

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.

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		
2011008605	3/54 DEVON STREET, SYDENHAM		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Character Homes Limited ***** (S061)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-04-2015

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/2011/043741 3/54 DEVON STREET	E009	F3	0	18,349.00	18,349.00	0.00	0.00	0.00	0.00	18,349.00	18,349.00
Property Total			0	18,349.00	18,349.00	0.00	0.00	0.00	0.00	18,349.00	18,349.00

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/043741	3/54 DEVON STREET	Substantive Works - Primary	CLOSED OUT-Character Homes Limited ***** (S061)	COMPLETIONS	18,349.00	4	18,349.00	18,349.00
	Transmitted To Hub -> Claim File Review Complete		Tenanted. Original owner of property, Jim Sinclair, has recently deceased & his brother Robert Sinclair has taken his place. Westpac 2 weeks. 15/2/12 - 50% progress payment \$9,174.50 ex GST.					
Property Total					18,349.00	4	18,349.00	18,349.00

No Works Orders on this Property

Claims / Certs / Payables

S061		CLOSED OUT-Character Homes Limited *****						
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/043741	Subst OB	Substantive Works	4	EQR\BarryF	\$0.00	08-Mar-2012	\$18,349.00	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/043741	Subst OB	Substantive Works	4	EQR\BarryF	\$0.00	08-Mar-2012	\$18,349.00	116452/116406
S061	CLOSED OUT-Character Homes Limited ***** Total					Claims	\$18,349.00	Certs \$18,349.00 Payables \$0.00
Property Total						Claims	\$18,349.00	Certs \$18,349.00 Payables \$0.00

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-04-2015

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/043741	Construction Completion Inspection	Middleton Hub	08/06/2013
CLM/2011/043741	Defects Liability Certificate	Middleton Hub	08/06/2013

Property Total	Finalisation Documents Present:	2
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No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/043741	3/54 DEVON STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total	Number of Claims:	1
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Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S061 CLOSED OUT-Character Homes Limited *****	No longer wishes to work	EQRC0101	Main Contractor	Substantive Works

Property Total	Number of Contractors:	1
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Scope of Works



Customer: JIM SINCLAIR

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 3/54 DEVON STREET, SYDENHAM, CHRISTCHURCH 8023 on 11/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 165.00 m2)		
Land (Under dwelling - Soil - 68.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 33.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 33.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Foundations (Plastered ring with concrete piles)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 34.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks 1.20 l/m
	Cracks to ring foundation	Solid Plaster Repair 2.00 m2

Roof (10 x 7 m 25 pitch Decramastic tiles)

Element	Damage	Repair
No Damage		

Elevation (North 7 x 2.4 m concrete block party wall.)

Element	Damage	Repair
No Damage		

Elevation (South 7 x 2.4 m brick veneer ,sumer hill stone.)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 16.80 m2)	Cracking	Grind out and repoint mortar 8.00 l/m
Wall framing (Timber Frame - Timber - 16.80 m2)	No Earthquake Damage	

Elevation (East 10 x 2.4 m brick veneer)

Element	Damage	Repair
Porch / Veranda (External - Other - 1.44 m2)	Structural damage	Remove, dispose and install new balustrade - Glass 2.40 l/m

Wall Cladding (Brick Veneer - Summer Hill Stone - 24.00 m2)	Structural damage	Remove, dispose and install summer hill stone	19.20 m2
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage		

Elevation (West 10 x 2.4 m brick veneer)

Element	Damage	Repair	
Porch / Veranda (External - Other - 1.44 m2)	Structural damage	Remove, dispose and install new balustrade - Glass	2.40 l/m
Wall Cladding (Brick Veneer - Summer Hill Stone - 24.00 m2)	Cracking	Grind out and repoint mortar	6.00 l/m
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage		

Interior**Ground Floor - Kitchen**

Room Size: 3.30 x 4.20 = 13.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.86 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 item)	Cosmetic damage	Ease door	1.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 13.86 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 - Lining paper / paint - 36.00 m2)	Cosmetic damage	Remove, dispose and replace lining paper	36.00 m2
	Cosmetic damage	Paint wall	36.00 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 4.00 l/m)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 3.60 x 5.20 = 18.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 18.72 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 18.72 m2)	No Earthquake Damage		
Heating (Gas - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 33.60 m2)	Cosmetic damage	Remove, dispose and replace lining paper	33.60 m2
	Cosmetic damage	Paint wall	33.60 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 2.50 = 2.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 2.25 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 2.25 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 16.32 m2)	Cosmetic damage	Remove, dispose and replace lining paper	16.32 m2
	Cosmetic damage	Paint wall	16.32 m2

Ground Floor - Bathroom (Includes laundry)

Room Size: 2.30 x 2.40 = 5.52 (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 (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.52 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 5.52 m2)	No Earthquake Damage		
Shower (shower Over bath with Door - Acrylic shower - 1.36 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 22.56 m2)	Cosmetic damage	Remove, dispose and replace lining paper	22.56 m2
	Cosmetic damage	Paint wall	22.56 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 - Bedroom (Next to bathroom)

Room Size: 2.70 x 3.90 = 10.53 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - Timber - .96 m2)	Cosmetic damage	Rake out, plaster and paint	0.96 m2
Ceiling (Gib - Lining paper / paint - 10.53 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.53 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 31.68 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Opposite bathroom)

Room Size: 3.60 x 4.20 = 15.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 15.12 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 15.12 m2)	No Earthquake Damage		

Wall covering (Gib - Lining paper / paint - 37.44 m2)	Cosmetic damage	Paint wall	37.44 m2
	Cosmetic damage	Remove, dispose and replace lining paper	30.24 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ext single garage

Exterior

Elevation (North 7x 2.4 m timber frame with gib)

Element	Damage	Repair
No Damage		

Elevation (Concrete block wall)

Element	Damage	Repair
No Damage		

Elevation (East 3.2 x 2.4 m hardie sheets)

Element	Damage	Repair
No Damage		

Elevation (West 3.2 x 2.4 m)

Element	Damage	Repair
Trim (Painted Timber - Trim 60mm - 4.00 l/m)	Impact damage	Re fix paint door frame
Wall Cladding (Cement Board - Cement sheet - 3.20 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 7.68 m2)	No Earthquake Damage	

Interior

Ground Floor - Room (Other) (External garage)

Room Size: 3.20 x 7.00 = 22.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 22.40 m2)	Cosmetic Damage	Rake out, plaster and paint
Floor (Concrete - Concrete - 22.40 m2)	No Earthquake Damage	
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Impact damage	Adjust door
Wall covering (Gib - Paint - 48.96 m2)	Cosmetic damage	Rake out, plaster and paint
Wall framing (Timber Frame - Timber - 48.96 m2)	Structural Damage	Plumb timber walls which have racked

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/2011/043741
Claimant: JIM SINCLAIR
Property Address: 3/54 DEVON STREET
 SYDENHAM
 CHRISTCHURCH 8023

Assessment Date: 11/10/2011 10:20
Assessor: Holmes, Graham
Estimator: DeGroot, Rob
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JIM, SINCLAIR				
Owner	ROBERT, SINCLAIR				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Westpac (Lumley Group)	Dwelling		Yes	
Westpac (Lumley 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

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 apparent hazards

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	67.96
Ext single garage	1	Standard	1961 - 1980	Rectangular	22.91

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	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	No Earthquake Damage			

General Comments:

Main Building

Exterior

Foundations (Plastered ring with concrete piles)

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			
			Grind out and epoxy fill cracks	1.20 l/m	30.00	36.00
			Cracks to ring foundation			
			Solid Plaster Repair	2.00 m2	85.00	170.00

General Comments: cracks to ring on east and west.

Roof (10 x 7 m 25 pitch Decramastic tiles)

Damage: No damage

Require Scaffolding? No

General Comments: gable at south end

Elevation (North 7 x 2.4 m concrete block party wall.)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South 7 x 2.4 m brick veneer ,sumer hill stone.)

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	8.00 l/m	30.00	240.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: step cracking

Elevation (East 10 x 2.4 m brick veneer)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Porch / Veranda	External	Other	Structural damage			
			Remove, dispose and install new balustrade - Glass	2.40 l/m	1,500.00	3,600.00
Wall Cladding	Brick Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	19.20 m2	355.00	6,816.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: damage to brick and to back porch.

Elevation (West 10 x 2.4 m brick veneer)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Porch / Veranda	External	Other	Structural damage			
			Remove, dispose and install new balustrade - Glass	2.40 l/m	1,500.00	3,600.00
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	6.00 l/m	30.00	180.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: damage to mortar**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	36.00 m2	30.00	1,080.00
			Cosmetic damage			
			Paint wall	36.00 m2	24.00	864.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Lounge****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	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Gas	Wood burner	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	33.60 m2	30.00	1,008.00
			Cosmetic damage			
			Paint wall	33.60 m2	24.00	806.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Only three walls to be painted. One is a feature wall with no damage.
The gas fire has not been tested since the Feb quake.**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			

Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	16.32 m2	30.00	489.60
			Cosmetic damage			
			Paint wall	16.32 m2	24.00	391.68

General Comments: Contains ceiling man-hole and power meter board.

Ground Floor - Bathroom (Includes laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	shower Over bath with Door	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	22.56 m2	30.00	676.80
			Cosmetic damage			
			Paint wall	22.56 m2	24.00	541.44
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Next to bathroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	Timber	Cosmetic damage			
			Rake out, plaster and paint	0.96 m2	34.00	32.64
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	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 - Bedroom (Opposite bathroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Paint wall	37.44 m2	24.00	898.56
			Cosmetic damage			
			Remove, dispose and replace lining paper	30.24 m2	30.00	907.20
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ext single garage**Exterior****Elevation (North 7x 2.4 m timber frame with gib)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (Concrete block wall)****Damage:** No damage**Require Scaffolding?** No**General Comments:** party wall.**Elevation (East 3.2 x 2.4 m hardie sheets)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (West 3.2 x 2.4 m)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Trim	Painted Timber	Trim 60mm	Impact damage			
			Re fix paint door frame	300.00 \$	0.00	300.00
Wall Cladding	Cement Board	Cement sheet	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments: garage door						

Ground Floor - Room (Other) (External garage)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	22.40 m2	27.00	604.80
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	36.00 m2	27.00	972.00
Wall framing	Timber Frame	Timber	Structural Damage			
			Plumb timber walls which have racked	1.40 l/m	65.00	91.00

General Comments: One of three garages under same roof,
Gib walls and ceiling.**Fees****Fees**

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	1,961.29
Margin	2,647.74
GST	4,368.77

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Roof (10 x 7 m 25 pitch Decramastic tiles)	0.00
	Elevation (East 10 x 2.4 m brick veneer)	10,416.00
	Elevation (North 7 x 2.4 m concrete block party wall.)	0.00
	Foundations (Plastered ring with concrete piles)	206.00
	Elevation (South 7 x 2.4 m brick veneer ,sumer hill stone.)	240.00
	Elevation (West 10 x 2.4 m brick veneer)	3,780.00
		14,642.00

Floor	Description	Estimate
Ground Floor	Bathroom (Includes laundry)	1,218.24
	Bedroom (Next to bathroom)	32.64
	Bedroom (Opposite bathroom)	1,805.76
	Hallway	881.28
	Kitchen	2,034.00
	Lounge	1,814.40
		7,786.32

