

EQC claim documentation here

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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: JEAN PARKER

Assessment of Property at 3 RAEKURA PLACE, REDCLIFFS, CHRISTCHURCH 8081 on 23/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 418.00 m2)		
Land (Under dwelling - Soil - 110.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North wall)

Element	Damage	Repair
No Damage		

Elevation (South wall)

Element	Damage	Repair
Wall Cladding (Structural Block - Concrete - 26.24 m2)	Cracking	Relay and re-bed loose bricks 1.00 m2
	Damaged finish	Paint wall 14.08 m2

Elevation (East wall)

Element	Damage	Repair
Wall Cladding (Weatherboard - Timber - 8.40 m2)	No Earthquake Damage	
Wall Cladding (Block Veneer - Concrete - 31.20 m2)	Cracking	Gap fill and paint 10.40 m2

Elevation (West wall)

Element	Damage	Repair
Wall Cladding (Block Veneer - Concrete - 35.40 m2)	Cracking	Grind out and repoint mortar 4.00 l/m
	Cracking to paint	Paint wall 7.80 m2
Wall framing (Timber Frame - Timber - 35.52 m2)	No Earthquake Damage	

Foundations (Concrete Slab)

Element	Damage	Repair
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No Damage

Roof (Metal tile)

Element	Damage	Repair	
Roof Covering (Pitched - Steel - 127.50 m2)	Damage to flashings	Supply and install membrane roofing Butynol 1.5 mm	1.00 m2
Roof framing (Framed - Timber - 127.50 m2)	No Earthquake Damage		

Interior**Ground Floor - Bedroom (First on the right)**

Room Size: 3.60 x 3.60 = 12.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.96 m2)	Cosmetic Damage	Rake out, plaster and paint	14.76 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 12.96 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 46.08 m2)	Cosmetic damage	Remove, rake out, plaster, supply and replace wallpaper	46.08 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Second on the right)

Room Size: 3.60 x 3.60 = 12.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.96 m2)	Cosmetic Damage	Rake out, plaster and paint	14.76 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (Concrete - Carpet - 12.96 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 46.08 m2)	Cosmetic damage	Remove, rake out, plaster, supply and replace wallpaper	46.08 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Walk In Wardrobe

Room Size: 1.10 x 1.10 = 1.21 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Built In Shelves (Wall unit - MDF - .88 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 1.21 m2)	Cosmetic Damage	Rake out, plaster and paint	1.21 m2
Floor (Concrete - Carpet - 1.21 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 11.00 m2)	Cosmetic damage	Rake out, plaster and paint	0.00 m2

Ground Floor - Toilet

Room Size: 1.60 x 1.10 = 1.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 1.76 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	1.76 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 1.76 m2)	No Earthquake Damage		

Toilet (Standard - Standard Spec - 1.00 No Earthquake Damage item)

Wall covering (Gib - Lining paper - 13.50 m2) Cosmetic damage

Remove, supply, replace lining paper and paint 13.50 m2

Window (Timber medium - Pane single glazed - 1.00 No of) Cosmetic damage
Cosmetic damage

Ease window 1.00 No of

Repaint window frame 4.00 l/m

Ground Floor - Laundry

Room Size: 1.80 x 1.90 = 3.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 3.42 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	3.42 m2
Door (External) (SG Single - Timber - 1.00 item)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (Concrete - Vinyl - 3.42 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 18.50 m2)	Cosmetic damage	Paint wall	18.50 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	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: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 3.24 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	3.24 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 3.24 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 22.50 m2)	Cosmetic damage	Remove, rake out, plaster, supply and replace wallpaper	22.50 m2

Ground Floor - Bathroom

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

Stud Height: 2.50 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)			
Bathroom Sink (Basin - Standard specification - 1.00 item)			
Built In Shelves (Wall unit - MDF - .45 m2)	No Earthquake Damage		
Ceiling (Gib - Lining paper - 4.86 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	4.86 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 4.86 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .45 m2)	No Earthquake Damage		
Shower (Over Bath with Curtain - Acrylic shower - 1.44 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 22.50 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	31.50 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage Cosmetic damage	Ease window Repaint window frame	1.00 No of 5.00 l/m

