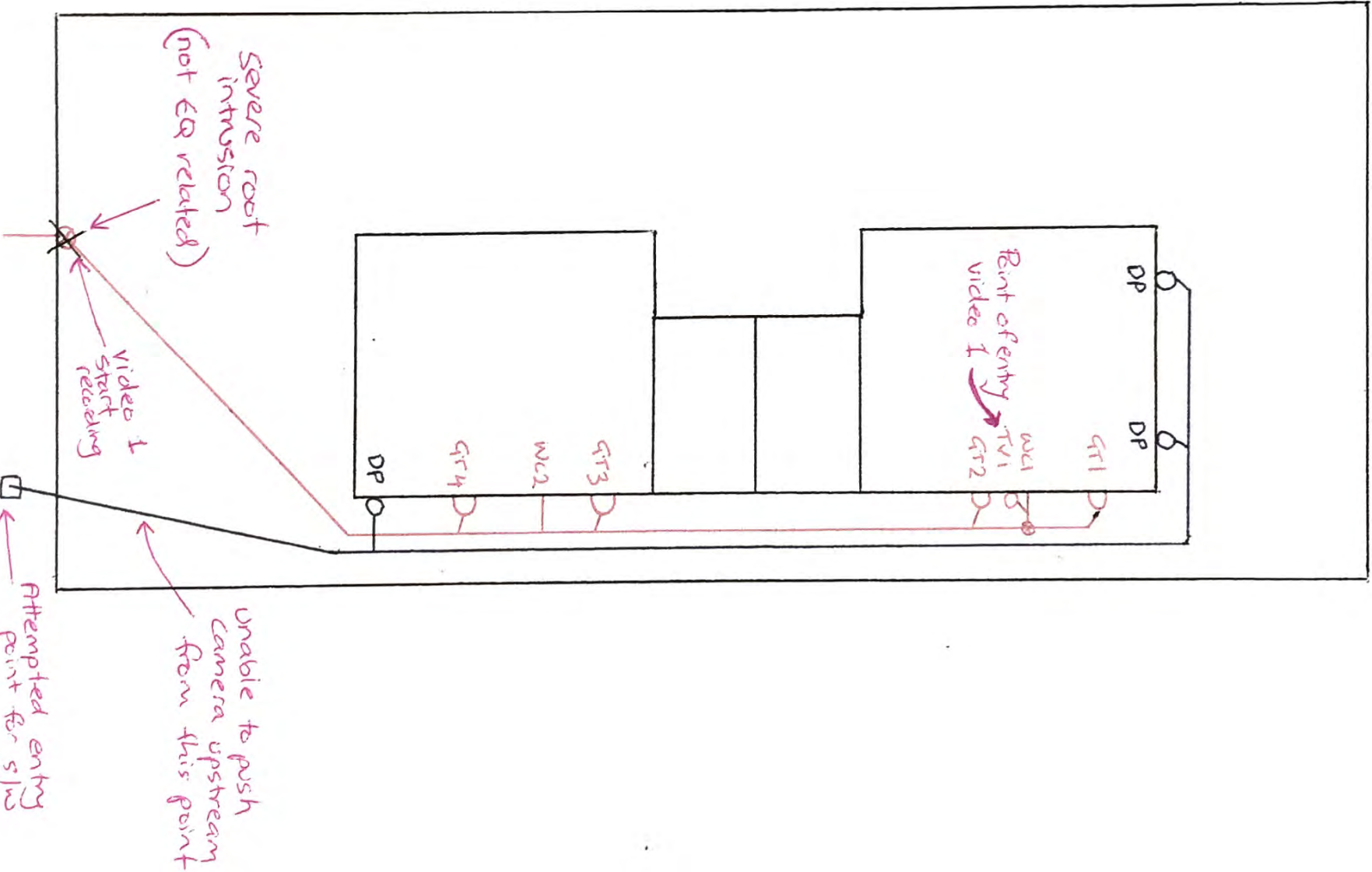
Customer EQC Claim # CLM/2011/212672
Assessment Date 6th April 2017

Sketch Type (Circle Applicable)
As Built (Damage) / Proposed Repair

- Key**
- Existing Sewer Line
 - Existing Stormwater Line
 - Pavers / Driveway
 - Earthquake Damage
 - Tree
 - Kerb Outlet
 - Downpipe / Toilet Vent
 - SUMP
 - Non Earthquake Damage



- Abbreviations**
- Kerb Outlet - KO
 - SUMP
 - Down Pipe (S/W) - DP
 - Boundary Inspection Pipe
 - Type of Material
 - Earthenware - EW
 - Poly Vinyl Chloride - PVC
 - C/I - Cast Iron
 - Bends - show upstream direction
 - Left hand bend - LHB
 - Right Hand Bend - RHB
 - Inspection Bend - IB
 - Left Hand Inspection Bend - LHIB
 - Right Hand Inspection Bend - RHIB
 - Junction
 - Left Hand Junction - LHJ
 - Right Hand Junction - RHJ
 - Inspection Junction - IJ
 - Inspection Left Junction - ILJ
 - Inspection Right Junction - IRJ
 - Fixtures
 - Gully Trap - GT
 - Terminal Vent - TV
 - Main Vent - MV
 - Toilet - WC



NOTES

LEGAL DESC; FLAT 1 & FLAT 2
 DP 40391 ON LOT 6A DP 837
 HAVING SHARE IN 941m²
 CONSTRUCTION TYPE; B & C

AS BUILT LEVEL SURVEY
 PRINT IN FULL COLOUR ONLY

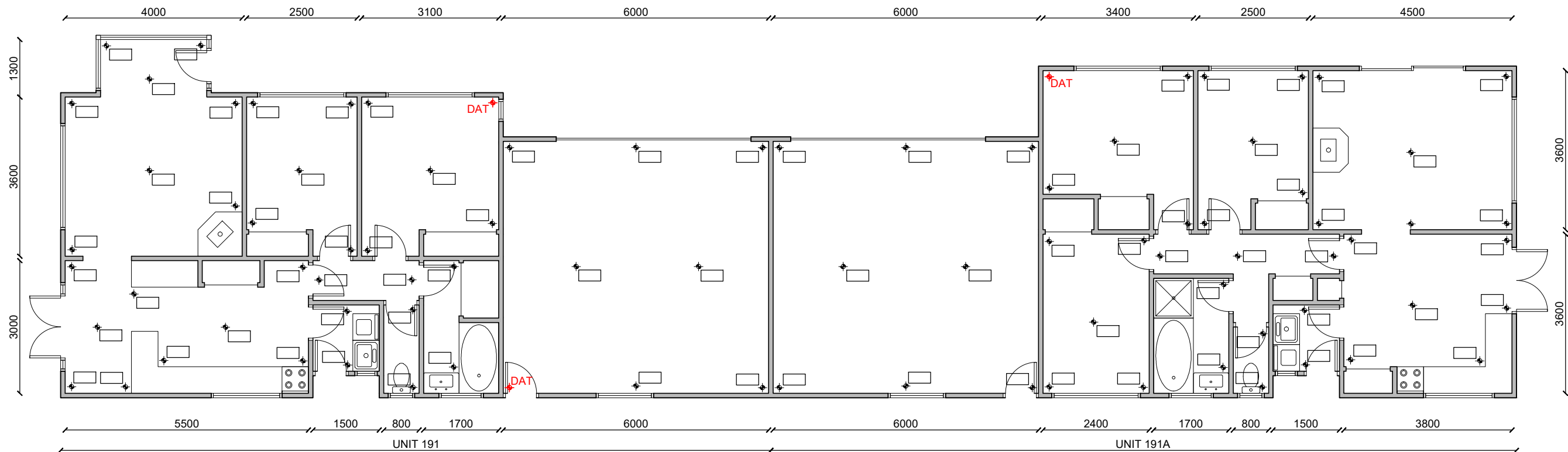
COMPANY:

NAME:

DATE:

DATUM: 

THE CONSTRUCTION DOCUMENTS CREATED HAVE BEEN DESIGNED AND PREPARED FOR THE PURPOSE OF OUR CLIENT EQC. ALL WORK SHALL COMPLY WITH THE NEW ZEALAND BUILDING CODE AND OTHER RELEVANT ASSOCIATED STANDARDS, CODES AND TECHNICAL AUTHORITIES BY LAW. THE CONSTRUCTION DOCUMENTS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DOCUMENTS. ALL DIMENSIONS SHOWN IN DRAWINGS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK. DO NOT OBTAIN DIMENSIONS BY SCALING FROM DRAWINGS. THE BUILDER IS TO REFER ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH WORK. ALL PROPRIETARY ITEMS AND MATERIALS WILL BE APPLIED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DESIGNS



AS BUILT LEVEL SURVEY
 1:100



SITE LOCATION
 NTS



Technical Office,
 11 Deans Avenue, Riccarton
 PO Box 80 105, Riccarton
 Christchurch 8440, New Zealand

TITLE	AS BUILT LEVELS DRAWING	REV NO.	REVISION	DATE	APP.	CLM/2011/212672	DESIGNED
ADDRESS	191-191A WESTMINSTER ST, ST ALBANS, CHRISTCHURCH					DATE 21/07/17	DRAWN EB
						SCALE 1:100 @ A3	SHEET NO. SK



Drainage Assessment Report

Customer NM Barker Ltd

Address 191-191A Westminster Street

Mairehau

Prepared by SJO Limited

Report Date 6th April 2017

Contractor Name SJO Limited

Assessment Date 6th April 2017

Certified Drainlayer Jordan Tahere

Signed Jordan Tahere

After an assessment of the existing private sewer and stormwater systems at this address, this report was prepared by the above name contractor for EQC.