7,786.32

Ext single garage

Name	Description	Estimate
Exterior	Elevation (Concrete block wall)	0.00
	Elevation (East 3.2 x 2.4 m hardie sheets)	0.00
	Elevation (North 7x 2.4 m timber frame with gib)	0.00
	Elevation (West 3.2 x 2.4 m)	300.00
		300.00

Floor	Description	Estimate
Ground Floor	Room (Other) (External garage)	1,787.80
		1,787.80

1,787.80

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	1,961.29
Margin	2,647.74
GST	4,368.77
	8,977.80

Total Estimate	33,493.92
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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)

- 2011/008605

File Notes

Date Created:	11/10/2011 10:16
Created :	Holmes, Graham
Subject:	Summary
Note:	This 1970s two bedroom unit on a concrete ring foundation has a summerhill stone exterior and a decramastic tiled roof. Damage to the exterior was structural damage to some stone work and cracking to mortar. Internal damage was minor cracking to walls.
	The home is weather tight and habitable.
Next Action:	

Urgent Works Items

TC2 yellow (F)

EQC Claim Assessment

Address	3/54 DEVON STREET, SYDENHAM, CHRISTCHURCH, 8023	EQC Claim Number	CLM/2011/043741
Hazards	No apparent hazards	EQC Assessor (L,F)	Holmes, Graham
Inspection Date	11-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	DeGroot, Rob

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
SINCLAIR JIM				
SINCLAIR ROBERT				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	33 m
Sewerage	Town Connection, Clay pipes	33 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	165 m2
Land	Under dwelling, Soil	68 m2

MAIN BUILDING	Age	1961 - 1980	Area	68.0m2	Footprint	Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (West 10 x 2.4 m brick veneer)		
Wall cladding	Brick veneer, Summer Hill Stone (24.00 m2)	
	Cracking	
	Grind out and repoint mortar	6 m
Porch / Veranda	External, Other (1.44 m2)	
	Structural damage	
	Remove, dispose and install new balustrade - Glass	2.4 m
Wall framing	Timber Frame, Timber (24.00 m2)	

Comments: damage to mortar

Element	Description / Damage / Repair Strategy	Measure
Elevation (North 7 x 2.4 m concrete block party wall.)		
Elevation (South 7 x 2.4 m brick veneer ,sumer hill stone.)		
Wall cladding	Brick veneer, Summer Hill Stone (16.80 m2)	
	Cracking	
	Grind out and repoint mortar	8 m
Wall framing	Timber Frame, Timber (16.80 m2)	

No Chimney

EQC Claim Number CLM/2011/043741

Comments: step cracking

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 10 x 2.4 m brick veneer)		
Wall cladding	Brick veneer, Summer Hill Stone (24.00 m2)	
	Structural damage	
	Remove, dispose and install summer hill stone	19.2 m2
Porch / Veranda	External, Other (1.44 m2)	
	Structural damage	
	Remove, dispose and install new balustrade - Glass	2.4 m
Wall framing	Timber Frame, Timber (24.00 m2)	

Comments: damage to brick and to back porch.

Element	Description / Damage / Repair Strategy	Measure
Foundations (Plastered ring with concrete piles)		
Ring foundation	Load bearing, Concrete (34.00 m)	
	Cracks to ring foundation	
	Grind out and epoxy fill cracks	1.2 m
	Solid Plaster Repair	2 m2
Piles	Ordinary, Concrete (1.00 Item)	

Comments: cracks to ring on east and west.

Element	Description / Damage / Repair Strategy	Measure
Roof (10 x 7 m 25 pitch Decramastic tiles)		

Comments: gable at south end**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Kitchen (L=4.2m W=3.3m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Vinyl (13.86 m2)	
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Ceiling	Gib, Paint (13.86 m2)	
Wall covering	Gib, Lining paper / paint (36.00 m2)	
	Cosmetic damage	
	Paint wall	36 m2
	Remove, dispose and replace lining paper	36 m2
Work top	Kitchen work top, Laminate (4.00 m)	
Kitchen joinery	Medium Spec, Timber (1.00 Item)	
Door (External)	Single glass door, Timber (1.00 Item)	
	Cosmetic damage	
	Ease door	1 No of
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

Room - Additional Notes:

EQC Claim Number CLM/2011/043741

Lounge (L=5.2m W=3.6m H=2.4m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)
Floor	Chipboard, Carpet (18.72 m2)
Heating	Gas, Wood burner (1.00 Item)
Wall covering	Gib, Lining paper / paint (33.60 m2)
	Cosmetic damage
	Paint wall 33.6 m2
	Remove, dispose and replace lining paper 33.6 m2
Ceiling	Gib, Stipple (18.72 m2)
Door (External)	Single glass door, Timber (1.00 Item)
Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Room - Comments:	Only three walls to be painted. One is a feature wall with no damage. □ The gas fire has not been tested since the Feb quake.

Room - Additional Notes:**Hallway (L=2.5m W=0.9m H=2.4m)**

Floor	Chipboard, Carpet (2.25 m2)
Ceiling	Gib, Lining paper / paint (2.25 m2)
Wall covering	Gib, Lining paper / paint (16.32 m2)
	Cosmetic damage
	Paint wall 16.32 m2
	Remove, dispose and replace lining paper 16.32 m2

Room - Comments: Contains ceiling man-hole and power meter board.**Room - Additional Notes:****Bathroom Includes laundry (L=2.4m W=2.3m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)
Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Chipboard, Vinyl (5.52 m2)
Ceiling	Gib, Paint (5.52 m2)
Wall covering	Gib, Lining paper / paint (22.56 m2)
	Cosmetic damage
	Paint wall 22.56 m2
	Remove, dispose and replace lining paper 22.56 m2
Shower	shower Over bath with Door, Acrylic shower (1.36 m2)
Wash tub	Single, Stainless Steel (1.00 Item)
Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Toilet	Standard, Standard Spec (1.00 Item)
Bathroom sink	Vanity single, Standard specification (1.00 Item)

Room - Additional Notes:**Bedroom Next to bathroom (L=3.9m W=2.7m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
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EQC Claim Number CLM/2011/043741

Floor	Chipboard, Carpet (10.53 m2)
Wall covering	Gib, Lining paper / paint (31.68 m2)
Ceiling	Gib, Lining paper / paint (10.53 m2)
Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Built in wardrobe	Wardrobe, Timber (0.96 m2)
	Cosmetic damage
	Rake out, plaster and paint
	0.96 m2

Room - Additional Notes:**Bedroom Opposite bathroom (L=4.2m W=3.6m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Chipboard, Carpet (15.12 m2)
Ceiling	Gib, Lining paper / paint (15.12 m2)
Wall covering	Gib, Lining paper / paint (37.44 m2)
	Cosmetic damage
	Paint wall
	37.44 m2
	Remove, dispose and replace lining paper
	30.24 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)

Room - Additional Notes:

EXT SINGLE GARAGE	Age 1961 - 1980	Area 22.9m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East 3.2 x 2.4 m hardie sheets)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (West 3.2 x 2.4 m)

Trim	Painted Timber, Trim 60mm (4.00 m)
	Impact damage
	Re fix paint door frame
	300 Sum
Wall cladding	Cement Board, Cement sheet (3.20 m2)
Wall framing	Timber Frame, Timber (7.68 m2)

Comments: garage door

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North 7x 2.4 m timber frame with gib)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (Concrete block wall)**Comments:** party wall.**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) External garage (L=7.0m W=3.2m H=2.4m)

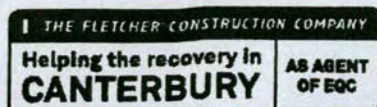
EQC Claim Number CLM/2011/043741

Floor	Concrete	(22.40 m2)	
Wall covering	Gib, Paint	(48.96 m2)	
	Cosmetic damage		
	Rake out, plaster and paint		36 m2
Ceiling	Gib, Paint	(22.40 m2)	
	Cosmetic Damage		
	Rake out, plaster and paint		22.4 m2
Garage door	Tilt-a-door Metal, Steel	(1.00 No of)	
	Impact damage		
	Adjust door		1 No of
Wall framing	Timber Frame, Timber	(48.96 m2)	
	Structural Damage		
	Plumb timber walls which have racked		1.4 m

Room - Comments: One of three garages under same roof, ☐ Gib walls and ceiling.

Room - Additional Notes:

End Of Assessment



Amended 2011 Scope Change Summary

Claims No:	11/043 741	Contractor:	Character Homes
Claimant:	Robert Sinclair	Supervisor:	Dave Baker
Address:	3/54 Devon St	Date:	1/12/11

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. Please scan document and send through Aconex. Check if there is a June 2011 claim.

Room	No. of Walls	Ceiling	Floor	Amendments to 2011 scope
BED ROOM NEXT TO BATHROOM		✓	✓	ROB. + 7 m ² ADDED TO SCOPE
GARAGE				GRIND OUT MORTAR REPOINT 4 Lm REPAINT 8 m ²
Temporary Accommodation Required:	Yes	No	Reasons:	
Contents Removal Required:	Yes	No		
EQC Move Out Authorisation				

Date:	13-Dec-11	EQ Claim #	2011/043741
Owner Name:	Sinclair	Occupant contact details:	
Phone Mob	Rob	Phone:	

Stud	Repair Code	Calc	Unit	Scope \$	Change of Scope \$	Code description
External Walls						
NORTH:						
				\$0	\$0	
SOUTH:						
	X3	8	L/m	\$680		Rake and repair mortar joints
				\$680	\$0	
EAST:						
?						Remove / Clean brick veneer / Re-lay existing
Cladding	X4	19.2	sq/m	\$2,496		
Porch Veranda	J4	2.4	sq/m	\$720		Replace glass and putty
				\$3,216	\$0	
WEST:						
	X3	6	L/m	\$510		Rake and repair mortar joints
	J4	2.4	sq/m	\$720		Replace glass and putty
		6	hrs	\$270		
				\$1,500	\$0	
Foundations						
	U1	1.2	L/m	\$120		Epoxy resin vertical fractures in strip foundation NOTE: Additional cost of (X2) for membrane painting
	X5	2	sq/m	\$300		Apply solid plaster to vertical surface or wall NOTE: Additional cost of (X2) for membrane painting
				\$420	\$0	
Roof						

				\$0	\$0	
Chimney						
				\$0	\$0	
Kitchen						
Location:	W2	36	sq/m	\$1,692		Strip wallpaper / prepare surface / Hang new lining paper / Paint
Size: 4.2 x 3.3	J2	4	sq/m	\$240		Ease & adjust joinery / Repair and prep joinery or trim / Enamel paint finish
				\$1,932	\$0	
Lounge						
Location:	W2	33.6	sq/m	\$1,579		Strip wallpaper / prepare surface / Hang new lining paper / Paint
Size: 5.2 x 3.6						
				\$1,579	\$0	
Hallway						
Location:	W2	16.32	sq/m	\$767		Strip wallpaper / prepare surface / Hang new lining paper / Paint
Size: 2.5 x 0.9						
				\$767	\$0	
Bathroom	Includes Laundry					
Location:	W2	22.56	sq/m	\$1,060		Strip wallpaper / prepare surface / Hang new lining paper / Paint
Size: 2.4 x 2.3						
Total Scope Detail & Cost						

				\$1,060	\$0	
Bedroom						
Location: Next to Bathroom						
Size: 3.9 x 2.7						
WIR	W1	0.96	sq/m	\$24		Wall - Rake & repair / Paint
	W1	7	sq/m		\$175	Wall - Rake & repair / Paint
				\$24	\$175	
Bedroom						
Opp BathRm						
Location: Opp Bathroom						
Size: 4.2 x 3.6						
	W2	37.44	sq/m	\$1,760		Strip wallpaper / prepare surface / Hang new lining paper / Paint
				\$1,760	\$0	
Garage						
Location:						
				\$300		Refix Paint door frame
Size:						
				\$300	\$0	
Room in Garage						
Location:						
	X3	4	L/m	\$340		Rake and repair mortar joints
Size: 7.0 x 3.2						
	W1	36	sq/m	\$900	✓	Wall - Rake & repair / Paint
	C1	22.4	sq/m	\$560	✓	Painted Ceiling - Rake & repair / Paint
						Ease & adjust joinery / Repair and prep joinery or trim / Enamel paint finish
	J2	3	sq/m	\$180		
		4	hrs	\$180		Foam seal the joint
				\$90		Add trim to cover
				\$2,250	\$0	

Other						
Location:						
Size:						
				\$0	\$0	
Other						
Location:						
Size:						
				\$0	\$0	
Other						
Location:						
Size:						
				\$0	\$0	
Prep / Clean						
			Labour	\$840		
			Materials	\$296		
				\$1,136	\$0	
Outbuildings						
				\$0	\$0	
Services						
Engineer						
Removals		6 hrs		\$270		Move furniture around
				\$16,894	\$175	Sub Totals
				\$1,267	\$13	Plus 7.5% margin
				\$18,161	\$188	Totals

\$17,069.2

\$18,349	Combined Totals p
----------	-------------------

\$18,349.4

0.