Ground Floor - Kitchen (Entry/lounge/dining L shaped room)

Room Size: 5.70 x 7.30 = 41.61 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 41.61 m2)	Cosmetic Damage	Rake out, plaster and paint	47.31 m2
	Damaged electrical fittings	Remove, dispose and replace light fitting	3.00 No of
Door (External) (Solid Door - Timber - 1.00 item)	No Earthquake Damage		
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 41.61 m2)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	Impact damage	Realign doors	1.00 No of
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 83.20 m2)	Cosmetic damage	Remove, rake out, plaster, supply and replace wallpaper	83.20 m2
Window (Timber medium - Pane single glazed - 3.00 No of)	Cosmetic damage	Ease window	3.00 No of
	Cosmetic damage	Repaint window frame	24.00 l/m
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

Ground Floor - Internal Garage (Garage)

Room Size: 3.00 x 6.30 = 18.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.90 m2)	No Earthquake Damage		
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Concrete - 18.90 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Impact damage	Adjust door	1.00 No of
Wall covering (Gib - Paint - 63.24 m2)	Cosmetic damage	Rake out, plaster and paint	44.20 m2

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/125577
Claimant: JEAN PARKER
Property Address: 3 RAEKURA PLACE
 REDCLIFFS
 CHRISTCHURCH 8081

Assessment Date: 23/07/2011 15:03
Assessor: Jaz, Rob
Estimator: Holt, Murray
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JEAN, PARKER				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Vero	Dwelling			
Vero	Contents			

Insurance Details - Added in COMET

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

No current due date available

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
No Mortgage

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	Rectangular	103.66

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	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 wall)

Damage: No damage
Require Scaffolding? No
General Comments: Painted structural block 3.0 x 3.0

Elevation (South wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Structural Block	Concrete	Cracking			
			Relay and re-bed loose bricks	1.00 m2	85.00	85.00
			Damaged finish			
			Paint wall	14.08 m2	29.00	408.32

General Comments: Painted structural block 8.2 x 3.2

Elevation (East wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall Cladding	Block Veneer	Concrete	Cracking			
			Gap fill and paint	10.40 m2	38.00	395.20

General Comments: Painted block veneer 14.8 x 2.6

Elevation (West wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Concrete	Cracking			
			Grind out and repoint mortar	4.00 l/m	35.00	140.00
			Cracking to paint			
			Paint wall	7.80 m2	29.00	226.20

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: concrete block veneer 14.8 x 2.6

Foundations (Concrete Slab)

Damage: No damage
Require Scaffolding? No
General Comments: Concrete slab. 14.8 x 7.6 = 112.48 M2

Roof (Metal tile)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	Damage to flashings			
			Supply and install membrane roofing Butynol 1.5 mm	1.00 m2	97.00	97.00
Roof framing	Framed	Timber	No Earthquake Damage			
General Comments: recoated decramastic tile						

Ground Floor - Bedroom (First on the right)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.76 m2	34.00	501.84
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	46.08 m2	43.00	1,981.44
Window	Timber medium	Pane single glazed	No Earthquake Damage			
General Comments: slopping ceiling 3.7 to 2.6. Nail pops in ceiling. Ding in door not earthquake related.						

Ground Floor - Bedroom (Second on the right)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.76 m2	34.00	501.84
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	130.00	130.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	46.08 m2	43.00	1,981.44
Window	Timber medium	Pane single glazed	No Earthquake Damage			
General Comments: Sloping ceiling 2.6 to 3.7						

Ground Floor - Walk In Wardrobe

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	1.21 m2	34.00	41.14
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	0.00 m2	34.00	0.00
General Comments: Nail pops in ceiling						

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	1.76 m2	55.00	96.80
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			

Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	13.50 m2	55.00	742.50
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Ease window	1.00 No of	90.00	90.00
			Cosmetic damage			
			Repaint window frame	4.00 l/m	8.00	32.00

General Comments: Nail pops in ceiling

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	3.42 m2	55.00	188.10
Door (External)	SG Single	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	210.00	210.00
Floor	Concrete	Vinyl	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Paint wall	18.50 m2	24.00	444.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Minor cracks in walls will cover with a paint. Nail pops in ceiling.

