

EQC Full Assessment Report

Claim Number:	CLM/2011/134614	Assessment Date:	14/09/2011 15:14
Claimant:	JOANNE BREWSTER	Assessor:	Foley, Charles
Property Address:	12 CARSTON STREET LEESTON 7632	Estimator:	Stevens, Chris

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JOANNE, BREWSTER				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Fintel (Tower Insurance)	Dwelling		Yes	

Insurance Details - Added in COMET

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

No contents cover. Rental property.

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
KIWIBANK

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1961 - 1980	L Shape	116.67

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil				

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	50.00	150.00
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	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	50.00	150.00
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	Block Veneer	Concrete	Cracking to paint			
			Paint wall	37.50 m2	29.00	1,087.50
			Structural damage			
			Remove, dispose and replace concrete block veneer	7.00 m2	180.00	1,260.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	5.00 l/m	50.00	250.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Foundations

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Slab settlement

General Comments: Con slab

Roof

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Maintance

General Comments: Rolled metal

Ground Floor - Lounge

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Maintance

General Comments: Wall paper on Walls. Painted lining paper over GIB. 4 medium timber frame windows. Internal timber cavity slider. Carpet over concrete.

Ground Floor - Kitchen (Includes laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Standard Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	18.00 m2	43.00	774.00
			Cosmetic damage			
			Paint wall	46.20 m2	24.00	1,108.80
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: Not all walls have wall paper on it

Ground Floor - Conservatory

Damage: No damage

Require Scaffolding? No

General Comments: Timber panel walls with summer stone brick on one wall. Alsynite ceiling. Large timber frame window. Glass panel external door.

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	7.15 m2	30.00	214.50
			Cosmetic Damage			
			Paint Ceiling	7.15 m2	24.00	171.60
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	5.00 m2	30.00	150.00
			Cosmetic damage			
			Paint wall	41.04 m2	24.00	984.96

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Paint wall	23.40 m2	24.00	561.60
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Beside bathroom)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted ceiling wall paper walls carpet floor**Ground Floor - Bedroom (Crn of hall)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Paint Ceiling	13.60 m2	24.00	326.40
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	6.00 l/m	50.00	300.00
			Cosmetic damage			
			Paint wall	16.00 m2	29.00	464.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Not all walls painted**Ground Floor - Room (Other) (Store)****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted block walls block. repairs picked up under elevation**Fees****Fees**

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	636.27
Margin	876.96

GST

1,446.99

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	2,347.50
	Elevation (North)	150.00
	Elevation (South)	150.00
	Elevation (West)	250.00
		2,897.50

Floor	Description	Estimate
Ground Floor	Bathroom	561.60
	Bedroom (Beside bathroom)	0.00
	Bedroom (Crn of hall)	326.40
	Conservatory	0.00
	Hallway	1,521.06
	Internal Garage	764.00
	Kitchen (Includes laundry)	1,882.80
	Lounge	0.00
	Room (Other) (Store)	0.00
		5,055.86

5,055.86

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	636.27
Margin	876.96
GST	1,446.99
	2,960.22

Total Estimate

11,093.58

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/145317. Not inspected. This is 1st inspection.

File Notes

Date Created: 14/09/2011 15:01
Created : Stevens, Chris
Subject: 14/09/2011
Note: Single story dwelling on a con slab with brick cladding and a rolled metal roof
Next Action: Pay claimant

Urgent Works Items

Scope of Works



Customer: JOANNE BREWSTER

Document explanatory note:

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

Assessment of Property at 12 CARSTON STREET, LEESTON 7632 on 14/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 600.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 9.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 9.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 22.50 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
Wall framing (Timber Frame - Timber - 22.50 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 22.50 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
Wall framing (Timber Frame - Timber - 22.50 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
Wall Cladding (Block Veneer - Concrete - 37.50 m2)	Cracking to paint	Paint wall 37.50 m2
	Structural damage	Remove, dispose and replace concrete block veneer 7.00 m2
Wall framing (Timber Frame - Timber - 37.50 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 37.50 m2)	Cracking	Grind out and repoint mortar 5.00 l/m
Wall framing (Timber Frame - Timber - 37.50 m2)	No Earthquake Damage	

Foundations

Element	Damage	Repair
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No Damage

Roof

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Lounge**

Room Size: 6.60 x 4.00 = 26.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair
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No Damage

Ground Floor - Kitchen (Includes laundry)

Room Size: 4.40 x 3.30 = 14.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair
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Ceiling (Gib - Lining paper / paint - 14.52 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Vinyl - 14.52 m2)	No Earthquake Damage		
Kitchen joinery (Standard 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 - 46.20 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	18.00 m2
	Cosmetic damage	Paint wall	46.20 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Stainless - 2.00 l/m)	No Earthquake Damage		

Ground Floor - Conservatory

Room Size: 3.00 x 5.00 = 15.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Hallway

Room Size: 1.10 x 6.50 = 7.15 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
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Ceiling (Gib - Lining paper / paint - 7.15 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	7.15 m2
	Cosmetic Damage	Paint Ceiling	7.15 m2

Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Carpet - 7.15 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 41.04 m2)	Cosmetic damage	Remove, dispose and replace lining paper	5.00 m2
	Cosmetic damage	Paint wall	41.04 m2

Ground Floor - Bathroom

Room Size: 2.70 x 1.80 = 4.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 4.86 m2)	No Earthquake Damage		
Floor (Concrete - Carpet - 4.86 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 23.40 m2)	Cosmetic damage	Paint wall	23.40 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Beside bathroom)

Room Size: 3.40 x 3.40 = 11.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Crn of hall)

Room Size: 3.40 x 4.00 = 13.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 13.60 m2)	Cosmetic Damage	Paint Ceiling	13.60 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 13.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 35.52 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage

Room Size: 4.90 x 3.10 = 15.19 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.19 m2)	No Earthquake Damage		
Floor (Concrete - Concrete - 15.19 m2)	No Earthquake Damage		
Wall framing (Block - Block - 38.40 m2)	Cosmetic damage	Grind out and re-mortar	6.00 l/m
	Cosmetic damage	Paint wall	16.00 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Room (Other) (Store)

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
No 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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