3/54 Devon St

Rob

Other Notes

Clear laminated

Reconnect porch frame

Left of front step

Page 9 of 9

EQC Helping the recovery in
CANTERBURY
| THE FLETCHER CONSTRUCTION COMPANY

Date : _____

Works Order V1.0. 6/12/10

FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION

Your sub contract Order, Ref EQW 03760 for the property located at 3/54 Devon, Sydenham, Christchurch, 8023 is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref dated 11/10/2011), Your Sub Contract Quotation dated 13/12/2011 and any additional information or documents noted in the additional information column below.

All works carried out by yourselves or any designated sub-contractor you might employ shall comply with all current Building, Statutory and Local Authority regulatory requirements, current codes of practice and good standards of workmanship.

While it is not your responsibility for the obtaining of relevant building consents, It is your responsibility to ensure that any required Consents are in place (either with Fletchers or the relevant appointed Consultant) prior to commencing work.

The Contract price stated within the Works order is deemed to be a fully inclusive, lump sum price to undertake the works as detailed within the EQC Scope assessment. No addition to the contract price will be entertained unless additional works are identified during the construction works.

Any works deemed additional to the original order need to be backed up with a variation order, issued only by the EQC Department of the Middleton team. This Variation needs to be referenced when invoicing for works. Any variation issued by any other person will **not** be deemed valid and will subsequently be refused for any application for payment.

This Document is to be used as an addition to the Standard Short Form Agreement **not** as an replacement. Any contradiction found between the 2 documents, the Standard Short Form Agreement will take precedence.

Clearing

The Contractor is responsible for keeping plots that they are working on clean throughout their works. Clearing up, removing waste materials resulting from executing their trade process, and removing surplus materials to the next area as building proceeds, is the contractors' responsibility.

Additional Information

(These items are deemed to be considered part of the Works order and are included/excluded as necessary from the order)

Scope change summary date: 01/12/2011
TTOK

Signed:



Name: Mr. Barry Fadden

Date: 24-01-2012

Dave
Character Homes

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

Contract: Fletcher EQR
Claim Number: 2011/043741
Location: 3/54 Devon Street

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

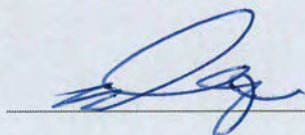
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

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.

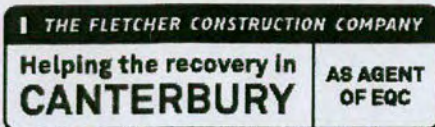
The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed by/date:



20/6/12
(Date signed)



Project Sign – Off Form:

Claim Number: 2011/043741

Home Owner: ROBERT SINCLAIR.

Street Address: 3/54 DEVON ST.

Contractor: CHARACTER HOMES.

Completion Certificate:

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 to their satisfaction as per EQC Scope and EQC Variations.

The Homeowner/Occupant acknowledges that they will notify the Supervisor prior to the expiration of 90 working days from the date of this Certificate of any defects arising from the repair work which requires remedying and will permit the Contractor to perform such repairs.

➤ Owner/Agent Signature:

Robert Sinclair X [Signature] 5/3/2012
Print Name Signature Date

➤ Fletchers Construction Company LTD Signature:

DAVE TRAILOR X [Signature] 5/3/12.
Print Name Signature Date

➤ Contractor Signature:

[Signature] X [Signature] 5/3/12
Print Name Signature Date

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

Contract: ~ 2011/043741
Location: ~ 3/54 Devon St

Issued by

Contractor: ~ CHARACTER HOMES LTD
LBP Licence No ~ RMBF 6508

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 ...**CHARACTER HOMES LTD**..... (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:

WORK COMPLETED AS PER THE CHARACTER HOMES SCOPE OF WORKS
AGREED WITH FLETCHERS AND EQC, AND IN CONSULTATION WITH THE
OWNER

Signed by/date: LAEL SCHWARTFEGER

5 March 2012

(Date signed)

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.

**Walton**plumbing Est.1931Walton Plumbing Ltd
PO Box 70
10 Coleridge Street
Sydenham, Christchurch 82Phone 03 366 031
Fax 03 366 651
Email waltonpl@ihug.co.nzMR JIM SINCLAIR
3/54 DEVON STREET
SYDENHAM
CHRISTCHURCH 8023TAX INVOICE No. 13194
12-APR-11 A/C 409487-001
Job No. 103281 Ord No. EQ
DEVON ST 54 U3 (BACK) WR**TAX INVOICE****G.S.T. No. 70-947-730**

NOTE: Ownership of the materials supplied & fitted by Walton Plumbing does not pass until payment (in full) has been received.
 NO Warranty on materials NOT supplied by Walton Plumbing, or preused materials.
 PLEASE NOTE: Labour charge includes travel time, collecting materials and permits if required for this job. The vehicle charge is for motor vehicle costs (Per kilometre travelled.)
 A "LABOUR" CHARGE OF 1 HOUR (MINIMUM) WILL APPLY.

For direct payments please use the following bank account number:
 06-0821-0248986-00

05/04/11 - REPLACED SMALL SECTION OF STORMCLOUD PLASTIC SPOUTING.
 - EARTHQUAKE RELATED.

Stormcloud MS2 Bracket	1		
Stormcloud MS5 Spouting Joiner	1		
Stormcloud MS17 Exp-Joiner	1		
Marley MCS Solvent	1.00		
MATERIALS TOTAL			35.47
LABOUR & TRAVEL TIME	1.50	64.00	96.00
VEHICLE CHARGE	5.00	1.50	7.50

TOTAL			\$138.97
PLUS GOODS & SERVICES TAX			\$20.85
TOTAL			\$159.82

EARTHQUAKE COMMISSION
 18 APR 2011
 WELLINGTON

In our game a flush beats a full house

Please detach and return with your payment - make cheques payable to:

WALTON PLUMBING LTD or complete the credit card payment details below:

Please charge to my: VISA ☐ MasterCard ☐ (Please tick one) Eftpos available at office

Card details:

Expires: / Amount \$

Cardholders Name (Please Print)

Cardholders Signature

MR JIM SINCLAIR
 TAX INVOICE No. 13194
 A/C 409487-001
 12-APR-11 \$159.82





Claim No CHM/2011/008605
HT E

Walton Plumbing Ltd
PO Box 7076
10 Coleridge Street
Sydenham, Christchurch 8240

Phone 03 366 0306
Fax 03 366 6536
Email waltonpl@ihug.co.nz

MR JIM SINCLAIR
3/54 DEVON STREET
SYDENHAM
CHRISTCHURCH 8023

TAX INVOICE No. 12393
14-FEB-11 A/C 409487-001
Job No. 102383 Ord No. JULIE H
DEVON ST 54 F3 CH

TAX INVOICE

G.S.T. No. 70-747-730

NOTE: Ownership of the materials supplied & fitted by Walton Plumbing does not pass until payment (in full) has been received.
NO Warranty on materials NOT supplied by Walton Plumbing, or preused materials.
PLEASE NOTE: Labour charge includes travel time, collecting materials and permits if required for this job. The vehicle charge is for motor vehicle costs (Per kilometre travelled.)
A "LABOUR" CHARGE OF 1 HOUR (MINIMUM) WILL APPLY.

For direct payments please use the following bank account number:
06-0821-0248986-00

09-10/02/11 - ISOLATED SUPPLY TO CYLINDER AND REPAIRED LEAK ON PIPE CONNECTION AT TOP OF HOT WATER CYLINDER, ISOLATING VALVE IS FAULTY AND WOULD NOT OPEN. DRAIN CYLINDER.
- REPLACED VALVES BELOW CYLINDER AND REFILL.
- RETURN AND REPLACED FAULTY CYLINDER THERMOSTAT.

SUNDRY MATERIALS	4		
20mm Brass TH/MF Ball Valve	2		
20mm Secura Male Adaptor	1		
20mm Secura Crox Swivel Connector	1		
11" HWC Stem Thermostat (excl pocket)	1		
MATERIALS TOTAL			160.34
LABOUR & TRAVEL TIME	4.50	69.00	310.50
VEHICLE CHARGE	8.00	1.50	12.00

TOTAL \$482.84

PLUS GOODS & SERVICES TAX \$72.43

TOTAL \$555.27

In our game a flush beats a full house

Please detach and return with your payment - make cheques payable to:

WALTON PLUMBING LTD or complete the credit card payment details below:

Please charge to my: VISA ☐ MasterCard ☐ (Please tick one) Eftpos available at office.