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	3.24 m2	55.00	178.20
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	22.50 m2	43.00	967.50

General Comments: Shared ceiling with laundry. Very minor cracks in walls.

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification				
Bathroom Sink	Basin	Standard specification				
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	4.86 m2	55.00	267.30
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Over Bath with Curtain	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	31.50 m2	55.00	1,732.50

Window	Timber medium	Pane single glazed	Cosmetic damage				
			Ease window	1.00	No of	90.00	90.00
			Cosmetic damage				
			Repaint window frame	5.00	l/m	8.00	40.00

General Comments: Nail pops in ceiling.

Ground Floor - Kitchen (Entry/lounge/dining L shaped room)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	47.31	m2	34.00 1,608.54
			Damaged electrical fittings			
			Remove, dispose and replace light fitting	3.00	No of	105.00 315.00
Door (External)	Solid Door	Timber	No Earthquake Damage			
Door (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Standard Spec	MDF	Impact damage			
			Realign doors	1.00	No of	50.00 50.00
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	83.20	m2	43.00 3,577.60
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Ease window	3.00	No of	90.00 270.00
			Cosmetic damage			
			Repaint window frame	24.00	l/m	8.00 192.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: 9.4m2 of vinyl in kitchen area. Apex ceiling 3.7 slopes down to 2.5.

Ground Floor - Internal Garage (Garage)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Single	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	Impact damage			
			Adjust door	1.00	No of	120.00 120.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.20	m2	34.00 1,502.80

General Comments:

Fees

Fees

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	2.00	300.00
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,536.34
Margin	2,122.06
GST	3,501.40

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete Slab)	0.00
	Elevation (East wall)	395.20
	Roof (Metal tile)	97.00
	Elevation (North wall)	0.00
	Elevation (South wall)	493.32
	Elevation (West wall)	366.20
		1,351.72

Floor	Description	Estimate
Ground Floor	Bathroom	2,129.80
	Bedroom (First on the right)	2,483.28
	Bedroom (Second on the right)	2,613.28
	Hallway	1,145.70
	Internal Garage (Garage)	1,622.80
	Kitchen (Entry/lounge/dining L shaped room)	6,013.14
	Laundry	842.10
	Toilet	961.30
	Walk In Wardrobe	41.14
		17,852.54

17,852.54

Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	300.00
Small Job Fee	180.00
	480.00

Overheads

Description	Estimate
Preliminary and general	1,536.34
Margin	2,122.06
GST	3,501.40
	7,159.80

Total Estimate	26,844.06
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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?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
For settlement team		

Previous Claim Numbers (recorded manually in field)

- No previous claim numbers available

File Notes

Date Created: 24/08/2011 17:55
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 24/08/2011
Note: COMET sent to EQR on 24/08/2011
Next Action:

Urgent Works Items

EQC Claim Assessment

Address	3 RAEKURA PLACE, REDCLIFFS, CHRISTCHURCH, 8081	EQC Claim Number	CLM/2011/125577
Hazards	Nil	EQC Assessor (L,F)	Jaz, Rob
Inspection Date	23-Jul-2011	Placard	No Sticker
		EQC Estimator (L,F)	Holt, Murray

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
PARKER JEAN	64			

Jaz

Property - Overheads and Fees

Included Items	Contractor's margin, Covering incidental costs., Goods and services tax, Scaffold hire - Mobile single lift aluminium, Small Job Fee
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Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	15 m
Sewerage	Town Connection, PVC Pipe	15 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	418 m2
Land	Under dwelling, Soil	110 m2

MAIN BUILDING	Age 1961 - 1980	Area 103.7m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall)		
Wall cladding	Block veneer, Concrete (35.40 m2)	
	Cracking	
	Grind out and repoint mortar	4 m
	Cracking to paint	
	Paint wall	7.8 m2
Wall framing	Timber Frame, Timber (35.52 m2)	