Copies of the following documents have been provided with this report:

- As-Built sketch – a diagram of the existing sewer and stormwater systems indicating where earthquake damage was identified
- Proposed Repair Strategy Sketch – a diagram of the existing sewer and stormwater systems revised to reflect any changes made as part of the proposed repair strategy for earthquake damage, e.g. component relocations, rerouting of lines, etc.
- Repair Scope of Work (SOW) – a detailed record of the work to be performed to repair the identified earthquake damage. This is further broken down to reflect:
 - Drainage repairs
 - Reinstatement repairs, e.g. paths, driveways, decking, etc.

Any questions regarding this report should be directed in the first instance to the above named contractor.

Property Overview

Two adjoining flats with two garages in between. Original plain concrete paths and driveways. Underground services. Pine deck at the back of the rear unit. Well established garden and lawn areas. Rear unit has slightly overgrown growth along back side of house where sewer runs. Front unit is very tidy.

Report – Sanitary Sewer

Overview of Identified Earthquake Damage

Point of entry for CCTV footage is TV1 which is located near top of drain of the rear unit. Recording starts at front boundary and pulls back upstream to TV1.

The only point of damage is at the front boundary inspection where recording starts, there is severe root intrusion; drain is still working. SJO Limited's opinion is that this is not earthquake related damage, the roots are getting into the old earthenware inspection cap, and this is a common 'wear and tear' situation and not a result of earthquakes.

The remainder of drain is all earthenware pipes; this is all in relatively good, working condition with no earthquake related damage.

Included in Repair Strategy for Earthquake Damage

N/A

Excluded from Repair Strategy – Damage Not Covered Under the Act

N/A

Report – Stormwater

Overview of Identified Earthquake Damage

Unable to gather clear footage of drain due to large amounts of leaves, twigs etc. unable to push camera past this. Attempt was made to push camera upstream from the small bubble-up sump in the front berm area. Unable to camera drain downstream from the downpipes at rear of house due to being underneath deck and unable to gain access.

Currently the stormwater system is working as it should.

Included in Repair Strategy for Earthquake Damage

Further investigation required to ascertain whether there is earthquake related damage.

Stormwater drain to be jet-blasted re-inspected with CCTV equipment. If any earthquake related damage is found then a variation shall be made possible for repairs to be carried out.

Excluded from Repair Strategy – Damage Not Covered Under the Act

N/A

Further Information

It would be highly recommended that owner gets a root-cutter machine put down the sewer drain as the roots currently in there are only going to get worse. This would be at a cost to owner as it is not earthquake related, therefore, not covered by EQC.



Quote Form

Address: 191A Westminister St, St Albans

Contractor: Tim Hopkins

Date: 5 June 2017

Work to be Carried Out	Measurements	Costings
Rebed and repoint ridgelines using Flexipoint	30m @ \$48/m	\$1440 + gst
Waterblast ridgelines for safe footing and to ensure substrate is clean		\$300 + gst
Replace tiles	10 @ \$15/tile	\$150 + gst
Replace ridgecaps	25 @ \$20/cap	\$ 500 + gst
Paint ridgelines		\$280 + gst
Dump fee		\$80 + gst

Health and Safety

Hazard	Management
Overhead Powerlines	Y Orion consent required
Rope and Harness Y/N	N
Scaffold Y/N	N
Edge Protection Y/N	Y

Additional Notes

SITE SKETCH - STANDARD DRAINS

Customer Address 191-191a Westminster Street
Mairehau

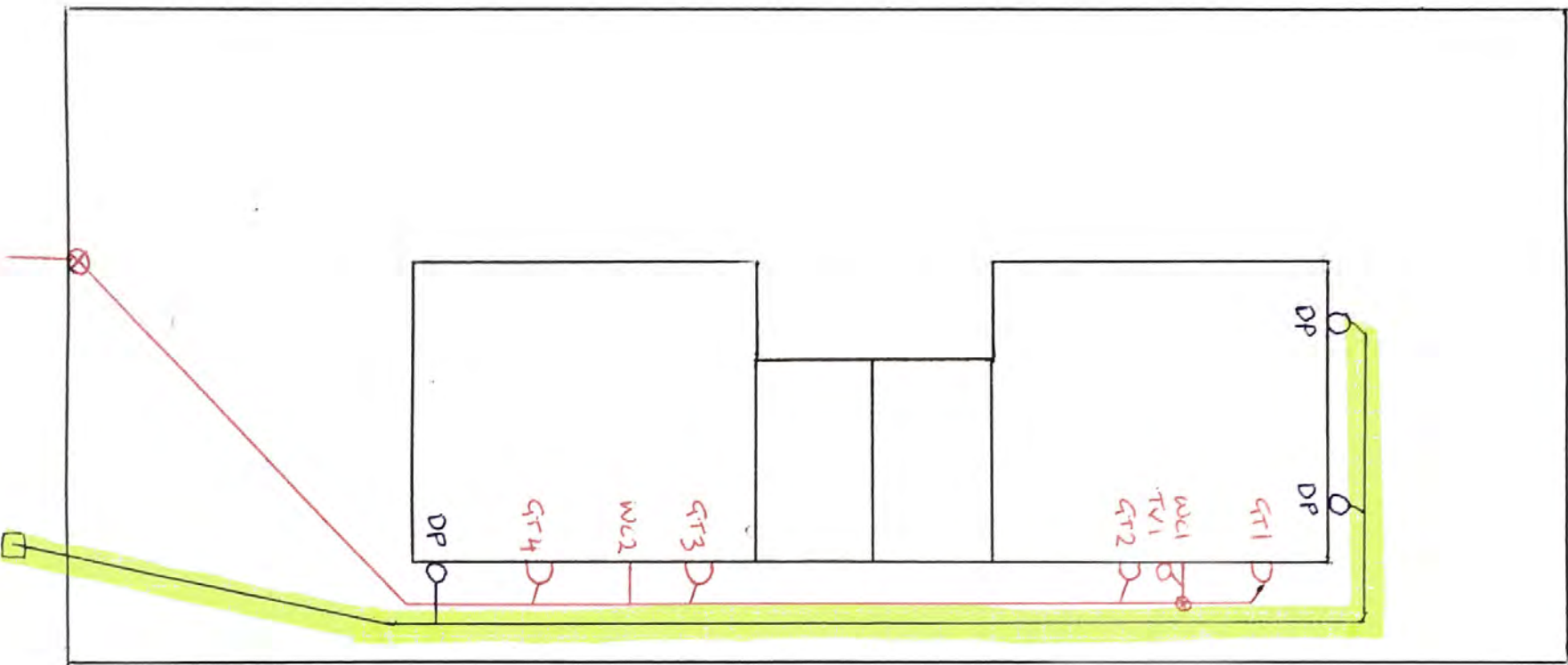
Customer EQC Claim # CLM/2011/212672
Assessment Date 6th April 2017

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As Built (Damage) Proposed Repair

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 - Inspection Left Junction - ILJ
 - Inspection Right Junction - IRJ
 - Fixtures
 - Gully Trap - GT
 - Terminal Vent - TV
 - Main Vent - MV
 - Toilet - WC



Stormwater - stormwater to be jet-blasted with further CCTV investigation

Invoice



Date: 5 April 2017
Invoice No.: SJO2908
Due Date: 12 April 2017
Salesperson: SJO
Customer PO: CLM/2011/2126
72

SJO Ltd (2015)
GST: 271 508 53
Parklands
CHRISTCHURCH
M: 027 493 5175
E: steve@sjoltd.nz

Bill To:
NZ Earthquake Commission
(EQC)
53 Princess Street
ADDINGTON

Ship To:
53 Princess Street
ADDINGTON

CHCH

CHCH

Qty	Description	Unit Price	Total
1	EQC - HOUSE DRAINAGE ASSESSMENT-CLM/2011/212672 ADDRESS: 191/191a Westminster Street - Mairehau CLIENT : Trish Barker	\$1,200.00	\$1,200.00

Subtotal \$1,200.00
GST \$180.00
Total \$1,380.00
Balance Due \$1,380.00

Please contact us for more information about payment options.

Payment Required Following Invoice
Direct Bank Details: 06 0541 0281909 00

Thank you for your business.



Quote Form

Address: 191A Westminister St, St Albans

Contractor: Tim Hopkins

Date: 5 June 2017

Work to be Carried Out	Measurements	Costings
Rebed and repoint ridgelines using Flexipoint	30m @ \$48/m	\$1440 + gst
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Replace ridgecaps	25 @ \$20/cap	\$ 500 + gst
Paint ridgelines		\$280 + gst
Dump fee		\$80 + gst

Health and Safety

Hazard	Management
Overhead Powerlines	Y Orion consent required
Rope and Harness Y/N	N
Scaffold Y/N	N
Edge Protection Y/N	Y

Additional Notes

Heartwood Construction Ltd

Ben Reynolds

19 Wildwood Avenue

Wainoni 8061

G.S.T no. 118 797 450

Licensed Building Practitioner No. 128 380

18th March 2018

Quotation

REF: 191 Westminster st St Albans

Description of work.

Relevel of property 191 Westminster St as per drawings and strategy supplied by FIL Engineers. The strategy involves notching of bearers and reattaching to piles and ring foundation as necessary.

The work to be carried out for this quote includes.