Card details:

Expires: / Amount \$

Cardholders Name (Please Print)

Cardholders Signature

MR JIM SINCLAIR
TAX INVOICE No. 12393
A/C 409487-001
14-FEB-11 \$555.27



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



BARRY McHILLIN
ESTIMATOR
22/3/13

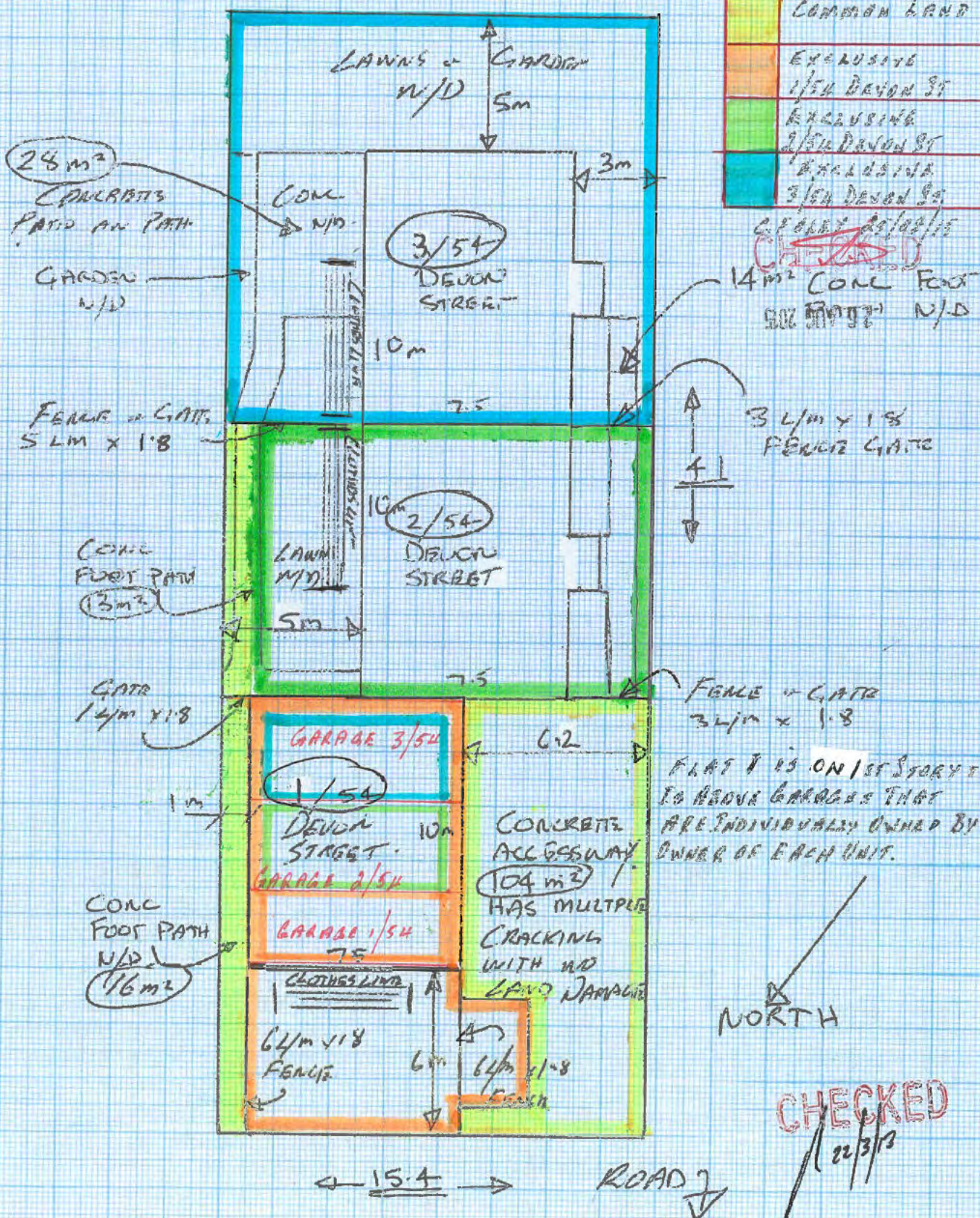


ESTATE OF JAMES SINCLAIR
3/54 DEVON STREET
SYDENHAM
CHRISTCHURCH

KEY

	COMMON LAND
	EXCLUSIVE 1/54 DEVON ST
	EXCLUSIVE 2/54 DEVON ST
	EXCLUSIVE 3/54 DEVON ST

~~CHANGED 22/03/15~~
~~CHANGED~~





Increased Liquefaction Vulnerability (ILV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	3/54 DEVON STREET, SYDENHAM, CHRISTCHURCH 8023
Property ID (QPID)	1244399
Master claim number	CLM/2011/043741
Date	22 October 2015

Engineering assessment

This ILV engineering assessment identifies that the Property	DOES NOT meet the engineering criteria for ILV land damage
--	--

Introduction

This report sets out the engineering results for the individual property above (the Property) to determine whether Increased Liquefaction Vulnerability (ILV) land damage has occurred as the direct result of the Canterbury earthquake sequence.

ILV land damage refers to the physical change to residential land as a result of ground surface

subsidence from the 2010 - 2011 Canterbury earthquake sequence, which materially increased the vulnerability of that land to liquefaction damage in future earthquakes.

More information on ILV can be found on the Earthquake Commission (EQC) website (www.eqc.govt.nz/ILV).

ILV engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the ILV engineering assessment of the Property in accordance with the ILV Assessment Methodology. This methodology is set out in the report titled Canterbury Earthquake Sequence: Increased Liquefaction Vulnerability Assessment Methodology (T+T, 2015).

A copy of this report is available on the EQC website (www.eqc.govt.nz/ILV).

The ILV Assessment Methodology is designed to consider whether, on the balance of probabilities, two engineering criteria are met for the Property. The engineering criteria are as follows:

Engineering Criterion 1	The residential land has <i>material</i> vulnerability to liquefaction damage after the Canterbury earthquake sequence; and
Engineering Criterion 2	The vulnerability to liquefaction damage of the residential land in future earthquakes has <i>materially</i> increased as a result of ground surface subsidence of the land caused by the Canterbury earthquake sequence.
The material vulnerability under Criterion 1 and the material increase in vulnerability under Criterion 2, are each measured at up to 100 year return period levels of earthquake shaking.	

About the engineering criteria

Both engineering criteria must be met in order for a property to qualify as having ILV land damage.

To determine whether the Property meets the two engineering criteria, T+T has assessed the level of vulnerability to liquefaction and the change in vulnerability to liquefaction. The ILV Assessment Methodology report provides a comprehensive explanation of how this assessment was done. A brief outline is provided below.

Material liquefaction vulnerability is assessed by considering the likelihood of moderate-to-severe liquefaction related land damage at up to 100 year return period levels of earthquake shaking.

A material increase in liquefaction vulnerability is assessed by comparing the likelihood of liquefaction related land damage prior to the Canterbury earthquake sequence with the likelihood of liquefaction related land damage after the Canterbury earthquake sequence. The ILV Assessment Methodology report sets out what can be regarded as material in this context.

Liquefaction and land subsidence do not always result in ILV land damage. Whether or not ILV occurs will depend on the soil and groundwater conditions and the amount of ground surface subsidence.

ILV engineering assessment results

The results of the ILV engineering assessment for the Property are shown below:

Does the Property meet Criterion 1?	Yes
Does the Property meet Criterion 2?	No
Does the Property meet the engineering criteria for ILV land damage?	No

ILV engineering assessment approach

T+T has used the following inputs for the assessment of ILV land damage:

Ground surface levels	Ground surface levels, relative to sea level. These were derived from aerial LiDAR surveys of the Canterbury region undertaken between 2003 and 2008 and after each of the four main earthquakes in the Canterbury earthquake sequence. Ground surface subsidence is estimated by comparing ground surface levels after each of the four main earthquakes.
Groundwater levels	Groundwater levels throughout Canterbury.
Aerial photography	High resolution aerial photographs taken after each of the four main earthquakes in the Canterbury earthquake sequence.
Land performance observations	Observed land performance, including liquefaction due to the Canterbury earthquake sequence.
Earthquake shaking intensity	Peak Ground Acceleration (PGA) models, which estimate the level of earthquake shaking for each of the four main earthquakes in the Canterbury earthquake sequence.
Subsurface ground information	Soil composition and strength data obtained from extensive geotechnical investigations, including Cone Penetration Tests (CPTs), subsurface drilling, and laboratory tests. Geological maps, soil maps and other historical land use and drainage maps.

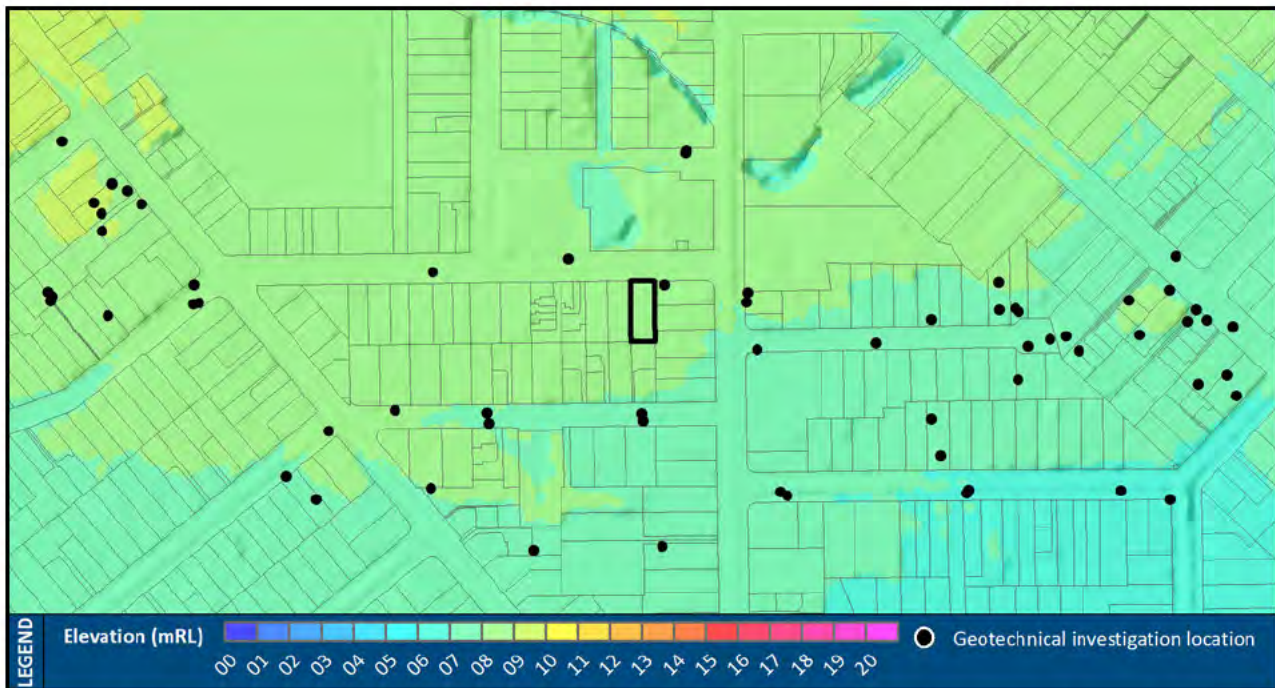
ILV engineering assessment maps

ILV engineering assessment maps are shown on the following pages.

On each of these maps, the Property is shown in the black border in the centre of the map.

An explanation is provided below each map.

The maps show key sources of information that T+T has used in assessing whether the ILV engineering criteria are met.

