

GRIFFIOEN.

EQC CLAIM DOCUMENTATION CAVITY CRITTER REPORT

Please note that this report was carried out prior to the completion of the foundation repairs in 2021.

Statement of Passing Over: This documentation has been supplied to us by the Earthquake Commission under the Official Information Act. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Cavity Critter

Under floor Inspections

www.underfloorinspections.co.nz

31 South Eyre Road

Clarkville

RD2 Kaiapoi 7692

021 343156

gideon@underfloorinspections.co.nz

Report prepared for: EQC

Contact: Zach McMillan

Property address: 191 Westminster Street

Date: 26 July 2017

Prepared by: Dale Phillips

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



Cavity Critter

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



2: All piles in this home are precast concrete piles. The majority of the piles appear to have their original connections, however there are several connections that are not stapled correctly.



3: The joist has been cut for the waste. Both joist ends are now unsupported.



4: View along piles.



5: View along piles.



6: The home has outside bearers supported on concrete blocks embedded into the foundation and connected with stapled off wire. The outside bearers show signs of water damage in several areas along the foundations.



7: View of ring foundation.



8: View of ring foundation.



9: Large ground crack heading towards the foundation.



10: View of ring foundation.



11: View of bearer meeting ring foundation with connection.



12: Pile with connection.



13: The bearer join has pulled apart. This is most likely caused by timber shrinkage. The subfloors were generally constructed from wet timber, which reduces in size when dry. There are several of these bearer joins.



14: It appears the bearer has been notched and a turnbuckle has been used to pull the bearer down to meet the pile. No compliant connection has been used.



15: Pile with bearer join.



16: Pile with connection.



17: Pile with connection.



18: Pile with connection.



19: Pile with connection.



20: Pile with connection.



21: The bearer has been clashed on both sides. However the timber used is not of h3.2. The packer used appears to be a piece of plywood.



22: Pile with connection.



23: Pile with bearer join. The pile poorly supports the left bearer. The bearer appears to be supported by roughly 10mm.



24: Pile with connection.



25: View of bearer meeting ring foundation with connection.



26: View of bearer meeting ring foundation with connection.



27: View along piles.



28: Pile with bearer join. There is significant yellow mold growing beneath this home.



29: Pile with connection.



30: Pile with bearer join.



31: Pile with connection.



32: Pile with connection.



33: Pile with connection.



34: Pile with connection.



35: Pile with connection.



36: Pile with connection.



37: Pile with bearer join.



38: Pile with bearer join.



39: Pile with connection.



40: Pile with connection.



41: View of bearer meeting ring foundation with connection.



42: View of ring foundation.



43: View of ring foundation.



44: View of ring foundation.