- The carefully removal of summer hill stone cladding to allow for movement of building approximately 3.5 m²
- Removal and replacement of decking as necessary adjacent to dining room doors.
- Grinding of slab of porch conservatory entrance approximately 1.8 m²
- Careful dismantle and re build of roof to aluminium porch conservatory.
- Notching and reattaching of bearers to 11 piles
- Notching and reattaching of bearers to ring foundation at 8 contact points.
- Repair of cracks to ring foundation using epoxy injection method approximately .9 lm
- Laying of black polythene to ground under house for health and safety reasons.
- Remove and replace flooring to allow for access to under floor. Approximately 3.5m²

Total \$ 10700

GST \$ 1605

Total inc GST \$ 12305



1 SITE PLAN
S000 SCALE NTS



2 AERIAL PHOTO
S000 SCALE NTS

Christchurch City Council  Page 1 of 22
BCN/2019/749
 Exemption from building consent
 13/02/2019
 Notwithstanding any drawings or specifications accepted herein, all building work must comply with the New Zealand Building Code.

DRAWINGS SHEET INDEX		
NO.	SHEET NO.	DRAWING TITLE
1	S000	SITE PLAN /AERIAL PHOTO/ LOCALITY PLAN/ SHEET INDEX
2	S001	EXISTING LEVEL PLAN
3	S002	PROPOSED REPAIR PLAN
4	S003	REPAIR DETAILS
5		



3 LOCATION PLAN
S000 SCALE NTS

NOTES:
 - Do not scale drawings of the sheet.
 - Dimensions take precedence over scale.
 - Confirm boundaries & level prior to commencing the works
 - Where discrepancies occurs seek clarification before proceeding on an assumption.
 - Read drawings in conjunction with project specification & consultant drawings.

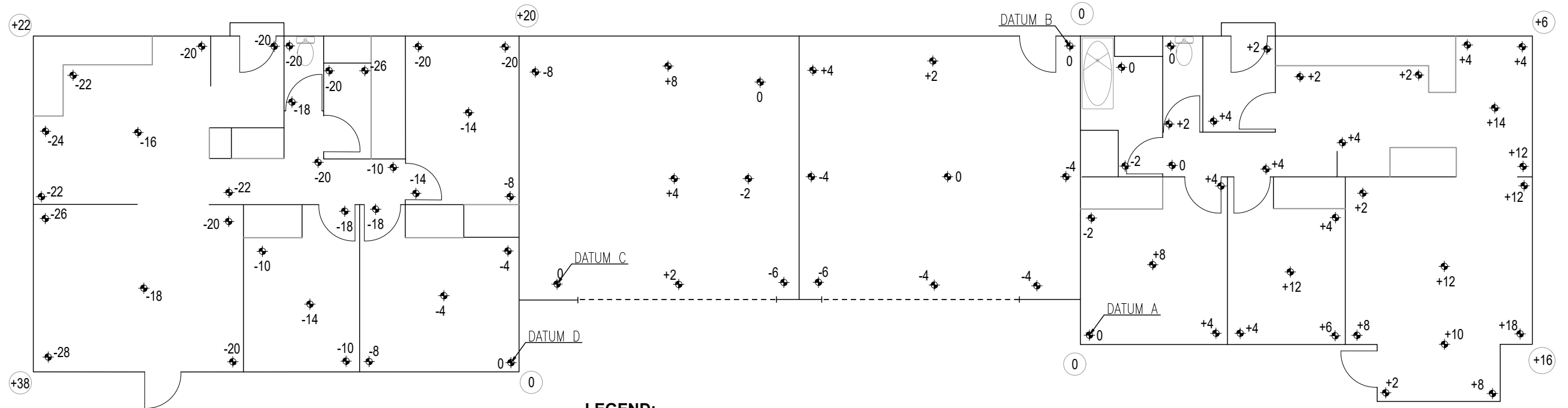
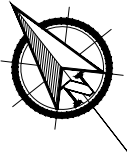


PROJECT ADDRESS:
 191-191a WESTMINSTER STREET,
 MAIREHAU,
 CHRISTCHURCH 8013,
 NEW ZEALAND

DRAWING TITLE:
 SITE PLAN/AERIAL
 PHOTO/LOCALITY PLAN/SHEET
 INDEX

REV:	BY:	DATE:	DESCRIPTION:

Designed By: A.A	Drawing No.: S000	Revision:
Checked By: A.B		
Drawn By: D.M.L / S.L / R.G.H / C.L		
Date: 18 DECEMBER 2018		
Scale / Sheet: AS SHOWN A3		



LEGEND:
 ♦XX EXISTING FLOOR LEVEL
 ○XX CEILING LEVEL

1 EXISTING LEVEL PLAN
 S001 SCALE 1:100

NOTES:
 - Do not scale drawings of the sheet.
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 - Confirm boundaries & level prior to commencing the works
 - Where discrepancies occurs seek clarification before proceeding on an assumption.
 - Read drawings in conjunction with project specification & consultant drawings.



PROJECT ADDRESS:
 191-191a WESTMINSTER STREET,
 MAIREHAU,
 CHRISTCHURCH 8013,
 NEW ZEALAND

DRAWING TITLE:
 EXISTING LEVEL PLAN

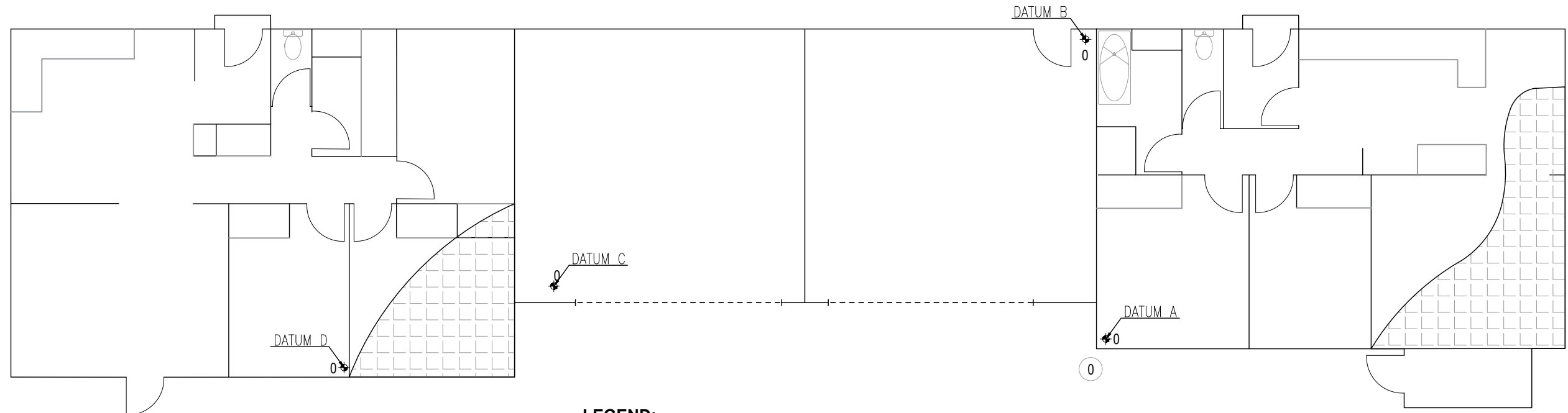
REV:	BY:	DATE:	DESCRIPTION:

Designed By: A.A	Drawing No.:	Revision:
Checked By: A.B	S001	
Drawn By: D.M.L / S.L / R.G.H / C.L		
Date: 18 DECEMBER 2018		
Scale / Sheet: AS SHOWN A3		


INSPECTION SCHEDULE

Inspection Description	Signed	Date
1.) Subfloor Connection		
2.) Final Inspection		
3.)		
4.)		

Allow 24hrs to book for inspection.
 Book at bookings@filengineers.co.nz
 PH: 03-348-5755



LEGEND:

 FLOOR TO BE LOWERED
 TARGET LEVEL ±10 FROM DATUM

1 PROPOSED REPAIR PLAN
 S002 SCALE 1:100

NOTES:
 - Do not scale drawings of the sheet.
 - Dimensions take precedence over scale.
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 - Where discrepancies occurs seek clarification before proceeding on an assumption.
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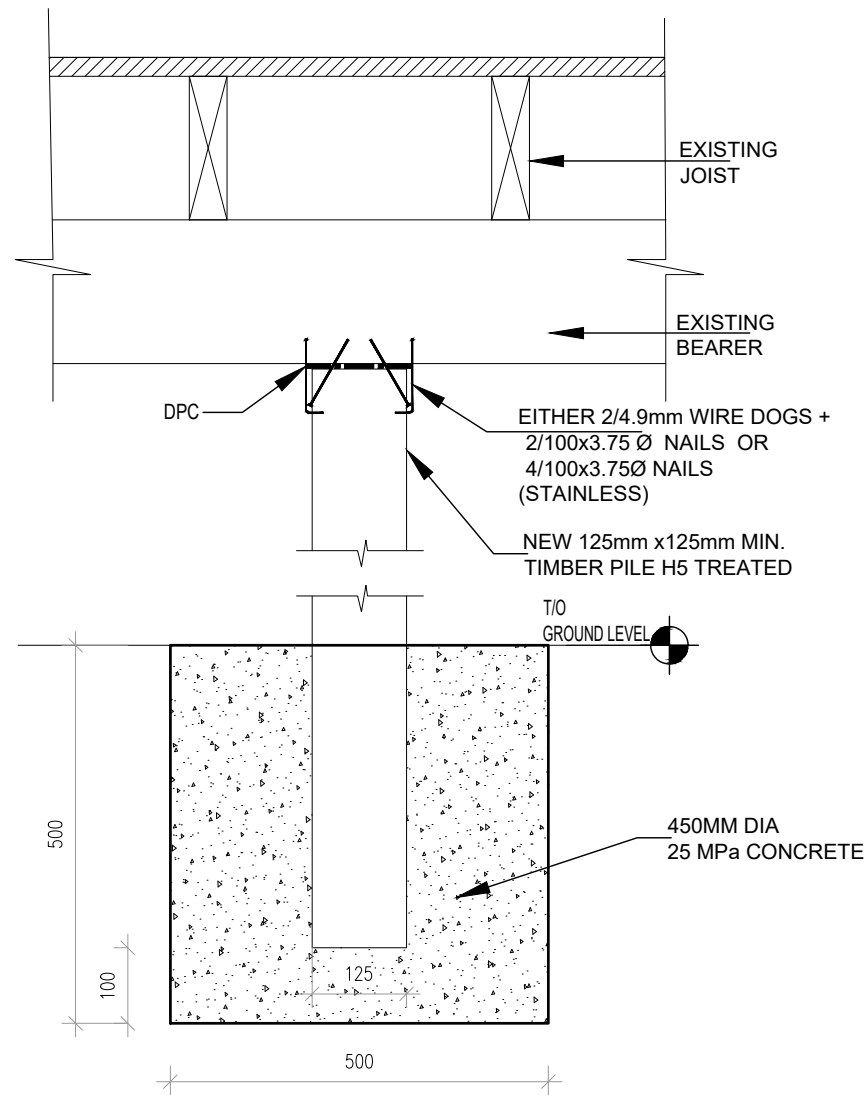