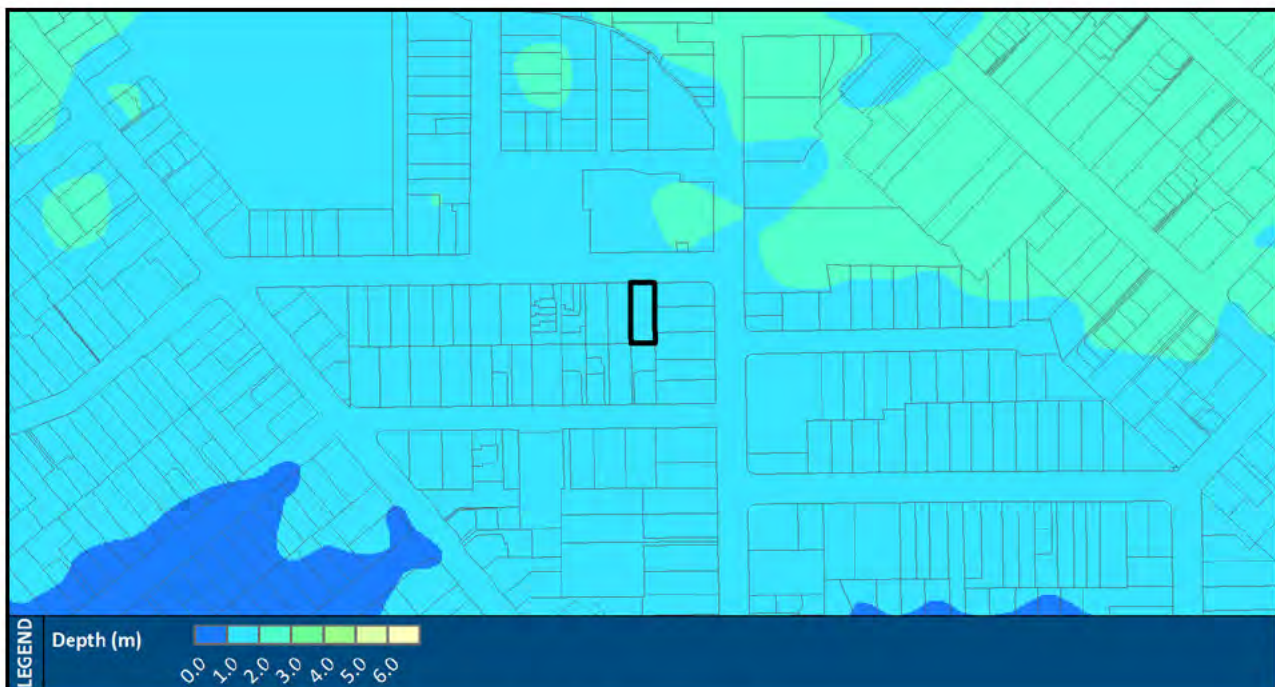


Map 1: Post Canterbury earthquake sequence ground surface elevation and geotechnical investigation locations

This map shows the ground surface elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The elevation shown is the height above mean sea level.

The black dots show the locations of geotechnical investigations. These comprise a combination of Cone Penetration Tests (CPTs), boreholes and laboratory tests.

The ground surface elevation was measured using an aerial LiDAR survey, which involved scanning the ground surface from an aircraft. This post-earthquake ground surface elevation survey is a key input into the ILV engineering assessments.



Map 2: Post Canterbury earthquake sequence depth to groundwater

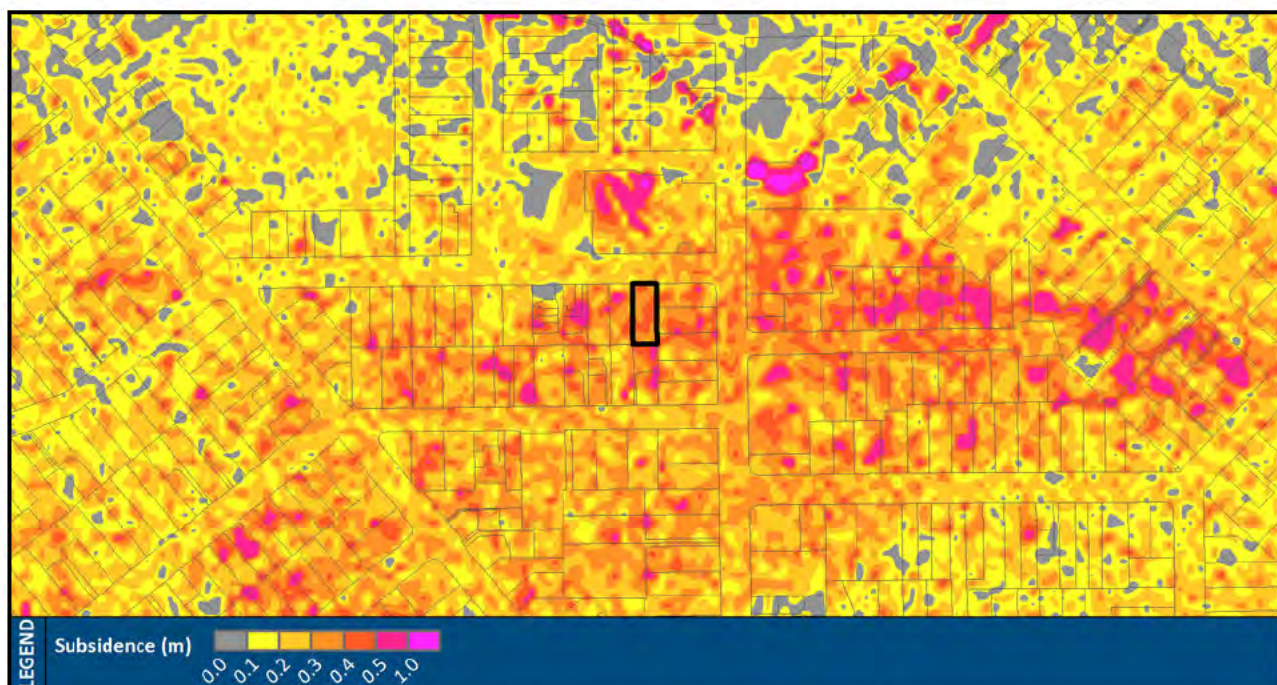
This map shows the median depth to groundwater below the ground surface after the Canterbury earthquake sequence.

Data from approximately 1,000 shallow groundwater monitoring wells have been used in the development of the groundwater model.



Map 3: Worst observed land damage due to the Canterbury earthquake sequence

This map shows the worst observed land damage recorded for the four main earthquakes during the Canterbury earthquake sequence. Descriptions of the observed land damage categories are: **None to Minor** – no observed liquefaction related land damage through to minor observed ground cracking but with no observed ejected liquefied material at the ground surface; **Minor to Moderate** – observed ground surface undulation and minor-to-moderate quantities of observed ejected liquefied material at the ground surface but with no observed lateral spreading; and **Moderate to Severe** – large quantities of observed ejected liquefied material at the ground surface and severe ground surface undulation and/or moderate-to-severe lateral spreading.



Map 4: Total ground surface subsidence due to the Canterbury earthquake sequence

This map shows the estimated total amount of ground subsidence as a result of the Canterbury earthquake sequence. Ground surface subsidence is estimated by comparing ground surface levels after each of the four main earthquakes. Adjustments have been made to the map to remove subsidence or uplift that is not as a result of the Canterbury earthquake sequence (e.g. man-made activities such as earthworks).

Further information

For more information about ILV land damage and the ILV engineering assessment, refer to the EQC website (www.eqc.govt.nz/ILV)

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand license.

Important notice: The maps in this report were created from data extracted from the Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com>), which were prepared and compiled

for EQC to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor have no liability for any use of the maps and data or for the consequences of any person relying on them in any way. This “important notice” must be reprinted wherever these maps or derivatives are reproduced.

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. T+T understands that EQC will provide this report to the EQC customer.

The ILV engineering assessment has been undertaken in accordance with EQC’s ILV Policy and the Canterbury Earthquake Sequence: Increased Liquefaction Vulnerability Assessment Methodology. Copies of these documents are available on the EQC website (www.eqc.govt.nz/ILV)

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

MULTI-UNIT STRUCTURAL ASSESSMENT REPORT (DRAFT)

54 Devon Street, Sydenham



Client Name: Pioneer Construction Ltd

BMC Reference: 2001-2839

Date Issued: 13/03/2020



Quality Statement and Document Control

This Residential Structural Assessment report has been prepared for [Pioneer Construction Ltd](#) by Batchelar McDougall Consulting Ltd. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other parties.

This disclaimer shall apply notwithstanding that the documents may be made available to other persons for an application for permission or approval to fulfil a legal requirement.

Issue Register:

Revision	Date	Description		
1	13/03/2020	Prelim report issued to geotech		
		Prepared by	Reviewed by	Approved by
	Name	Alan Dallas	Ed Hill	Andrew Marriott
	Signature	Insert Signature Here Post Nominals	Insert Signature Here Post Nominals	Insert Signature Here Post Nominals

Revision History:

Rev. No	Date	Issue Description	Prepared by	Reviewed by
1	13/3/2020	Draft RSA Report	AD	EH



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1 Scope of Our Engagement

1.1 Scope of Work

As requested by Pioneer Construction Ltd, we have undertaken a structural assessment of the building at the above noted address to identify structural earthquake damage and recommend an appropriate reinstatement methodology.

The assessment and repair recommendations have been based on BMC's on-site observations, EQC Act requirements, engineering judgement (bearing the nature of damage in mind), information and reports provided to us. Part E of the MBIE guidelines "Repairing and rebuilding multi-unit residential buildings" (affected by the Canterbury earthquakes) has been referenced where appropriate.

This structural assessment includes: -

- Undertaking interior and exterior inspections of exposed elements on-site, including in the subfloor and roof space;
- Reviewing levels recorded and consideration of dis-levelment;
- Consideration of documents held on Christchurch City Council's property file;
- Consideration of previous EQC/EQR assessments and scopes of work;
- Consideration of the geotechnical engineer's report on soil conditions;
- Structural engineering assessment of repair requirements.

The assessment is made with regard to Clause B1 – Structure of the New Zealand Building Code. No other Building Code Clauses have been assessed by this report.

1.2 Limitations

This structural assessment is based on the visual evidence and indications present at the time of inspection. The findings of this report may be subject to revision pending further and more detailed investigation and/or deterioration of elements from subsequent aftershocks or ground settlement. This report does not address any hidden or latent defects that may have been incorporated in the original design and construction.

BMC engineers are not registered surveyors. Levels recorded on site are targeted to suit observed damage and potential repair methodologies and accuracy is expected to be +/- 4mm. Floor slope figures and allowances for floor coverings should not be used for direct comparison against those of other surveys. Should more accurate levels be required, or comparison be required against a city-wide datum, a registered surveyor should be engaged.

We have received KGA Geotechnical report Ref: K200034-1 for the site providing information regarding subsurface ground conditions and likely foundation remedial works required. The reader is advised to refer to and make themselves familiar with the KGA report in full as our comments are intended as a brief summary only. BMC are not specialist geotechnical engineers.

BMC have not assessed driveway paving, underground services or structures beside the house and garage.

BMC are not legal specialists however we have been advised of EQC's requirements to repair earthquake damage to a substantially "when new" condition. The repair strategy needs to comply with legal requirements such as guided by the NZ Building Act and NZ Building Code.

This is a scoping document only and under no circumstances shall the following recommendations and/or sketches be used for construction. They are for feasibility/pricing purposes only.

The earthquake repair work specified in this report is considered to be an alteration to a building in accordance with Section 112 (Alterations to existing buildings) of the Building Act. Therefore, undamaged sections of the building that are outside the scope of the repair have not had any additional design checks made and are deemed to continue to comply to the same extent as before the repairs.

2 Site and Building

2.1 Building Description

The units were constructed circa 1972 and key features include:

- Unit 1 at the north end comprises the second storey living area, over garages for each of the three units,
- Unit 1's floor (upper level) comprises timber framing,
- Units 2 and 3 are single-storey (with garages beneath 'Unit 1'),
- Summerhill brick exterior cladding in some areas and lightweight cladding over timber framing elsewhere,
- firewalls by Units 2 and 3 comprise reinforced concrete masonry (per Plan on Council file),
- walls between garages appear to comprise timber framing with fire-retardant linings,
- garages beneath Unit 1 have a concrete floor, while Units 2 and 3 have timber floors on piles and concrete perimeter foundations ('Type B2' in MBIE guidance terms),
- decramastic tiled roof is supported on timber framing, and
- walls are lined with plasterboard typically.



Figures 1: Northwest view of 2nd level Unit 1, with garages underneath



Figure 2: Southeast view, Unit 3, with Unit 1 in distance

Cosmetic repairs have been undertaken since the earthquake and this serves to mask the extent of damage to linings and claddings somewhat.