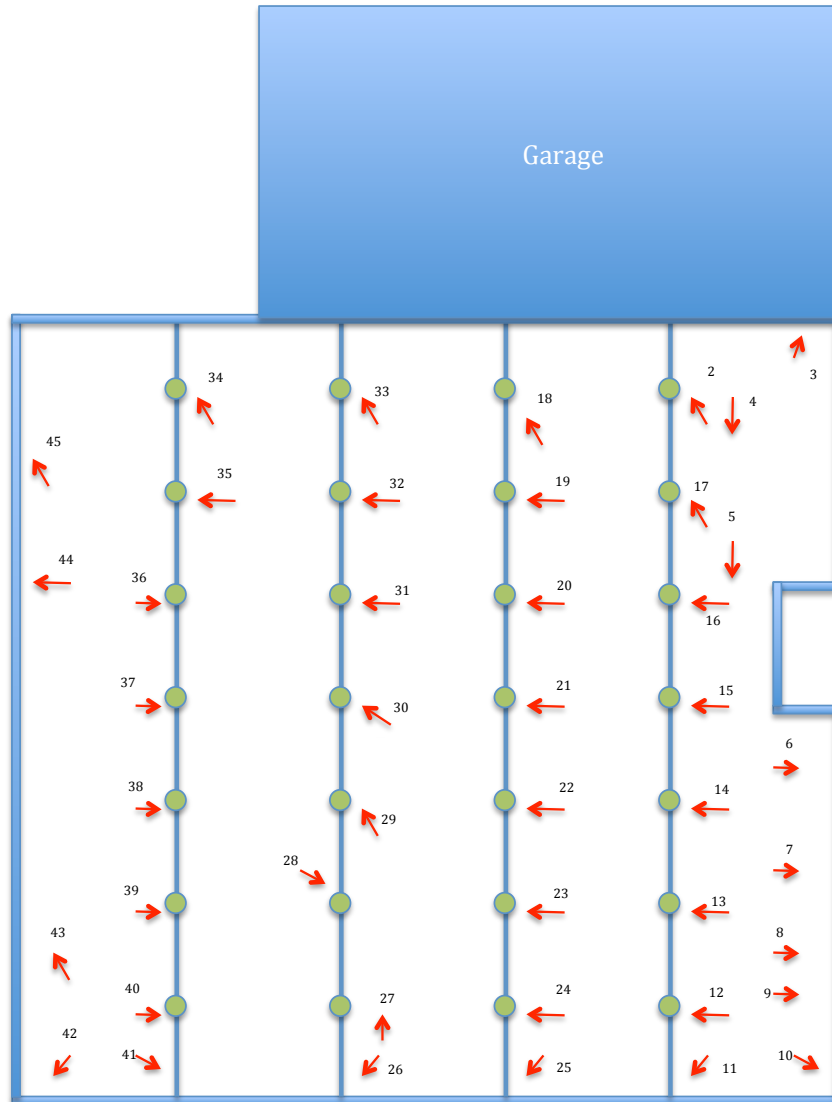


45: View of ring foundation.



House floor plan

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from. Pile and bearer layout are indicative. As the file is shrunk for emailing, details are lost. Floor plan also supplied in separate file to allow for clear reading.



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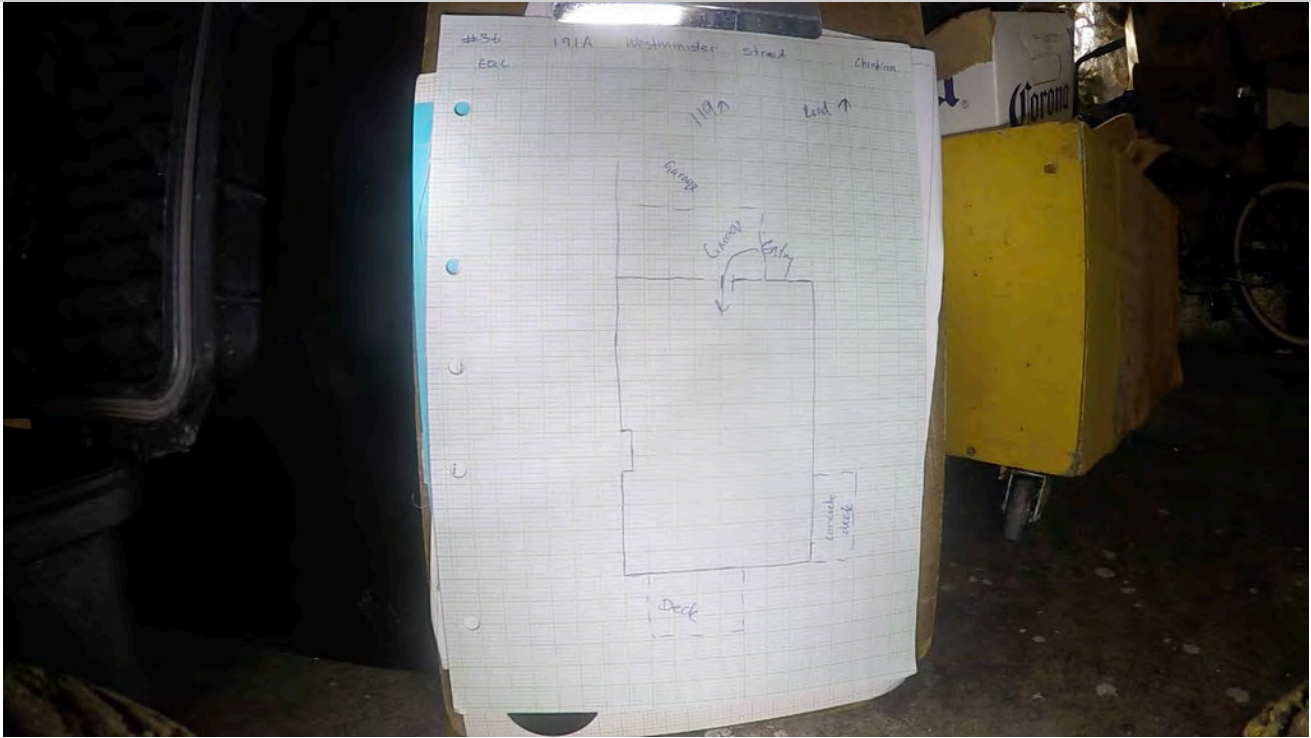
Prepared by: Dale Phillips