PROJECT ADDRESS:
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 MAIREHAU,
 CHRISTCHURCH 8013,
 NEW ZEALAND

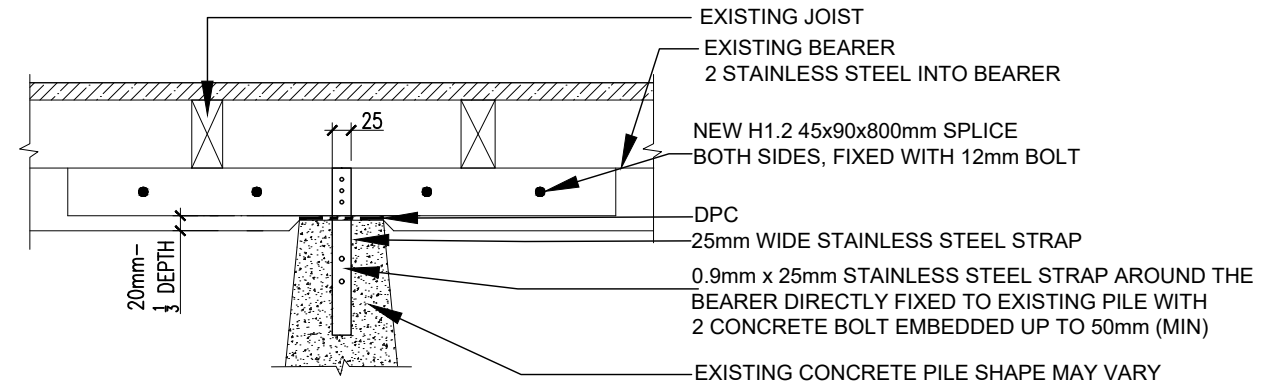
DRAWING TITLE:
 PROPOSED REPAIR PLAN

REV:	BY:	DATE:	DESCRIPTION:

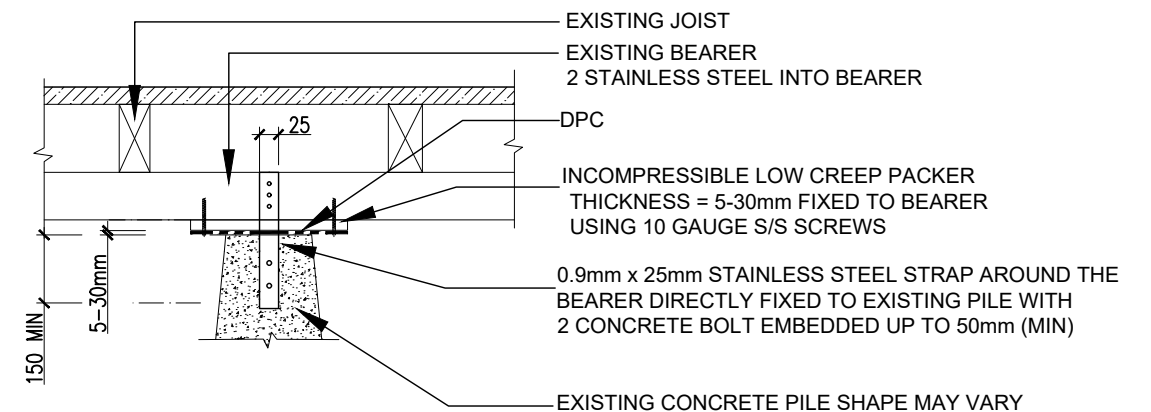
Designed By: A.A	Drawing No.: S002	Revision:
Checked By: A.B		
Drawn By: D.M.L / S.L / R.G.H / C.L		
Date: 18 DECEMBER 2018		
Scale / Sheet: AS SHOWN A3		



1 NEW INTERNAL PILE
S003 SCALE 1:10



2 BEARER NOTCHING DETAIL
S003 SCALE 1:10



3 PILE PACKING
S003 SCALE 1:10

NOTES:
- Do not scale drawings of the sheet.
- Dimensions take precedence over scale.
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- Where discrepancies occurs seek clarification before proceeding on an assumption.
- Read drawings in conjunction with project specification & consultant drawings.



PROJECT ADDRESS:
191-191a WESTMINSTER STREET,
MAIREHAU,
CHRISTCHURCH 8013,
NEW ZEALAND

DRAWING TITLE:
REPAIR DETAIL

REV:	BY:	DATE:	DESCRIPTION:

Designed By: A.A	Drawing No.:	Revision:
Checked By: A.B	S003	
Drawn By: D.M.L / S.L / R.G.H / C.L		
Date: 18 DECEMBER 2018		
Scale / Sheet: AS SHOWN A3		

ENGINEERING ASSESSMENT REPORT



Client/Owner	Nigel Barker	Date of Inspection	17 December 2018
Site Address	191/191A Westminster Street, Mairehau, Christchurch 8013	Date Issued/Revision	4 January 2019/Rev. A

Author	Reviewed by:
Engineer BSCE, MEngNZ	Senior Structural Engineer BSCE, MEngSt, CMEngNZ, CPEng, IntPE(NZ)

1. Summary

Dwelling Description

Number of Storey(s)	1	Multi-Unit Residential
Foundation Type	Type B	Concrete Ring Beam and Internal Piles
Wall Cladding	Heavy	Summerhill Stone
Roof Cladding	Heavy	Concrete Roof Tile
Floor Area (Approx.)	120 m ² (per unit)	Approximate
Year Built	1970s	

Site Description

Topography	Flat	
Technical Category	Green Zone, Technical Category 2, Yellow	Ref. CERA
Flood Management Area	Inside FMA zone	Refer CCC

Scope

FIL Engineers NZ Ltd. has been engaged by Nigel Barker to conduct a structural assessment of the above-described dwelling. It carried out an inspection on 17th December 2018 and subsequently identified some repair strategies. Accordingly, it has prepared this report detailing the findings of its investigations.

Investigation

FIL Engineers carried out the following inspections:

- Visually inspected the interior and exterior of the dwelling.
- Measured all floor heights using a Technidea ZIPLEVEL Pro-2000, digital level and a laser distance meter. The results from which floor slopes and estimated settlement were calculated.
- Wall verticality check using Digital Level.

2. Structure Damage Overview

Building Component	Observed Damage	Proposed Repair Action/Compliance
Foundation	<p>The concrete perimeter footing of the dwelling is in fair condition. Cracks are visible in few parts of the perimeter foundation.</p>	<p>Any vertical crack in the perimeter foundation should be cleaned and repaired with a low-viscosity epoxy injection (nipple type), such as Sika Injectokit – LV, or an equivalent product.</p> <p>Clear the soil underneath the cracks to verify the extent of the damage. Ensure application of the epoxy to the rest.</p> <p>Only a qualified contractor should execute the foundation repair.</p> <p>Compliance:</p> <ul style="list-style-type: none"> >LBP Builder sign-off >Engineers sign-off >Building consent exemption
Floor Level	<p>The floor-level survey revealed a total floor variation of 20 mm in Unit 1 and 28 mm in Unit 2. The floor slopes are exceeding the 0.5% threshold in various locations of the multi-unit dwelling.</p>	<p>Based on the observation of the floor level, comparison of the wall verticality, and engineering judgment, the internal floor level can be re-levelled by jacking and packing method and notching the bearer, as shown in the repair plan.</p> <p>The attached diagram highlights the areas to be re-levelled. The values suggested are indicative only, and we recommend using the joinery and internal fixtures as guides when re-levelling.</p> <p>Where the required packer thickness is >90 mm, the pile should be replaced.</p> <p>Where required, replace the damaged internal piles and reconnect to the bearers as per NZS3604.</p> <p>Compliance:</p> <ul style="list-style-type: none"> >LBP Builder to issue a PS3 >Building consent exemption

Cladding	The brick veneer cladding is in good condition. No damage was observed.	As damage might occur after re-levelling, repair damage by grinding out and repointing mortar where only minor cracking (< 5 mm) is evident through the mortar of the veneer or where longitudinal cracking is evident between the veneer and perimeter foundation. Compliance: LBP Builder sign-off.
Roofing	No roof leaking was reported during the inspection, no evidence of water damage in the ceiling area.	No repair required.
Walls/Ceiling	Typical earthquake-related damage to the walls and ceiling was evident in few areas, e.g., stressing to wall interfaces, fracturing above the door, and window frames.	Where diagonal cracks are > 100 mm in length, the linings should be replaced with comparable materials. As damage might occur after re-levelling, repair all damage as required. Compliance: LBP Builder sign-off.