2.2 Seismic Events

The building has experienced seismic loadings, primarily as a result of the Christchurch Earthquake of 22nd February 2011. Other more-moderate earthquakes occurred on 4 September 2010 (Darfield Earthquake), 13 June 2011 (two events) and 23 December 2011 (two events). This series of events is referred hereafter as the CES (the Canterbury Earthquake Sequence).

2.3 Site Performance

The site is designated as Christchurch Green Zone TC2 land according to the MBIE technical classes. An aerial photograph taken on 24 February 2011 is shown in Figure 3 indicates there was some liquefaction in the area.



Figure 3: Aerial photo taken 24 Feb. 2011; note liquefaction deposits on driveway and nearby

3 Observations and Structural Damage

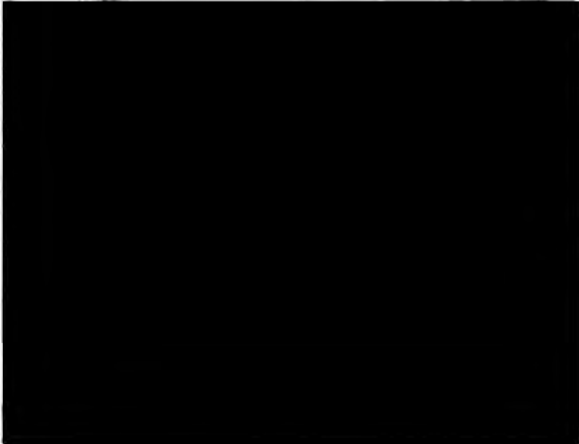
3.1 Floor Levels and Verticality

Floor levels were recorded, and results are displayed in Appendix A (results have been adjusted for differing floor coverings). The measurements taken showed the following:

- there is an overall level differential of approximately 120mm down towards the Unit 1/2 junction from north and south sides,
- level differential across two of the three units exceeds 50mm,
- there are places in each unit, and garages, where floor slope exceeds 1:200.

3.2 Site Observations

BMC inspected the property on 18 Dec 2019 and 16 Jan 2020 including roof and subfloor spaces. Observations were as follows:

Photo	Comments
	1. Junction Units 1 and 2 Garages for each of the three units are beneath Unit 1's living area, and single-storey Units 2 and 3 are to the south. This Photo shows the junction. Masonry firewalls separate Unit 1 from Unit 2 and Unit 2 from Unit 3. Refer Photo 4 also. The 'low' part of the building's floors is along the line of the firewall at this junction, ie central within the block of units.
	2. Settlement at Firewall Although an electrical cord passes through, the gap beneath the white soffit is tapering and appears to reflect rotation due to the settlement.

BMC

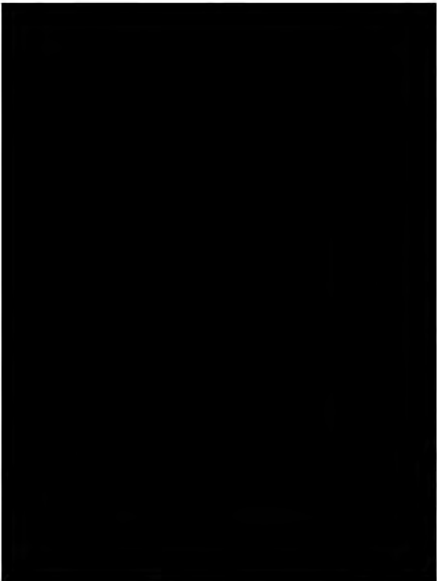
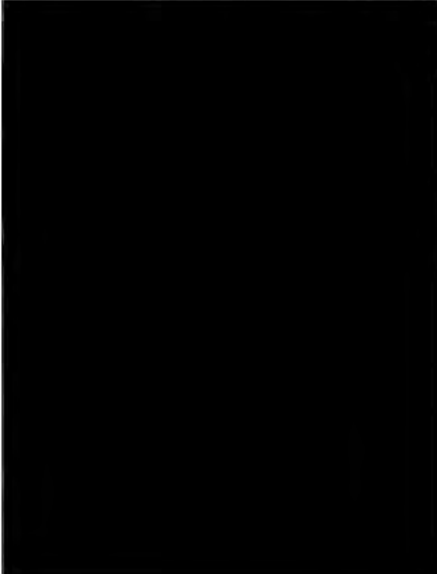
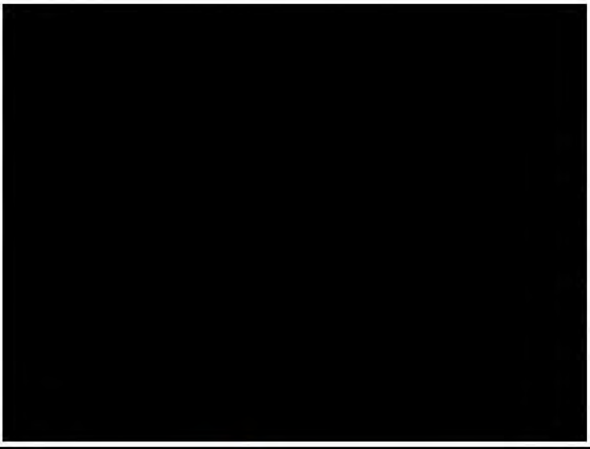
Photo	Comments
	3. Exterior Paving BMC have recorded levels on the concrete driveway paving. It appears there is a dip towards the corner by Unit 3's garage, while the interior garage and exterior driveway surfaces appear to match well (there is no 'step'). We note a diagonal crack extends in the exterior paving from the corner of Unit 2 towards the rear of the car in this Photo. This has likely arisen at the time settlement occurred - the driveway concrete was subject to flexural forces.
	4. Firewall between Garage and Unit 2 Per Photo 1 and floor levels in Appendix A, it appears this wall has settled more than other parts of this building to the north and south. No cracks were observed in the slab (refer to Assessment section for considerations).
	5. Efflorescence At the base of the wall in Photo 4, it appeared water was seeping up the foundation, leaving efflorescence on the interior above the slab. Refer to Assessment section.

Photo	Comments
	6. Concrete Floors BMC's scanner indicated there was no reinforcement in the floor slab, or this was >90mm deep. Given the absence of cracks and building's dislevelment, BMC consider the garage floors could have been replaced post-earthquakes (records are unclear or have not been sighted).
	7. Unit 3 Southwest view.
	8. Rear/east of Unit 2 It appears that the roof gutter has been replaced here. This may have been prompted by a need to reinstate fall into the downpipe at left, while the gutter may have drained towards the firewall after the earthquake(s).

BMC

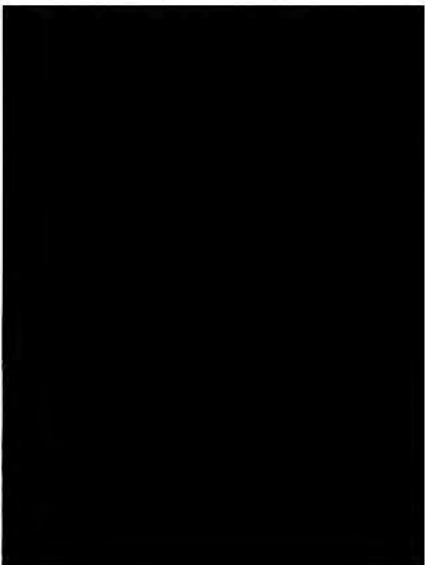
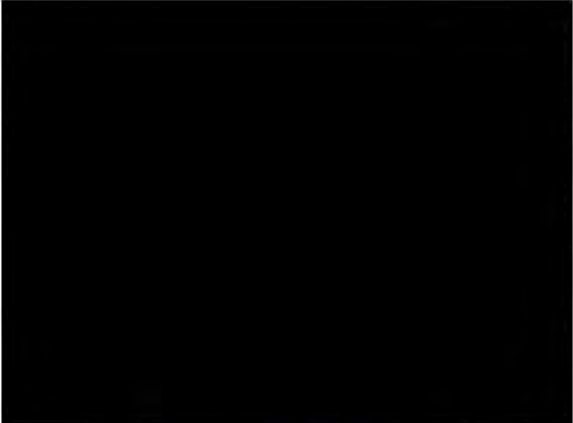
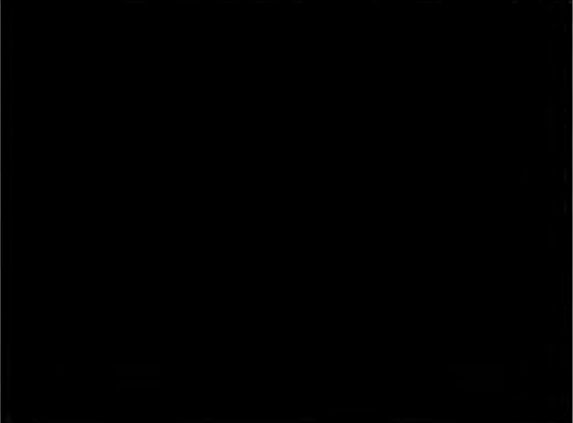
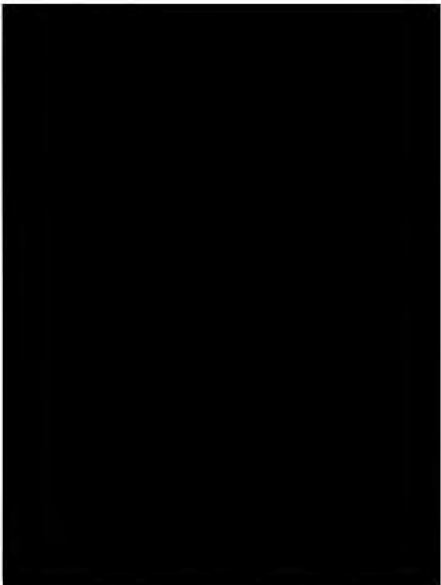
Photo	Comments
	9. Foundation Crack There were cracks in a few places about the building's perimeter. Note that the exterior surface has been coated in plaster (cracks can be greater in width through the plaster than through a foundation itself). Refer Photo 16 for view from interior of subfloor space.
	10. BMC Survey Recordings BMC have recorded floor levels and adjusted these for differing thicknesses of coverings. Levels in all units and through the garages (except for Unit 2's central garage) have been linked so any trend for the whole building can be gauged. We also recorded levels on some ceilings, window sills and kitchen benches, and checked verticality at a number of walls/door hinges.
	11. Kitchen Bench Joiners or builders generally take care to ensure kitchen benches are 'level' when installed and this can be compared against the slope on the adjacent floor. In Unit 2, this bench incorporated a slope that correlated with the floor and hence it appears likely that settlement has occurred at the time of a liquefaction/earthquake event, ie this would not be the case had settlement occurred prior to installation of the bench (it is also common for some variance to be incorporated at the time of construction).

Photo	Comments
	12. Unit 2 Subfloor Access and Firewall This bedroom is at the south side of Unit 2 and the firewall adjoining Unit 3 is at left. There was no sign that damage had occurred at the firewall lining-to-ceiling junction, including within the top left wardrobe cupboard. It is acknowledged that cosmetic repairs may serve to mask damage at such locations (if firewalls are not adequately restrained at the ceiling/roof or at intersecting walls, then gaps can open as the firewall rocks out-of-plane or the wall could settle independent of adjacent timber wall or roof/ceiling framing).
	13. Subfloor by Firewall Timber bearers and joists did not appear connected to the firewall. Refer comments under the Photo above.
	14. Split in Timber Bearer One bearer beneath Unit 2 has a lengthwise split. While it appears more likely this has stemmed from a pre-existing defect ('check' or 'shake'), BMC cannot rule out an earthquake effect associated with floor displacement and leverage at wire staples immediately over the pile.