Comments: concrete block veneer 14.8 x 2.6

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

Comments: Painted structural block 3.0 x 3.0

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

Wall cladding	Structural Block, Concrete (26.24 m2)	
	Cracking	
	Relay and re-bed loose bricks	1 m2
	Damaged finish	
	Paint wall	14.08 m2

Comments: Painted structural block 8.2 x 3.2

EQC Claim Number CLM/2011/125577

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall)		
Wall cladding	Block veneer, Concrete (31.20 m2) Cracking Gap fill and paint	10.4 m2
Wall cladding	Weatherboard, Timber (8.40 m2)	
Comments: Painted block veneer 14.8 x 2.6		

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete Slab)		
Comments: Concrete slab. 14.8 x 7.6 = 112.48 M2		

Element	Description / Damage / Repair Strategy	Measure
Roof (Metal tile)		
Roof framing	Framed, Timber (127.50 m2)	
Roof Covering	Pitched, Steel (127.50 m2) Damage to flashings Supply and install membrane roofing Butynol 1.5 mm	1 m2
Comments: recoated decramastic tile		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bathroom (L=2.7m W=1.8m H=2.5m)		
Bath	Acrylic, Standard specification (1.00 Item)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Floor	Concrete, Vinyl (4.86 m2)	
Wall covering	Gib, Lining paper (22.50 m2) Cosmetic damage Remove, supply, replace lining paper and paint	31.5 m2
Ceiling	Gib, Lining paper (4.86 m2) Cosmetic Damage Remove, dispose, hang and paint lining paper	4.86 m2
Shower	Over Bath with Curtain, Acrylic shower (1.44 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Mirror (Fixed)	Standard Spec, Mirror (0.45 m2)	
Window	Timber medium, Pane single glazed (1.00 No of) Cosmetic damage Ease window Repaint window frame	1 No of 5 m
Built in shelves	Wall unit, MDF (0.45 m2)	

Room - Comments: Nail pops in ceiling.**Room - Additional Notes:****Bedroom First on the right (L=3.6m W=3.6m H=3.2m)**

Floor	Concrete, Carpet (12.96 m2)	
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EQC Claim Number CLM/2011/125577

Ceiling	Gib, Paint (12.96 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	14.76 m2
Wall covering	Gib, Paint (46.08 m2)	
	Cosmetic damage	
	Remove, rake out, plaster, supply and replace wallpaper	46.08 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Window	Timber medium, Pane single glazed (1.00 No of)	
Room - Comments: slopping ceiling 3.7 to 2.6. Nail pops in ceiling. Ding in door not earthquake related.		

Room - Additional Notes:**Bedroom Second on the right (L=3.6m W=3.6m H=3.2m)**

Floor	Concrete, Carpet (12.96 m2)	
Wall covering	Gib, Wallpaper (46.08 m2)	
	Cosmetic damage	
	Remove, rake out, plaster, supply and replace wallpaper	46.08 m2
Ceiling	Gib, Paint (12.96 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	14.76 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
	Cosmetic damage	
	Ease and repaint door	1 No of
Window	Timber medium, Pane single glazed (2.00 No of)	

Room - Comments: Sloping ceiling 2.6 to 3.7**Room - Additional Notes:****Hallway (L=3.6m W=0.9m H=2.5m)**

Floor	Concrete, Carpet (3.24 m2)	
Wall covering	Gib, Wallpaper (22.50 m2)	
	Cosmetic damage	
	Remove, rake out, plaster, supply and replace wallpaper	22.5 m2
Ceiling	Gib, Lining paper (3.24 m2)	
	Cosmetic Damage	
	Remove, dispose, hang and paint lining paper	3.24 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

Room - Comments: Shared ceiling with laundry. Very minor cracks in walls.**Room - Additional Notes:****Internal Garage Garage (L=6.3m W=3.0m H=3.4m)**

Floor	Concrete (18.90 m2)	
Ceiling	Gib, Paint (18.90 m2)	