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Cavity Critter

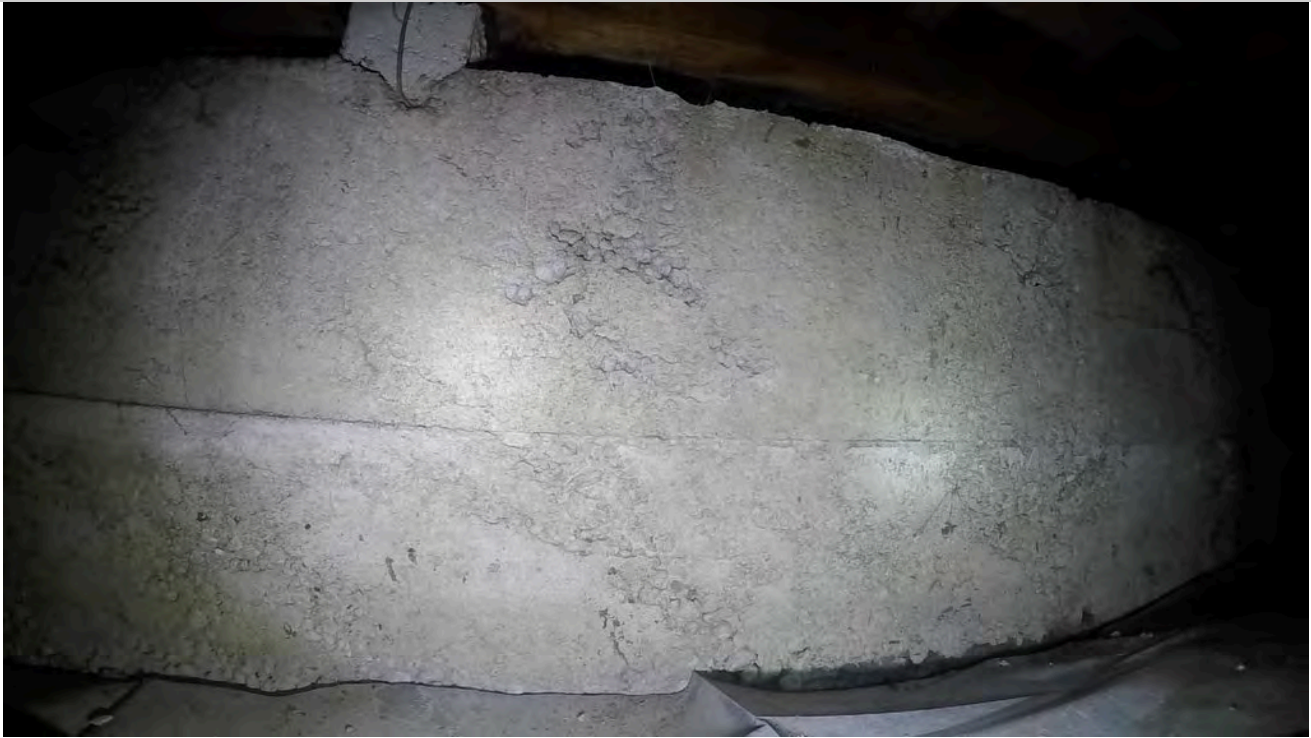
1: Photo for legal purposes, showing who did the job and when.



2: The home has outside bearers supported on concrete blocks embedded into the foundation and connected with stapled off wire.



3: View of ring foundation.



4: View of ring foundation.



5: View of ring foundation.



6: View of ring foundation.



7: View of bearer meeting ring foundation with connection.



8: All piles appear to have their original connections, however there are several piles that the stapling has not been carried out correctly.



9: Pile with connection.



10: Pile with connection.



11: Pile with bearer join.



12: Pile with bearer join.



13: Pile with connection.



14: Pile with connection.



15: Pile with connection.



16: Pile with connection.



17: Pile with connection.



18: Pile with connection.



19: Pile with bearer join.



20: Pile with bearer join. The bearer join has pulled apart. This is most likely caused by timber shrinkage. The subfloors were generally constructed from wet timber, which reduces in size when dry.



21: Pile with connection.



22: Pile with connection.



23: Pile with connection.



24: View of bearer meeting ring foundation with connection.



25: View of bearer meeting ring foundation with connection.



26: Pile with connection.



27: Pile with connection.



28: Pile with connection.



29: Pile with bearer join.



30: Pile with connection.



31: Pile with connection. The arrow shows evidence of the waste leaking. The polythene shows signs of dampness.



32: Pile with connection.



33: Pile with connection.



34: Pile with connection.



35: View along piles.



36: Pile with connection.



37: Pile with connection.



38: There are indications of an above floor water leak here and the timber is showing signs of water damage.



39: Pile with connection.



40: Pile with connection.



41: Pile with connection.



42: View of bearer meeting ring foundation with connection.



43: View of ring foundation.



44: View of ring foundation with services. The joist has been notched by at least 40mm. There is evidence that the wastewater is flowing back into the foundation from the gully.



45: View of ring foundation.



46: View of ring foundation.



47: View of ring foundation.