3. Geotechnical Summary

Lateral Spreading	Moderate to major lateral spreading; ejected material often observed. Refer to Figure 1 in Appendix B.
Land Damage/Settlement	Yes
Site Gradient/Slope	No
Retaining Wall	No
Pre-existing Damage	Difficult to determine
Others (Please Specify)	–

4. Further Works Required

Building Consent Required	Building consent exemption from CCC
Structural Engineering Design/Input Needed	Yes –Floor re-levelling
Architectural Design/Input Needed	No
Geotechnical Information Needed	No

5. Engineers Inspection Required for PS4

	Pile-to-bearer connection
	Final inspection
Documents Required from the Builder/Contractor	As-built floor level and construction photos
	Producer statement
Inspection Booking	24-Hour Notice: By phone 348 5755 or email: bookings@filengineers.co.nz

6. Attachments

Site Photos	Appendix A
Geotechnical and FMA Information	Appendix B
Sketches and Details	Appendix C
	SK1 – Existing Ground Floor Level Plan
	SK2 – Proposed Repair Plan

7. Disclaimer

This report has been prepared by FIL Engineers NZ Ltd. for Nigel Barker. No liability is accepted by FIL Engineers NZ Ltd. or any employee or sub-consultant of FIL Engineers NZ Ltd. with respect to its use by any other party. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval to fulfil a legal requirement.

Unless stated otherwise, this report and assessment herein are based on a visual and non-intrusive walk-around inspection of the building.

Recommendations contained in this report are subject to compliance with land rehabilitation and flood level requirements, which are being assessed by others, and are included for guidance only.

Structural repair recommendations, including consent repairs to the foundation, are subject to further investigation and specific design.

FIL Engineers NZ Ltd. is not responsible for obtaining agreement with the building owner or obtaining the necessary consents from councils for undertaking the building work.

In accepting delivery and/or using this report, the recipient agrees that he/she accepts the report on the basis set out herein.

Appendix A – Site Photos

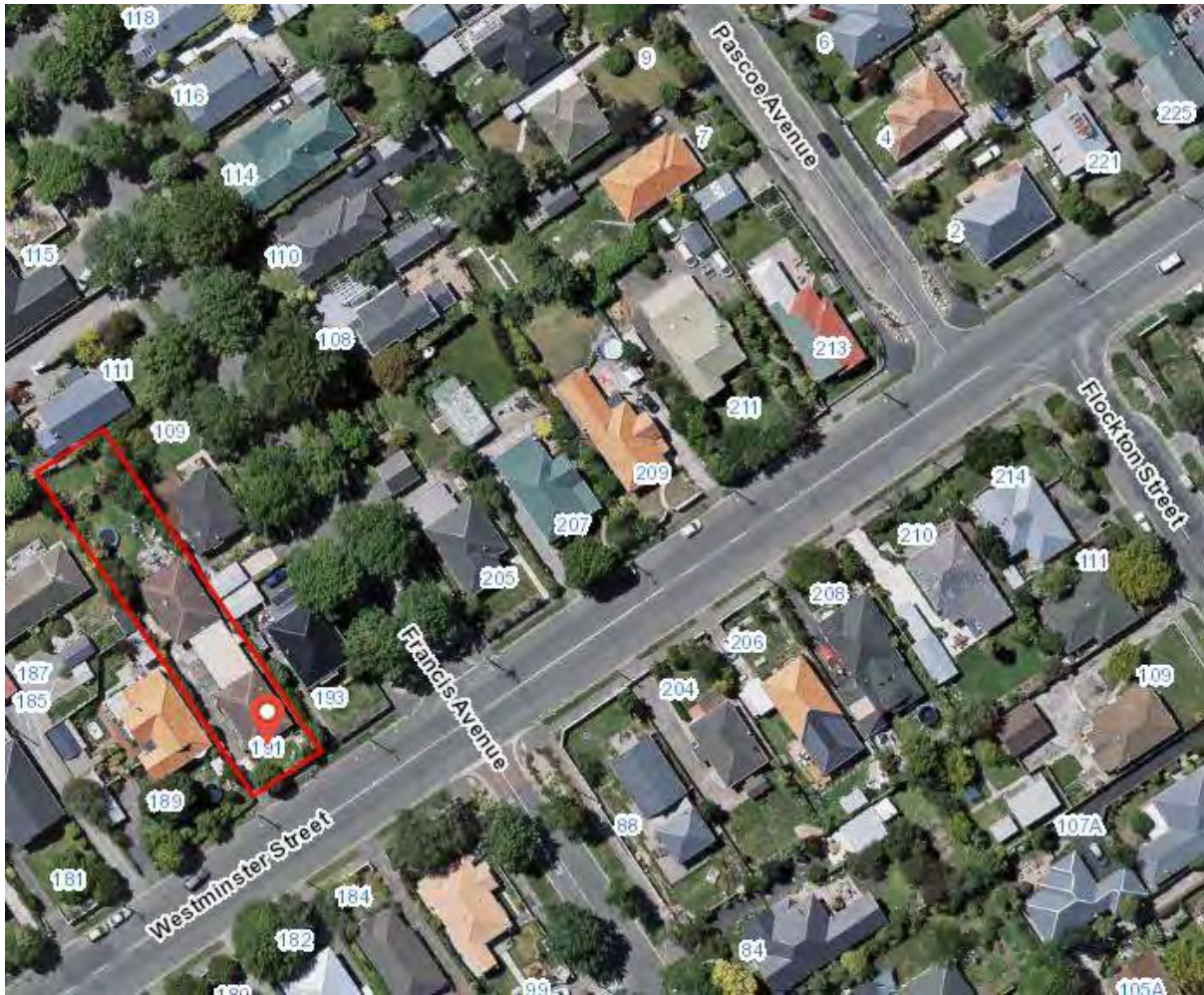


Photo 1: Location Map.

