

EQC Full Assessment Report

Claim Number: CLM/2010/153960
Claimant: MJ Bailey
Property Address: 1B COLMAN AVENUE
 SOCKBURN
 CHRISTCHURCH 8042

Assessment Date: 12/11/2011 10:22
Assessor: Hawthorne, Graeme
Estimator: Smallbone, Stuart
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	MJ, Bailey				

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
ASB BANK

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: No hazards on site.
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	Rectangular	75.06

Full Assessment

Site

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

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 9.5x2.4m)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Heating	Electric	Heat pump	Remove for other trades			
			Remove, and replace heatpump for other trades	1.00 item	240.00	240.00
Wall Cladding	Shadow Clad	Timber	No Earthquake Damage			
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	3.00 l/m	30.00	90.00
			Cracking to paint			
			Paint wall	9.60 m2	29.00	278.40
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Painted summerhill stone
Painted shadow clad

Elevation (South 9.5x2.4 Painted summerhill stone)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Porch / Veranda	External	Steel	Cosmetic damage			
			Remove, dispose and replace broken glass	0.80 m2	120.00	96.00
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	6.00 l/m	30.00	180.00
			Cracking to paint			
			Paint wall	22.80 m2	29.00	661.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (East 8.7x2.4m 200 series concrete block party wall)

Damage: No damage

Require Scaffolding? No

General Comments: Wall adjoining neighboring dwelling

Elevation (West 8.7 x2.4m 200 series concrete block party wall)

Damage: No damage

Require Scaffolding? No

General Comments: Wall adjoining neighboring dwelling
Cracking to wall recorded in internal garage

Foundations (Concrte ring 8.7x9.5m)

Damage: Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Splash coat repair	0.42 m2	35.00	14.70
Slab foundation	Concrete Slab	Concrete	No Earthquake Damage			

General Comments: Mortar repair to SE elevation between brick and foundation**Roof (Painted corrugated metal 9.5x8.7m)****Damage:** No damage**Require Scaffolding?** No

General Comments: Light weight roof
Roof type = Gable ends to adjoining dwellings
Roof cladding = Painted corrugated metal
Roof frame = Timber framed
Soffit = Painted cement sheet .4 wide
Spouting = PVC
Fascia = Painted timber
Pitch = 20 degrees

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 (excludes painting)	18.55 m2	34.00	630.70
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			
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	Paint	Cosmetic Damage			
			Rake out, plaster and paint	7.59 m2	27.00	204.93
Floor	T&G	Vinyl	No Earthquake Damage			
Hob	Gas	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Steel	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			

Ceiling	Gib	Paint	No Earthquake Damage
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage
Floor	T&G	Vinyl	No Earthquake Damage
Shower	Three sided shower	Base stainless	No Earthquake Damage
Wall covering	Gib	Paint	Cosmetic damage
			Rake out, plaster and paint
			21.12 m2
			27.00
			570.24

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Includes laundry

Ground Floor - Bedroom (First on left)

Damage: No damage

Require Scaffolding? No

General Comments: Painted wallpaper on walls and ceilings.
Floor carpet
Windows 1
Doors 1 wardrobe 4 doors

Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.56 m2	27.00	393.12
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	31.32 m2	27.00	845.64
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	4.00 l/m	30.00	120.00
			Cosmetic damage			
			Paint wall	15.08 m2	29.00	437.32

General Comments:

Ground Floor - Bedroom (end of hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	10.56 m2	28.25	298.32
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Toilet (Ted)

Damage: No damage

Require Scaffolding? No

General Comments: painted lining paper on walls and ceilings
Floor carpet.
Standard toilet.
Doors 1
Windows 1

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	404.85

Margin	546.54
GST	901.79

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrte ring 8.7x9.5m)	14.70
	Elevation (East 8.7x2.4m 200 series concrete block party wall)	0.00
	Elevation (North 9.5x2.4m)	608.40
	Roof (Painted corrugated metal 9.5x8.7m)	0.00
	Elevation (South 9.5x2.4 Painted summerhill stone)	937.20
	Elevation (West 8.7 x2.4m 200 series concrete block party wall)	0.00
		1,560.30

Floor	Description	Estimate
Ground Floor	Bathroom	570.24
	Bedroom (end of hall)	298.32
	Bedroom (First on left)	0.00
	Hallway	0.00
	Internal Garage	1,796.08
	Kitchen	204.93
	Lounge	630.70
	Toilet (Ted)	0.00
		3,500.27