BMC

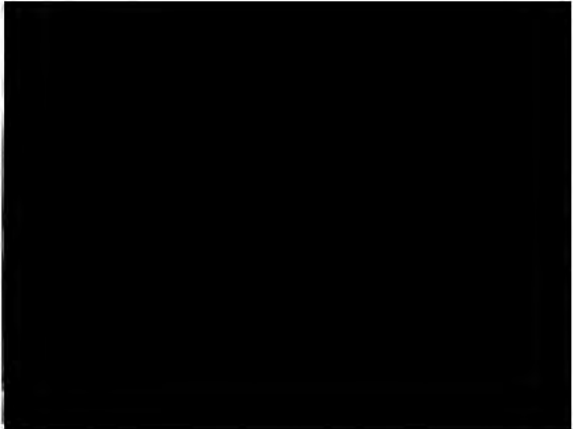
Photo	Comments
	15. Bearer Defect It is improbable that other timber defects are earthquake-related. Refer Photos 14, 22 and 23 also).
	16. Crack in Foundation This crack corresponds to that in the exterior, Photo 9. Cracks are generally infrequent and less than 1mm wide. Cracks would have appeared in response to shrinkage after construction however settlement is likely to have induced curvature/flexure and the width has probably been increased.
	17. Exterior Brick Cladding Summerhill brick claddings are 'not structural' but 'stepped cracks' would reflect settlement or strong lateral shaking. This crack is in the south side of Unit 3 and, while the mortar has been ground-out, mortar has not been re-pointed.

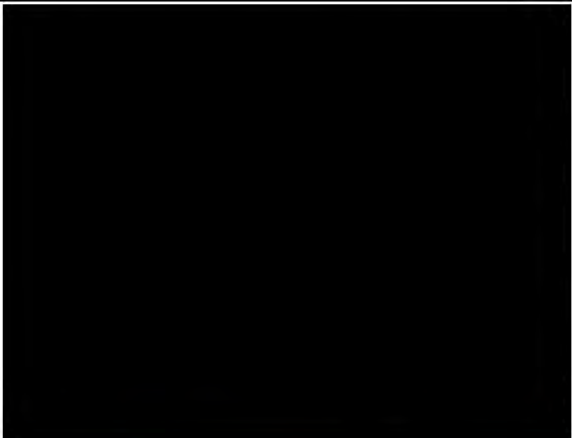
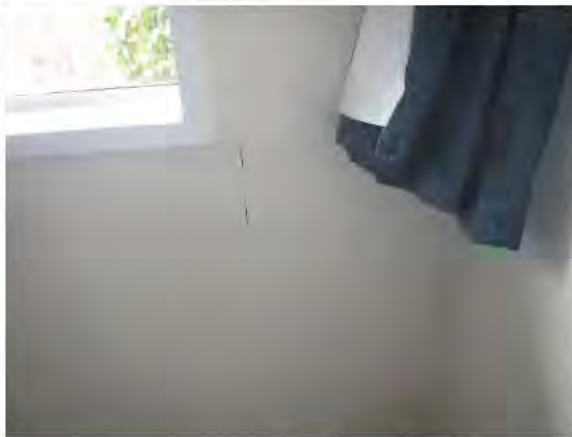
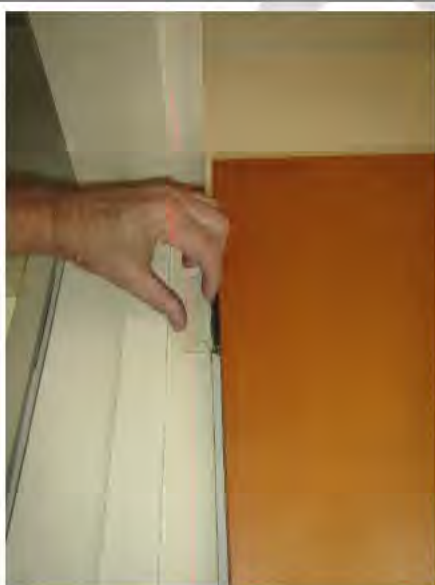
Photo	Comments
	18. Interior Lining Damage There are places where lining repairs appear to have been inadequate or were not completed satisfactorily. This wall-ceiling junction is by the firewall in Unit 2. BMC are mindful that masonry firewalls are not always fixed to timber ceiling/roof framing or to timber-framed walls and these 'heavy' elements are prone to displace a few millimetres laterally (out of plane) during earthquake shaking. A gap could have formed and this cover strip could have been added to 'cosmetically repair' this.
	19. Cracking at Plasterboard Junctions As stated under Photo 18, such crack damage between adjacent wall sheets should be re-addressed. (BMC are recommending additional re-levelling and this may promulgate some additional cracking such as this, and re-repair should await re-levelling of the floor, before completing).
	20. Verticality A vertical 'red' laser line can be seen. This was positioned at the bottom door hinge and deviation at the top can be seen. Observations generally accorded with rotation of framing as may have been expected with the floor settlement (which should be corrected once re-levelling reinstates building components to square/plumb).

Photo	Comments
	21. Ceiling Framing The lightweight roof is supported on timber framing, including underpurlins. We did not observe any significant damage in this area, such as to fixings.
	22. Collar Tie in Roof Space This timber element appears to incorporate a lengthwise split at approximately half-depth. This is considered to be a natural defect as opposed to an earthquake effect.
	23. Timber Condition Pock marks on timber appear surficial and are not an earthquake effect.

Photo	Comments
	24. Firewall Between Units 2 & 3 Our inspector did not see bolts that would connect timber elements to the concrete masonry firewall. Refer Photo below also. We did not see any sign of damage or differential movement but it is possible the wall has shaken sideways to a small degree.
	25. Firewall from Unit 3 Roof Space Comments of Photo 24 apply.

4 Site Specific Geotechnical Information

KGA have prepared a geotechnical investigation report, K2000-34-1, and have advised:

- Topsoil and fill material were identified to 0.6m depth at investigation points (close to but not under foundations) and this is underlain by soft silt, sand and sandy silt,
- 'Minor to moderate' liquefaction ejecta was observed following the February 2011 earthquakes,
- Analysis indicates the site may be prone to settle 35 to 115mm during a moderate/SLS seismic event in response to liquefying subsoils,
- Ground observations by EQC's geotechnical contractor after the Feb 2011 earthquake indicate the site has not been subject to lateral spreading,
- Liquefaction analysis indicates the ground is likely to behave as a borderline TC2/TC3 categorisation (in MBIE assessment and repair terms),
- An ultimate bearing capacity of 150 kPa may be considered in natural soil below topsoil and fill.

Taking into account the above, KGA make the following recommendations for repairs in response to settlement:

- As the maximum variation across each unit is less than 100mm, foundation repairs are considered suitable as per Table 18.3 of Part E of the MBIE Guidance,
- Internal shallow piles may be re-levelled using jacking and packing methodology as per MBIE Guidance,

- Lightweight jacking pads that can be removed after re-levelling are recommended, and
- Jack pad pits should be backfilled with lightweight concrete weighing $\leq 15 \text{ kN/m}^3$.

5 Structural Engineering Assessment

5.1 Settlement and MBIE Guidance

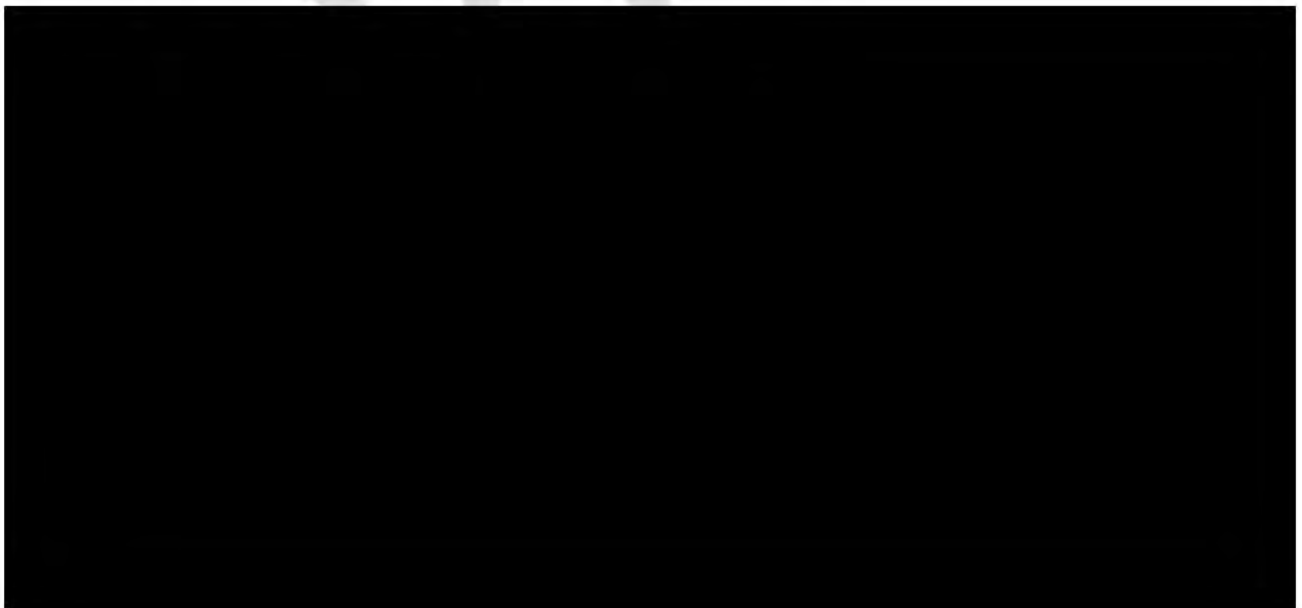
Floor slopes within Unit 3 are marginal (with reference to Table 18.3 of MBIE Multi-unit Guidance) however the settlement characteristics for the whole block need to be considered. Floors of Units 2 and 3 broadly slope northwards down to a low strip at the firewall that separates the single and double storey sections. Floors of Unit 1 and the garages slope down, southwards, towards the same firewall/junction.

MBIE guidance for multi-unit buildings, KGA advice and BMC observations indicate that a foundation re-level is appropriate to address earthquake-related movement. Settlement is reflected in the blue-shaded areas on the floor level plan in Appendix A, and this also shows the extent of re-levelling that BMC consider is necessary and appropriate.

Both masonry firewalls will need to be lifted, and most of the timber floor bearers over interior 'ordinary piles' in Units 2 and 3 would need to be lifted and 'packed'.

Allowance should be made to epoxy or seal five cracks wider than 0.3 - 0.4 mm in the perimeter foundation. Flexure may have exacerbated crack widths as settlement occurred, and reinforcing bars should be safeguarded against corrosion.

5.2 Garages and Foundations beneath Unit 1





5.3 Superstructure Damage

In addition to further attention that is required to repair wall/ceiling lining cracks (eg Photo 19), an allowance needs to be made to repair consequential damage to interior linings, and mortar of exterior bricks, that may arise from lifting procedures.