EQC Claim Number CLM/2011/125577

Wall covering	Gib, Paint (63.24 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	44.2	m2
Door (External)	SG Single, Timber (1.00 Item)		
Garage door	Tilt-a-door Metal, Steel (1.00 No of)		
	Impact damage		
	Adjust door	1	No of

Room - Additional Notes:**Kitchen Entry/lounge/dining L shaped room (L=7.3m W=5.7m H=3.2m)**

Floor	Concrete, Carpet (41.61 m2)		
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Wall covering	Gib, Wallpaper (83.20 m2)		
	Cosmetic damage		
	Remove, rake out, plaster, supply and replace wallpaper	83.2	m2
Ceiling	Gib, Paint (41.61 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint	47.31	m2
	Damaged electrical fittings		
	Remove, dispose and replace light fitting	3	No of
Work top	Kitchen work top, Laminate (5.00 m)		
Door (External)	SG Single, Timber (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Door (External)	Solid Door, Timber (1.00 Item)		
Kitchen joinery	Standard Spec, MDF (1.00 Item)		
	Impact damage		
	Realign doors	1	No of
Window	Timber medium, Pane single glazed (3.00 No of)		
	Cosmetic damage		
	Ease window	3	No of
	Repaint window frame	24	m

Room - Comments: 9.4m2 of vinyl in kitchen area. Apex ceiling 3.7 slopes down to 2.5.**Room - Additional Notes:****Laundry (L=1.9m W=1.8m H=2.5m)**

Floor	Concrete, Vinyl (3.42 m2)		
Wall covering	Gib, Lining paper (18.50 m2)		
	Cosmetic damage		
	Paint wall	18.5	m2
Ceiling	Gib, Lining paper (3.42 m2)		
	Cosmetic Damage		
	Remove, dispose, hang and paint lining paper	3.42	m2

EQC Claim Number CLM/2011/125577

Door (External)	SG Single, Timber (1.00 Item)	
	Cosmetic damage	
	Ease and repaint door	1 No of

Window Timber medium, Pane single glazed (1.00 No of)

Room - Comments: Minor cracks in walls will cover with a paint. Nail pops in ceiling.

Room - Additional Notes:

Toilet (L=1.1m W=1.6m H=2.5m)

Floor Concrete, Vinyl (1.76 m2)

Wall covering	Gib, Lining paper (13.50 m2)	
	Cosmetic damage	
	Remove, supply, replace lining paper and paint	13.5 m2

Ceiling	Gib, Lining paper (1.76 m2)	
	Cosmetic Damage	
	Remove, dispose, hang and paint lining paper	1.76 m2

Door (Internal) Single Hollow Core, Timber (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)

Window	Timber medium, Pane single glazed (1.00 No of)	
	Cosmetic damage	
	Ease window	1 No of
	Repaint window frame	4 m

Room - Comments: Nail pops in ceiling

Room - Additional Notes:

Walk In Wardrobe (L=1.1m W=1.1m H=2.5m)

Floor Concrete, Carpet (1.21 m2)

Ceiling	Gib, Paint (1.21 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	1.21 m2

Wall covering	Gib, Paint (11.00 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	0 m2

Built in shelves Wall unit, MDF (0.88 m2)

Room - Comments: Nail pops in ceiling

Room - Additional Notes:

End Of Assessment

Dave Bishop

27/2/12

RON EDWARDS BUILDERS LTD

Licenced Building Practitioner No: BP105714

P.O Box 30182 Christchurch 8246

Ph : 0274399283

Fax : (03)3328427

QUOTE

To: Fletchers EQR

 woolston hub
 CHRISTCHURCH

Date:16/02/12
Quote Number: 1105
Expiration Date:
GST No: 86305232
EQRC0432

Site :3 raekura place

Claim no: 2011/125577

We have allowed to complete the work detailed in the Scope of work dated 26rd july
for the property at 3 raekura p[lace
Claim No: 2011/125577 provided to us by Fletchers.