External Photos



Photo 2

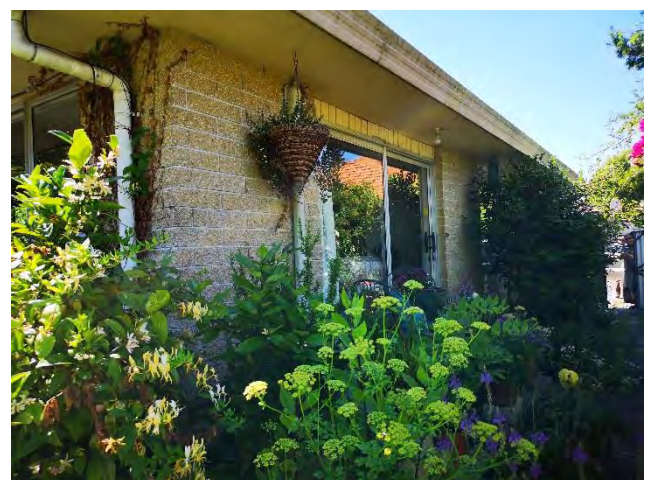


Photo 3



Photo 4



Photo 5

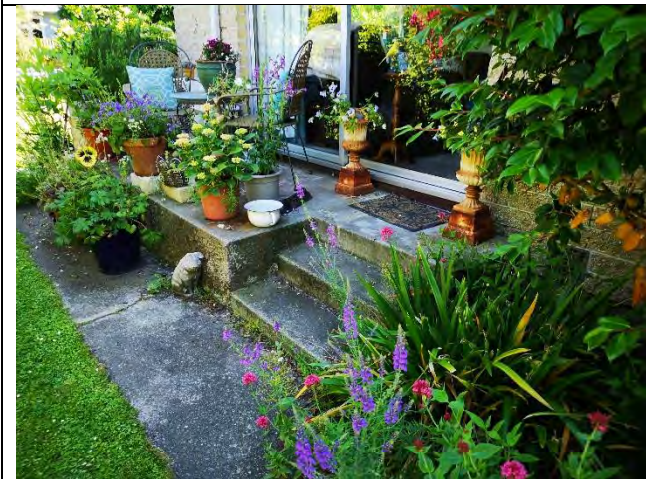


Photo 6



Photo 7

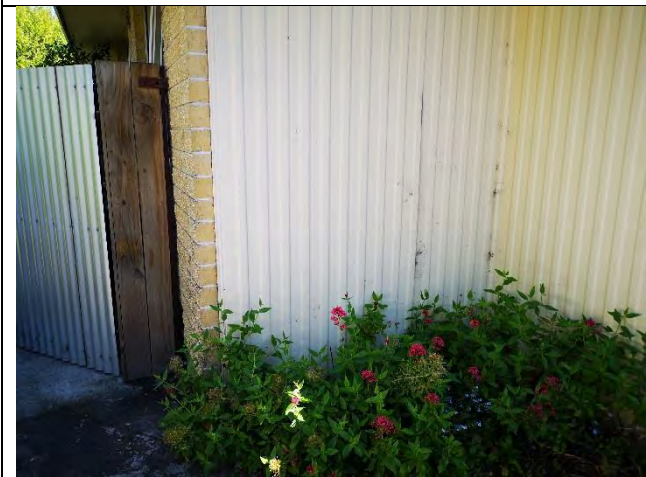


Photo 8



Photo 9

Internal Photos

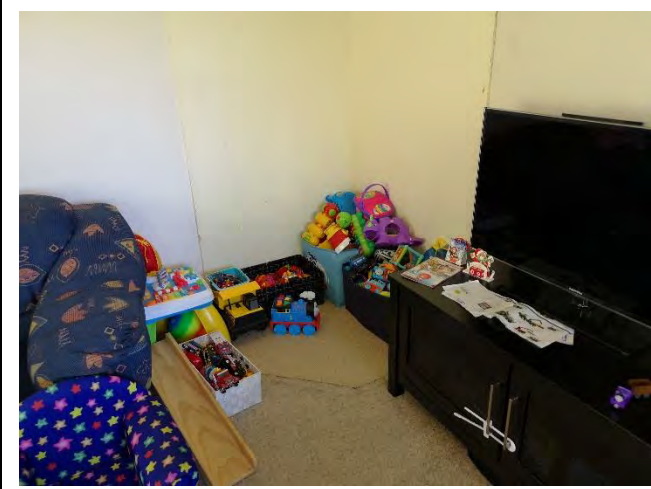


Photo 10



Photo 11



Photo 12



Photo 13

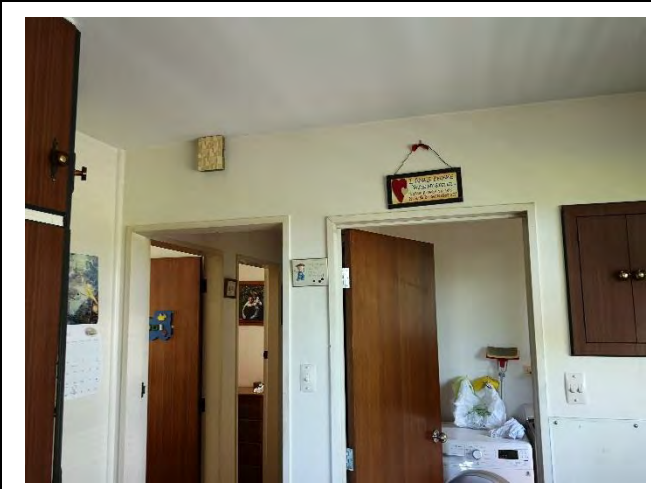


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

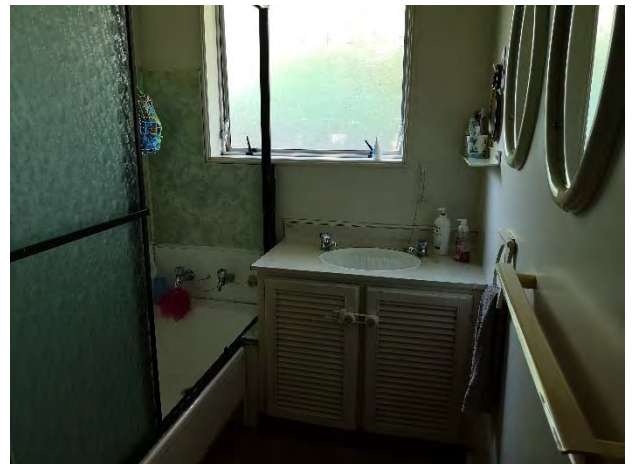


Photo 19

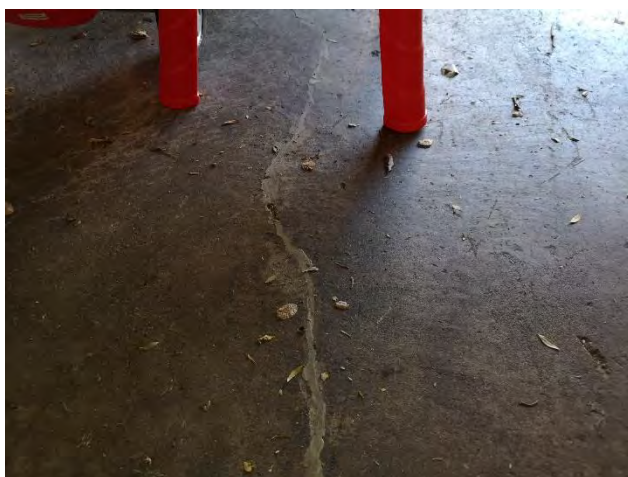


Photo 20



Photo 21



Photo 22



Photo 23

Subfloor



Photo 24



Photo 25



Photo 26

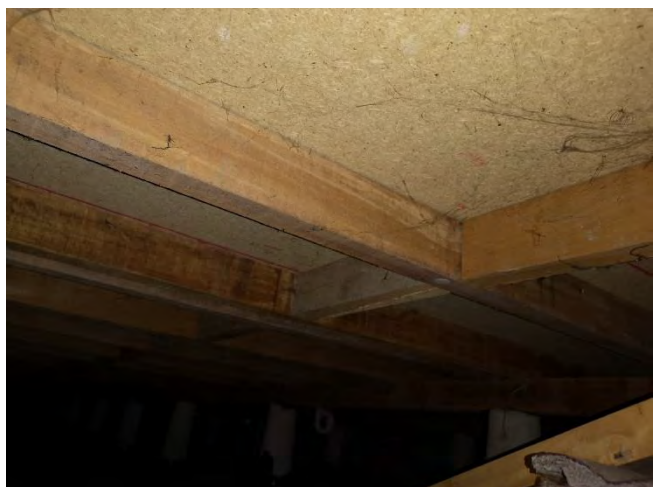


Photo 27

Appendix B – Liquefaction and Flood Data

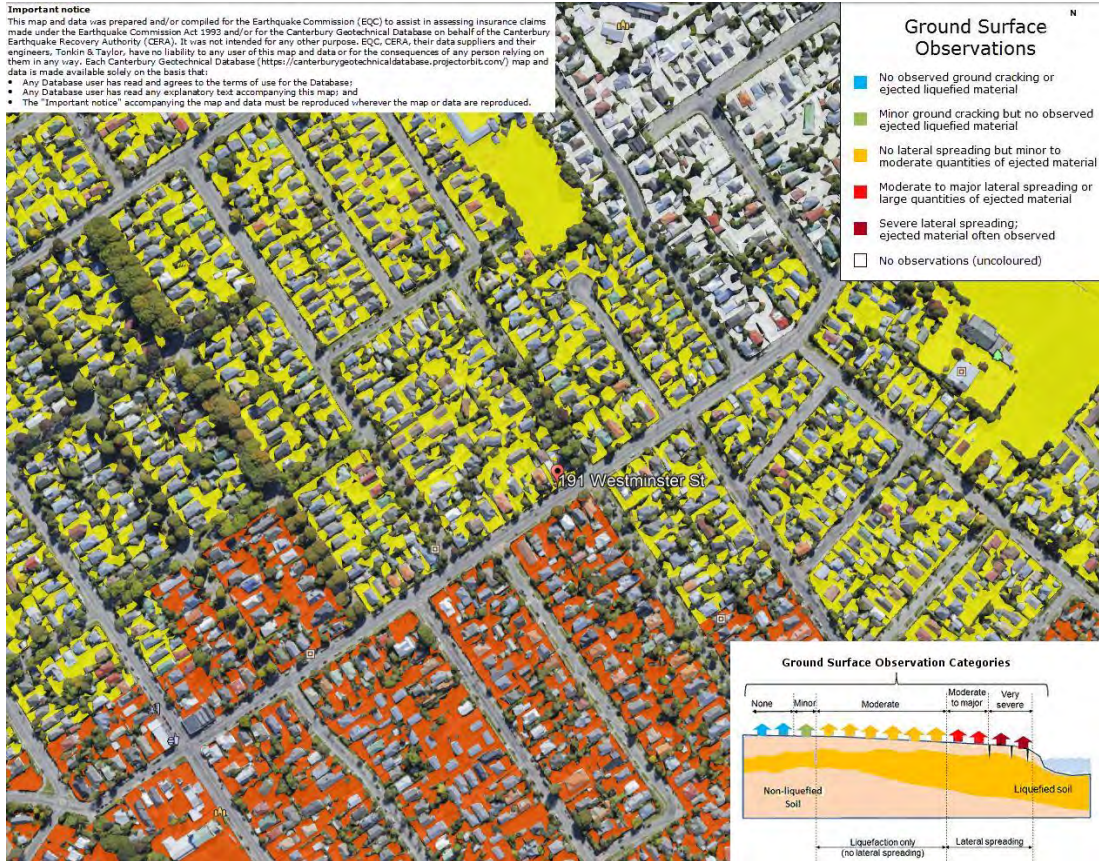


Figure 1: Liquefaction and Lateral Spreading Map.