	3,500.27
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Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	404.85
Margin	546.54
GST	901.79
	1,853.18

Total Estimate	6,913.75
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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)

- To come

File Notes

Date Created: 12/11/2011 10:34

Created : Hawthorne, Graeme

Subject: Dwelling damage

Note: Single level brick veneer and vertical weatherboard 2 bed flat joined to 4 others on a flat site with attached garage. Site has good access.
Home sits on a concrete slab and has a rolled metal roof .
Claimant has made two claims but has not been visited by EQC staff.
She said that he had not received any payment from EQC.
External damage is minor with step cracking to brick veneer.
Internal damage is minor gib cracking.
There is no evidence of recent post quake redecoration .

Next Action:

Urgent Works Items

Scope of Works



Customer: MJ Bailey

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 1B COLMAN AVENUE, SOCKBURN, CHRISTCHURCH 8042 on 12/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 225.00 m2)		
Land (Under dwelling - Soil - 75.00 m2)		
Main Access (Drive - Concrete - 18.25 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North 9.5x2.4m)

Element	Damage	Repair	
Heating (Electric - Heat pump - 1.00 item)	Remove for other trades	Remove, and replace heatpump for other trades	1.00 item
Wall Cladding (Shadow Clad - Timber - 13.20 m2)	No Earthquake Damage		
Wall Cladding (Brick Veneer - Summer Hill Stone - 9.60 m2)	Cracking Cracking to paint	Grind out and repoint mortar Paint wall	3.00 l/m 9.60 m2
Wall framing (Timber Frame - Timber - 22.80 m2)	No Earthquake Damage		

Elevation (South 9.5x2.4 Painted summerhill stone)

Element	Damage	Repair	
Porch / Veranda (External - Steel - 1.10 m2)	Cosmetic damage	Remove, dispose and replace broken glass	0.80 m2
Wall Cladding (Brick Veneer - Summer Hill Stone - 22.80 m2)	Cracking Cracking to paint	Grind out and repoint mortar Paint wall	6.00 l/m 22.80 m2
Wall framing (Timber Frame - Timber - 22.80 m2)	No Earthquake Damage		

Elevation (East 8.7x2.4m 200 series concrete block party wall)

Element	Damage	Repair
No Damage		

Elevation (West 8.7 x2.4m 200 series concrete block party wall)

Element	Damage	Repair
No Damage		

Foundations (Concrte ring 8.7x9.5m)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 36.40 l/m)	Cracks to ring foundation	Splash coat repair 0.42 m2
Slab foundation (Concrete Slab - Concrete - 14.56 m2)	No Earthquake Damage	

Roof (Painted corrugated metal 9.5x8.7m)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Lounge**

Room Size: 3.50 x 5.30 = 18.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 18.55 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting) 18.55 m2
Floor (T&G - Carpet - 18.55 m2)	No Earthquake Damage	
Wall covering (Gib - Lining paper / paint - 42.24 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen

Room Size: 2.30 x 3.30 = 7.59 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 7.59 m2)	Cosmetic Damage	Rake out, plaster and paint 7.59 m2
Floor (T&G - Vinyl - 7.59 m2)	No Earthquake Damage	
Hob (Gas - Standard Spec - 1.00 item)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 26.88 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 2.00 l/m)	No Earthquake Damage	

Ground Floor - Hallway

Room Size: 0.90 x 3.60 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 2.10 x 2.30 = 4.83 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Steel - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.83 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 4.83 m2)	No Earthquake Damage		
Shower (Three sided shower - Base stainless - .64 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.12 m2)	Cosmetic damage	Rake out, plaster and paint	21.12 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (First on left)

Room Size: 4.10 x 2.80 = 11.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Internal Garage

Room Size: 2.80 x 5.20 = 14.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.90 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.56 m2)	Cosmetic Damage	Rake out, plaster and paint	14.56 m2
Floor (Concrete - Concrete - 14.56 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 31.32 m2)	Cosmetic damage	Rake out, plaster and paint	31.32 m2
Wall framing (Block - Concrete - 15.08 m2)	Cosmetic damage	Grind out and epoxy fill cracks	4.00 l/m
	Cosmetic damage	Paint wall	15.08 m2

Ground Floor - Bedroom (end of hall)

Room Size: 3.30 x 3.20 = 10.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.56 m2)	Cosmetic Damage	Gap fill and paint	10.56 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 10.56 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 31.20 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet (Ted)

Room Size: 0.80 x 2.30 = 1.84 (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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