We have allowed to complete additional works at this property resulting from the 22nd february 2011 earthquake
and detailed on the extra to EQC scope of works document dated15/02/12 provided to us by fletchers
price excluding gst:
breakdown as folows:

exterior:west:\$420,south:\$530,east:\$260,roof:\$500	1,710.00
internal garage:\$1576,bathroom:\$2710,bed first on rght:\$3029,kitchen:\$7193,toilet/walk in wardrobe:\$1099	15,607.00
bed second on right:\$3279,hall:\$1724,laundry:\$904	5,907.00
clean up	500.00

Ron Edwards
Managing Director
Ron Edwards Builders Ltd

SUBTOTAL \$ 23,724.00
GST \$ 3,558.60
TOTAL \$ 27,282.60

THE FLETCHER CONSTRUCTION COMPANY

Helping the recovery in CANTERBURY	AS AGENT OF EQC
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For all Variations please contact your Contract Supervisor before proceeding with any work. Use this section to define the Variation process and what is required from the Contractor

Completed by Contractor

replace garage door as has a crease in door and out of plumb easier and cheaper to replace door
seen by kane eqc

Total	1236
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Completed by Contract Supervisor

Name David Bishop Date 2/8/12 Signature WJH

Completed by Quantity Surveyor

Name Sam Taylor Date 8/8/12 Signature [Signature]

Completed by EQC Representative

Name **Shane HARCUMBE** Date **8/8/12** Signature **Shane HARCUMBE**

VOL 1

Variation to Works Order

 THE FLETCHER CONSTRUCTION COMPANY
 Helping the recovery in
CANTERBURY
 AS AGENT
 OF EQC

Claim Number	2011/125577	Contractor Name	Ron Edwards
Customer Name	Parker Jean	Supervisor	David Bishop
Main Contact		Date	12/07/12
Property Address	3 Raekura Place	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
 Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation
no room for container on site, customer elderly and stressed about moving

Item	Description	Quantity	Unit	Rate	Amount
1	Removal & packing of household items	1	house		\$2,188.00
Total					\$2,188.00

Section 2

Completed by Contract Supervisor

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

Notes
Elderly owner / all rooms redeco.

 Name David Bishop Date 12/7/12 Signature [Signature]

Section 4

Completed by Quantity Surveyor

 Claimed \$ 2188.00 Hub Name Woolston
 Variation Total \$ 2188.00 Hub Number B E 010

 Name [Signature] Date 18/7/12 Tax Invoice/Payment Claim No. [Signature]

Section 5

Completed by EQC Representative

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

Notes
APPROVED

 Name Shane HARCOMBE Date 18/7/12 Signature [Signature]

E4 Defects Liability Certificate

Contract: EQW03248 Ron Edwards Builders Limited
Claim Number: CLM/2011/125577
Location: 3 Raekura Place

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

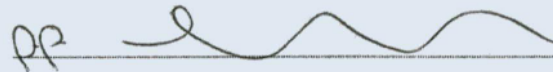
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

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:



7/4/13
(Date signed)

All documents in
Annex 10/8/12

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011 / 125577
 Customer/Authorised Representative: Sean Parker
 Street Address: 3 Backlund Place
 Contractor: Ron Edwards

Description of Works As per scope and variations

Defects

Deferred Works

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: S. Duffield

STEVEN DUFFIELD

Print Name

Signature

Date

10/8/12

Owner/Agent Signature:

John Cameron

Print Name

Signature

Date

10-8-12

Fletcher Construction Company Ltd - EQR:

Dave Bishop

Print Name

Signature

Date

10/8/12

Contractor's Producer Statement for Construction PS3

Contract: Fletchers EQR No: 03248

Location: 3 Raekura Place

Issued by

Contractor: Ron Edwards Builders Ltd

LBP Licence No BP105714

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 **Ron Edwards** (name of LBP) 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: 2011/125577.....