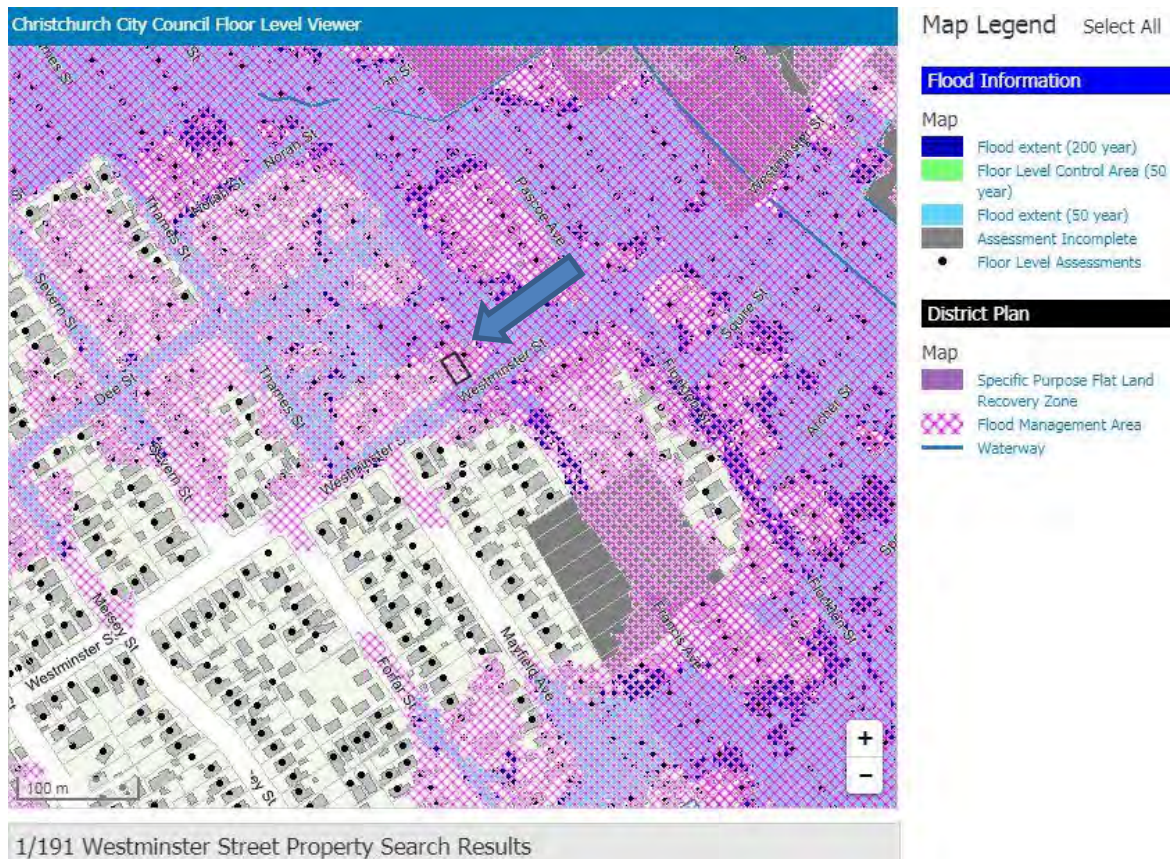
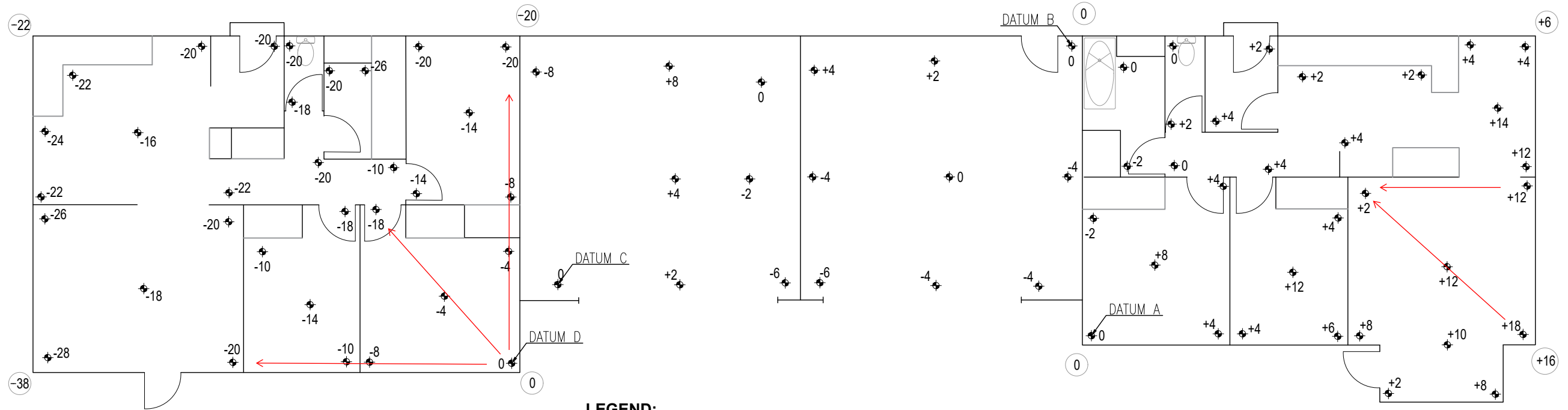
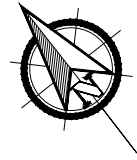


Figure 2: CCC Flood Map.



LEGEND:
 +XX EXISTING FLOOR LEVEL
 (XX) CEILING LEVEL

1 EXISTING LEVEL PLAN
 SK1 SCALE 1:100

NOTES:
 - Do not scale drawings of the sheet.
 - Dimensions take precedence over scale.
 - Confirm boundaries & level prior to commencing the works
 - Where discrepancies occurs seek clarification before proceeding on an assumption.
 - Read drawings in conjunction with project specification & consultant drawings.

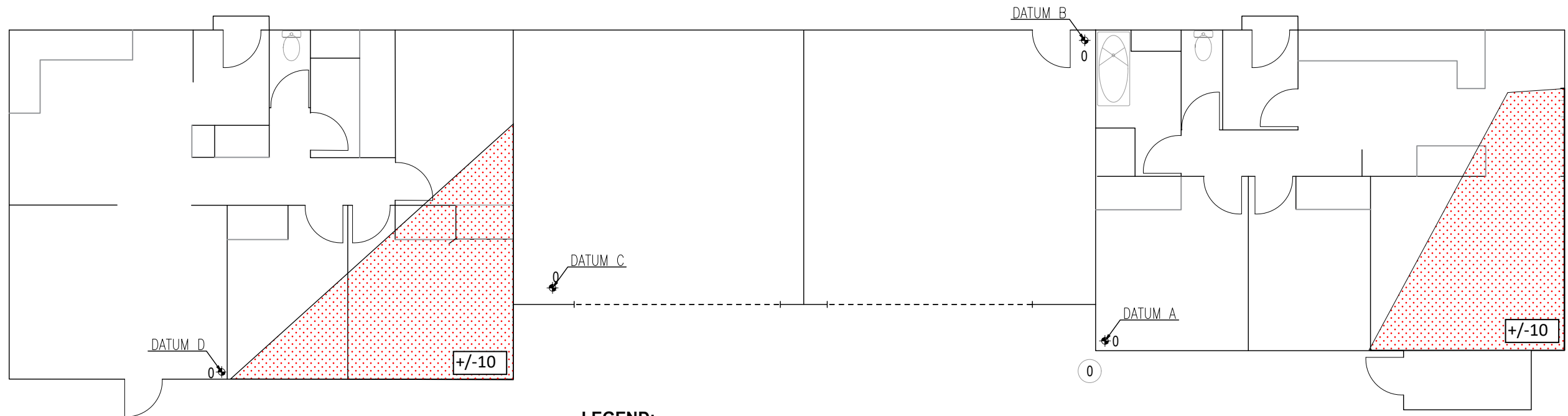


PROJECT ADDRESS:
 191-191a WESTMINSTER STREET,
 MAIREHAU,
 CHRISTCHURCH 8013,
 NEW ZEALAND


DRAWING TITLE:
 EXISTING LEVEL PLAN

REV:	BY:	DATE:	DESCRIPTION:

Designed By: [Redacted]	Drawing No.:	Revision:
Checked By: [Redacted]	SK1	
Drawn By: [Redacted]		
Date: 18 DECEMBER 2018		
Scale / Sheet: AS SHOWN A3		



LEGEND:

 FLOOR TO BE LOWERED
TARGET LEVEL ±10 FROM DATUM

 INDICATIVE TARGET LEVEL

1 PROPOSED REPAIR PLAN
SK2 SCALE 1:100

NOTES:




- Do not scale drawings of the sheet.
- Dimensions take precedence over scale.
- Confirm boundaries & level prior to commencing the works
- Where discrepancies occurs seek clarification before proceeding on an assumption.
- Read drawings in conjunction with project specification & consultant drawings.



PROJECT ADDRESS:
191-191a WESTMINSTER STREET,
MAIREHAU,
CHRISTCHURCH 8013,
NEW ZEALAND

DRAWING TITLE:
PROPOSED REPAIR PLAN

REV:	BY:	DATE:	DESCRIPTION:

Designed By: 	Drawing No.:	Revision:
Checked By: 	SK2	
Drawn By: 		
Date: 18 DECEMBER 2018		
Scale / Sheet: AS SHOWN A3		



Building Code Clause(s).....B1-Structures

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: Fil Engineers NZ Ltd (Design Firm)

TO: NM BARKER LTD (Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council (Building Consent Authority)

IN RESPECT OF: Floor Re-levelling (Description of Building Work)

AT: Flat 1 & 2, 191 Westminster Street, St.Albans, Christchurch 8013 (Address)

Town/City: Christchurch (Address) LOT 6a DP 837 SO

We have been engaged by the owner/developer referred to above to provide:

structural solution of floor re-levelling (Extent of Engagement)

services in respect of the requirements of Clause(s)..... B1-Structures of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment..... B1/VM1,B1/VM4 or (verification method/acceptable solution)

Alternative solution as per the attached schedule.....