Cosmetic damage, paint & plaster, replacement of tiles. (No structural damage repaired)

Signed by/date:



8/8/12
(Date signed)

Subcontract Payment Certificate Items

Project **Hub 8 Woolston Contract Works**
Subcontractor **Ron Edwards Builders Limited**
Agreement **Ron Edwards Builders Limited (S232) - Hub 8 Woolston (E010)**

Printed By: EQR\MarkD

Certified Date **16-Aug-2012**Certificate Number **37****Subcontract Works Paid on this Certificate**

EQC Claim No	Address	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
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CLM/2011/125577	3 RAEKURA PLACE, REDCLIFFS	28,084.00	28,084.00	0.00	28,084.00	28,084.00	0.00	inv 00000195
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Released under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2011125577	3 RAEKURA PLACE, REDCLIFFS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Ron Edwards Builders Limited ***** (S232)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/125577 3 RAEKURA PLACE	E010	F3	0	23,342.66	23,342.66	0.00	4,741.34	4,741.34	0.00	28,084.00	28,084.00
Property Total			0	23,342.66	23,342.66	0.00	4,741.34	4,741.34	0.00	28,084.00	28,084.00

Assignments

EQC Claim Number + Address			Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status	Assignment							
CLM/2011/125577	3 RAEKURA PLACE	Substantive Works - Primary	CLOSED OUT-Ron Edwards Builders Limited ***** (S232)	COMPLETIONS	23,724.00	7	28,084.00	28,084.00
	Transmitted To Hub -> Claim File Review Complete		CERT SENT finalisation in progress QS ANTHEA FOR FINALISATION*	*TRANSFERRED TO				
Property Total					23,724.00	7	28,084.00	28,084.00

No Works Orders on this Property

Released under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2011125577	3 RAEKURA PLACE, REDCLIFFS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Ron Edwards Builders Limited ***** (S232)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Claims / Certs / Payables

S232 CLOSED OUT-Ron Edwards Builders Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/125577	Subst OB	Substantive Works	41	EQR\MarkD	\$0.00	16-Aug-2012	\$23,342.66			
CLM/2011/125577	Subst BV	Scope Addition	41	EQR\MarkD	\$0.00	16-Aug-2012	\$381.34			
CLM/2011/125577	Subst BV	Variation	41	EQR\MarkD	\$0.00	16-Aug-2012	\$2,188.00			
CLM/2011/125577	Subst BV	Variation	41	EQR\MarkD	\$0.00	16-Aug-2012	\$936.00			
CLM/2011/125577	Subst BV	Variation	42	EQR\MarkD	\$0.00	16-Aug-2012	\$1,236.00			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/125577	Subst OB	Substantive Works	37	EQR\MarkD	\$0.00	16-Aug-2012	\$23,342.66	inv 00000195		
CLM/2011/125577	Subst BV	Scope Addition	37	EQR\MarkD	\$0.00	16-Aug-2012	\$381.34	inv 00000195		
CLM/2011/125577	Subst BV	Variation	37	EQR\MarkD	\$0.00	16-Aug-2012	\$2,188.00	inv 00000195		
CLM/2011/125577	Subst BV	Variation	37	EQR\MarkD	\$0.00	16-Aug-2012	\$936.00	inv 00000195		
CLM/2011/125577	Subst BV	Variation	37	EQR\MarkD	\$0.00	16-Aug-2012	\$1,236.00	inv 00000195		
S232	CLOSED OUT-Ron Edwards Builders Limited ***** Total					Claims	\$28,084.00	Certs	\$28,084.00 Payables	\$0.00
Property Total						Claims	\$28,084.00	Certs	\$28,084.00 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Released under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2011125577	3 RAEKURA PLACE, REDCLIFFS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Ron Edwards Builders Limited ***** (S232)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/125577	Defects Liability Certificate	Woolston Hub	09/01/2014
CLM/2011/125577	Construction Completion Inspection	Woolston Hub	09/01/2014
CLM/2011/125577	Construction Completion Inspection	Woolston Hub	24/08/2014

Property Total Finalisation Documents Present: 3

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/125577	3 RAEKURA PLACE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S232 CLOSED OUT-Ron Edwards Builders Limited *****	Rationalised	EQRC0432	Main Contractor	Substantive Works

Property Total Number of Contractors: 1