The proposed building work covered by this producer statement is described on the drawings titled:

Flat 1 & 2, 191 Westminster Street, St.Albansand numbered S000-S003 dated 18/12/2018 ; together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or as per agreement with owner/developer (Architectural)

I, Andresito Boiser Jr am: CPEng 1013416 # Reg Arch # (Name of Design Professional)

I am a Member of: IPENZ NZIA and hold the following qualifications: BSCE, MEng, MIPENZ, IntPE, CPEng

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ:

SIGNED BY Andresito Boiser Jr (Signature)..... (Name of Design Professional)

ON BEHALF OF Fil Engineers NZ Ltd (Design Firm) Date 08/02/2019

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent. THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Form 2A

Memorandum from licensed building practitioner: Certificate of design work**Section 45 and Section 30C, Building Act 2004**

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDINGStreet address: **Flat 1 & 2 191 Westminster Street**Suburb: **St.Albans**Town/City: **Christchurch**Postcode: **8013****THE OWNER**Name(s): **NM BARKER LTD**

Mailing address: [REDACTED]

Suburb: [REDACTED]

Town/City: [REDACTED]

Phone number: [REDACTED]

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (✓)	
(x)	sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
(x)	lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
(x)	lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
(✓)	specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)I Andresito Boiser Jr., BSCE, M.Eng, CPeng #1013416 supervised the following design work that is restricted building work**PRIMARY STRUCTURE: B1**

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick(✓) if included Cross (X) if excluded	[If appropriate, provide details of the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]	[If appropriate, specify references]

Primary structure: B1

All RBW Design work relating to B1	()		() Carried out () Supervised	
Foundations and subfloor framing	(✓)	<i>Foundation re-levelling</i>	() Carried out (✓) Supervised	<i>As per Dwg. Nos. S000 – S003</i>
Walls	(x)		() Carried out () Supervised	
Roof	(x)		() Carried out () Supervised	
Columns and beams	(x)		() Carried out () Supervised	
Bracing	(x)		() Carried out () Supervised	
Other	(x)		() Carried out () Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2	(x)		() Carried out () Supervised	
Damp proofing	(x)		() Carried out () Supervised	
Roof cladding or roof cladding system	(x)		() Carried out () Supervised	
Ventilation system (for example, subfloor or cavity)	(x)		() Carried out () Supervised	
Wall cladding or wall cladding system	(x)		() Carried out () Supervised	
Waterproofing	(x)		() Carried out () Supervised	
Other	(x)		() Carried out () Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	(x)		() Carried out () Supervised	
--	-----	--	-----------------------------------	--

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (✓) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

ISSUED BY

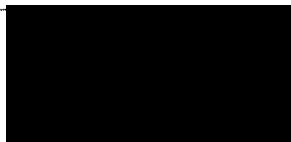
Name: Andresito Boiser Jr.	LBP or Registration number: CPEng #1013416
The practitioner is a: () Design LBP () Registered architect (✓) Chartered professional engineer	
Design Entity or Company (optional): Fil Engineers NZ Ltd.	
Mailing address (if different from below):	
Street address / Registered office: 6 Sonter Road	
Suburb: Wigram	Town/City: Christchurch
PO Box/Private Bag: 160081	Postcode: 8042
Phone number: 03 348 5755	Mobile:
After Hours: 021 213 0698	Fax:
Email address: admin@filengineers.co.nz	Website:

DECLARATION

I **Andresito Boiser Jr.** **BSCE, M.Eng, IntPE(NZ), CPEng #1013416**

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature: 

Date: **08 February 2019**



Inspection Schedule

Date: **08 February 2019**
 Address: **Flat 1 & 2 191 Westminster Street, St.Albans**
 Project: **Foundation Re-levelling**
 Engineer: **[REDACTED]**

PO Box 160081, Christchurch 8042
 Email: admin@filengineers.co.nz
 Phone: 03 348 5755

Purpose:

This is a working document and is to be **maintained on site** and is the responsibility of the contractor.

The contractor is to arrange for the engineering inspections, as detailed below, as and when required.

Please allow a minimum of **48 hours** for the completion of any inspection

Inspection Description	Signed	Date
1. Subfloor Connection		
2. Final Inspection		
3.		
4.		

Please Note:

- This inspection Schedule is to be read in conjunction with the attached Producer Statement PS1 Design
- All inspection and documents from Engineer are required for the issuance of PS4

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

You are using a browser which this viewer does not support. Some features may not work correctly. Upgrade to a [modern browser](#) to ta

191 Westminster Stree



191 WESTMINSTER STREET
MAIREHAU, CHRISTCHURCH

Property Details

- Territorial Local Authority: Christchurch City
- Land District: Canterbury
- Document Type: Certificate of Title
- Reference: CB18A/230 (Cross Lease)
- Date Issued: 07 Sep 1977 (Status: Live)
- Title Land Area: 940 m2

Parcel Area

- Parcel ID 3514865: 940 m2

Legal Description

[Additional Property Reports - Terranet](#)

[Add Feature](#) [Favourite](#) [Print](#)

Results

List Details Favourites

1 of 1 results

**191 WESTMINSTER STREET
MAIREHAU, CHRISTCHURCH**

Parcel ID 3514865: 940 m2

Legal Description
Part Lot 6A Deposited Plan 837 (Fee Simple, pa...
Flat 2 Deposited Plan 40391 and Garage 2 Dep...

▼ Owners
NM BARKER LIMITED (CB18A/230)

▶ Sales Information

▼ Related Properties
191A WESTMINSTER STREET, MAIREHAU, CHRI...

▶ Zoned Schools

Additional Property Reports - Terranet

+ Add Feature ☆ Favourite 🖨 Print

40 m

Imagery: Credits Christchurch Response Centre (CC BY 3.0 NZ) Flying Date 2011-02-24 Accuracy +/-0.8m GSD 0.1m

The screenshot displays the eMap web application interface. At the top, the search bar contains the text "191 westminster". The map shows a street grid with "WESTMINSTER" and "FRANCIS AVENUE" labeled. A blue rectangular outline highlights a specific property, with a red pushpin marker labeled "191A" placed on it. To the right of the map, a "Results" panel is open, displaying the following information:

- 191A WESTMINSTER STREET**
MAIREHAU, CHRISTCHURCH
- Property Details**
- Territorial Local Authority: Christchurch City
- Land District: Canterbury
- Document Type: Certificate of Title
- Reference: CB18A/229 (Cross Lease)
- Date Issued: 07 Sep 1977 (Status: Live)
- Title Land Area: 940 m2
- Parcel Area
- Parcel ID 3514865: 940 m2
- Legal Description

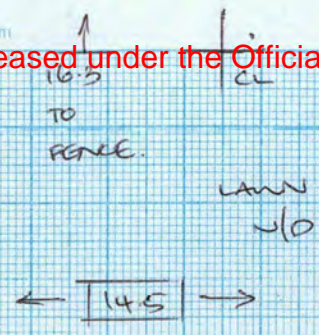
Below the details, there is a link for "Additional Property Reports - Terranet" and buttons for "Add Feature", "Favourite", and "Print". The map interface includes a toolbar on the left with navigation and search tools, a scale bar at the bottom left indicating 40 meters, and a search bar at the top.

Released under the Official Information Act 1982

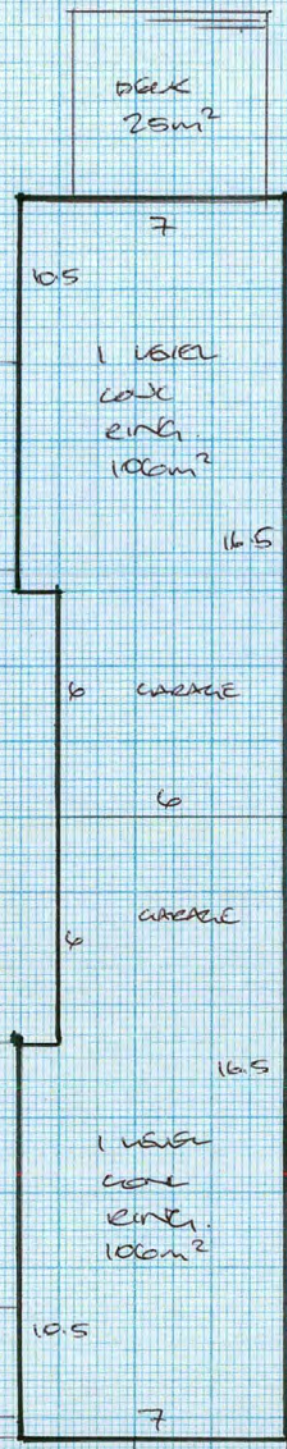


NM BARKER LTD
191-191A WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH
H: & W:
M:

BY
J. ALLEN
12.5.2015
NOT TO SCALE

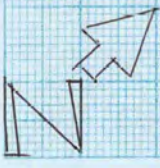


116m²
OUT OF
COVER



TOTAL AREA
: 941m²
WITHIN COVER
: 825m²

10.5



MAIN
ACCESS

TIMBER FENCE
18 x 1.8

PAVERS DAMAGED
22m²

CHECKED

WESTMINSTER ST



Inspection Summary

Completed by: **CHARLES W. FOLEY**

Date: 12/05/15 Page: 1 of 1
dd / mm / yy

CLM / 2011 / 212672

NM BARKER LTD
 '191-191A WESTMINSTER STREET
 MAIREHAU
 CHRISTCHURCH
 H: & W:
 M:

Time arrived at site: 8:30 Time left site: 9:00 Was an inspection carried out? Yes No

Customer present: Yes No Customer Name: NM BARKER LTD

Access denied Loose dogs Other If other, please provide reason

If 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<u>NOT PRESENT</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>ALL GOOD</u>
- 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 checked="" 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

Total m² of Damaged Land: 0-0 m² Notional Land Damage Value @\$300/m² (Incl GST): \$ 0-00

CLOSE LAND EXPOSURE

Next action

CHECKED