No fixings were observed between firewall masonry and timber roof/ceiling framing. It is likely that damage occurred or a 'gap' opened alongside the unrestrained firewall (BMC have observed this at several multi-unit properties) but that cosmetic repairs to adjacent linings have been undertaken post-earthquakes. Refer to Photo 18. We consider that allowance should be made for fixings to be installed as part of earthquake damage repairs, at firewall-ceiling junctions.

6 Reinstatement Methodology

The following recommendations are appropriate for the structural repair of earthquake damage to the units. 'Architectural' or standard MBIE repairs (where good trade practices are to be followed) are not included.

These items are intended for pricing purposes and not as specifications for construction.

REMEDIAL WORKS FOR EARTHQUAKE DAMAGE (STRUCTURAL)	
DESCRIPTION	REMEDIAL WORK

BMC

Appendix A

- BMC Floor Plan with levels
- BMC Foundation Re-levelling Plan and Typical Details

DRAFT



BMC Ref: 2001-2839

1 April 2020

Mr Matt Douthett

Issued via email to: matt@pioneerconstruction.co.nz

RE – FOUNDATION REPAIRS FOLLOWING EARTHQUAKES, 1-3/54 DEVON ST, SYDENHAM,
FEES FOR STRUCTURAL ENGINEERING SERVICES

Thank you for the request to provide a fee estimate for structural engineering services relating to the repair of earthquake damage at 1-3 / 54 Devon St, Sydenham. We are pleased to present our scope of works and fee estimate as set out in the attached Short Form Agreement (SFA). We require a signed SFA as our standard terms of engagement prior to starting work on this project. If our proposal is acceptable, please countersign and return the attached SFA and complete the client billing details via email. Both are required in order for us to proceed.

Unless agreed otherwise in writing, acceptance of the fee stated in this proposal also confirms your acceptance of the conditions of engagement and the information and terms outlined in this proposal. This offer of service shall remain valid for a period of 30 days.

We trust that the proposal we have provided answers the brief. If we have failed to correctly interpret your requirements, please do not hesitate to contact us for further clarification.

Yours sincerely

BATCHELAR MCDUGALL CONSULTING LIMITED

A handwritten signature in black ink, appearing to be 'E. Hill', written over a light grey circular stamp.

Edward Hill
Associate

Prepared by BMC's Christchurch Office, Ph +64 3 338 3351

SHORT FORM MODEL CONDITIONS OF ENGAGEMENT

1. The Consultant shall perform the Services as described in the attached documents.
2. The Client and the Consultant agree that where all or any of, the Services are acquired for the purposes of a business the provisions of the Consumer Guarantees Act 1993 are excluded in relation to those Services. However, nothing in this Agreement shall restrict, negate, modify or limit any of the Client's rights under the Consumer Guarantees Act 1993 where the Services acquired are of a kind ordinarily acquired for personal, domestic or household use or consumption and the Client is not acquiring the Services for the purpose of a business.
3. In providing the Services, the Consultant must use the degree of skill, care and diligence reasonably expected of a professional consultant providing services similar to the Services.
4. The Client shall provide to the Consultant, free of cost, as soon as practicable following any request for information, all information in the Client's power to obtain which may relate to the Services. The Consultant shall not, without the Client's prior consent, use information provided by the Client for purposes unrelated to the Services. In providing the information to the Consultant, the Client shall ensure compliance with the Copyright Act 1994 and shall identify any proprietary rights that any other person may have in any information provided.
5. As soon as either Party becomes aware of anything that will materially affect the scope or timing of the Services, the Party must notify the other Party in writing and where the Consultant considers a direction from the Client or any other circumstance is a variation the Consultant shall notify the Client accordingly.
6. The Client may order variations to the Services in writing or may request the Consultant to submit proposals for variations to the Services.
7. The Client shall pay the Consultant for the Services the fees and expenses at the times and in the manner set out in the attached documents. Where this Agreement has been entered by an agent (or a person purporting to act as agent) on behalf of the Client, the agent and Client shall be jointly and severally liable for payment of all fees and expenses due to the Consultant under this Agreement.
8. All amounts payable by the Client shall be due on the 20th of the month following the month of issue of each GST Invoice or at such other timing as stated elsewhere in this Agreement. If the Client fails to make the payment that is due and payable and that default continues for 14 days, the Consultant may provide written notice to the Client specifying the default and requiring payment within 7 days from the date of the notice. Unless payment has been made by the Client in full, the Consultant may suspend performance of the Services any time after expiration of the notice period. The Consultant must promptly lift the suspension after the Client has made the payment. Regardless of whether or not the Consultant suspends the performance of the Services in accordance with this clause, the Consultant may charge interest on overdue amounts from the date payment falls due to the date of payment at the rate of the Consultant's overdraft rate plus 2% and in addition the costs of any actions taken by the Consultant to recover the debt.
9. Where the nature of the Services is such that it is covered by the Construction Contracts Act 2002 (CCA) and the Consultant has issued a payment claim in accordance with the CCA, the provisions of the CCA shall apply. In all other cases, if the Client, acting reasonably, disputes an invoice, or part of an invoice, the Client must promptly give the reasons for withholding the disputed amount and pay any undisputed amount in accordance with clause 8.
10. Where Services are carried out on a time charge basis, the Consultant may purchase such incidental goods and/or Services as are reasonably required for the Consultant to perform the Services. The cost of obtaining such incidental goods and/or Services shall be payable by the Client. The Consultant shall maintain records which clearly identify time and expenses incurred.
11. Where the Consultant breaches this Agreement, the Consultant is liable to the Client for reasonably foreseeable claims, damages, liabilities, losses or expenses caused directly by the breach. The Consultant shall not be liable to the Client under this Agreement for the Client's indirect, consequential or special loss, or loss of profit, however arising, whether under contract, in tort or otherwise.
12. The maximum aggregate amount payable, whether in contract, tort or otherwise, in relation to claims, damages, liabilities, losses or expenses, shall be five times the fee (exclusive of GST and disbursements) with a minimum of \$100,000 and a maximum limit of \$NZ500,000.
13. Without limiting any defences a Party may have under the Limitation Act 2010, neither Party shall be considered liable for any loss or damage resulting from any occurrence unless a claim is formally made on a Party within 6 years from completion of the Services.
14. The Consultant shall take out and maintain for the duration of the Services a policy of Professional Indemnity insurance for the amount of liability under clause 12. The Consultant undertakes to use all reasonable endeavours to maintain a similar policy of insurance for six years after the completion of the Services.
15. If either Party is found liable to the other (whether in contract, tort or otherwise), and the claiming Party and/or a Third Party has contributed to the loss or damage, the liable Party shall only be liable to the proportional extent of its own contribution.
16. Intellectual property prepared or created by the Consultant in carrying out the Services, and provided to the Client as a deliverable, ("New Intellectual Property") shall be jointly owned by the Client and the Consultant. The Client and Consultant hereby grant to the other an unrestricted royalty-free license in perpetuity to copy or use New Intellectual Property. The Clients' rights in relation to this New Intellectual Property are conditional upon the Client having paid all amounts due and owing to the Consultant in accordance with clauses 7 and 8. Intellectual property owned by a Party prior to the commencement of this Agreement (Pre-existing Intellectual Property) and intellectual property created by a Party independently of this Agreement remains the property of that Party. The Consultant accepts no liability for the use of New Intellectual Property or Pre-existing Intellectual Property other than to the extent reasonably required for the intended purposes.
17. The Consultant has not and will not assume any duty imposed on the Client pursuant to the Health and Safety at Work Act 2015 ("the Act") in connection with the Agreement.
18. The Client may suspend all or part of the Services by notice to the Consultant who shall immediately make arrangements to stop the Services and minimise further expenditure. The Client and the Consultant may (in the event the other Party is in material default that has not been remedied within 14 days of receiving the other Party's notice of breach) either suspend or terminate the Agreement by notice to the other Party. If the suspension has not been lifted after 2 months the Consultant has the right to terminate the Agreement and claim reasonable costs as a result of the suspension. Suspension or termination shall not prejudice or affect the accrued rights or claims and liabilities of the Parties.
19. The Parties shall attempt in good faith to settle any dispute by mediation.
20. This Agreement is governed by the New Zealand law, the New Zealand courts have jurisdiction in respect of this Agreement, and all amounts are payable in New Zealand dollars.

Date: April 29, 2020

Project: 54 Devon Street**Quotation for:**

- Pioneer Construction
- Attn: Matt Douthett
- M: 021 478 115
- E: matt@pioneerconstruction.co.nz

Hi Matt,

We are very pleased to submit herein our proposal to relevel the house on the above property by underpinning on the concrete perimeter beam using Armadillo pads or approved equal for the jacking points as per BMC Multi Unit Structural Assessment Report dated March 31, 2020.

House Lifters proposal for the above scope of works is [REDACTED]

Our above price includes the following works:

- Builder Producer Statement for Construction (PS3)
- Manual excavation for the jacking points
- Supply and compact well graded hard fill on the jacking points
- Supply and install 800mm x 800mm Armadillo jacking pads or approved equal steel pads
- Relevelling by underpinning the concrete perimeter beam as per attached plan
- Grouting works underneath the affected ring foundations between jacking points
- Pump high strength grout on the jacking point to cover the gap between well graded hard fill and existing foundation once temporary pads has been removed and temporary formwork has been installed
- Jack and pack all affected piles as per Engineer's details
- Concrete cutting on the garage, demolish the concrete slab and remove from site
- Build a 225mm thick HD12 reinforced concrete slab as per Engineer's details on Drawing S1-02
- Site clean-up and handover meeting with client

If not specifically stated on the above works, all other works and works listed below are not included in our price:

- Engineer Producer Statement for Design (PS1) and Construction Review (PS4)
- All works to services, including providing temporary services and required services disconnections
- Uplift, remove and reinstate floor coverings and under floor insulation
- Cut and open floors at least one square meter on every room for subfloor access
- Remove and reinstate vegetation, concrete path, concrete patios, soft & hard landscaping, and any structure on the perimeter of the house where to dig holes for the jacking points
- Remove, repair or replace degraded or non-compliant timbers that includes bottom plates, bearers and joist
- Crack repairs on the foundation and walls
- New timber piles on concrete footing

Clarifications

- No allowance for the CCC permits/fees or any associated cost
- No allowance for the application and fees for the Geotechnical testing
- No allowance for the Contract Works Insurance
- No liability for any costs or damage to the property due to our works on site
- Estimate based on the information provided at the time of pricing.
- The validity of this tender is 30 days from submission date
- Payment terms to be confirmed before starting on site

If you have any questions, please do not hesitate to contact us.

Best regards,

Yetz J. Beligon
M: 021 026 35381
E: yetz@houseliftersltd.co.nz

Quote Acceptance

- Date
- Name
- Signature

TAX INVOICE

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington
Wellington
NEW ZEALAND

Invoice Date
20 Feb 2020

Invoice Number
INV-1090

Reference
3-54 Devon St

GST Number
108569697

Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Description	Quantity	Unit Price	Amount NZD
Progress claim from BMC for work completed - inc 7.5% contractor margin - 1/3 of cost split across the property	1.00	3,701.79	3,701.79
Subtotal			3,701.79
TOTAL GST 15%			555.27
TOTAL NZD			4,257.06

Due Date: 27 Feb 2020

Please make payment into the following account
BNZ 02-0810-0062780-00

PAYMENT ADVICE

To: Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Customer EQC Inhouse Repair Programme

Invoice Number INV-1090

Amount Due 4,257.06

Due Date 27 Feb 2020

Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington
Wellington
NEW ZEALAND

Invoice Date
17 Apr 2020

Invoice Number
INV-1124

Reference
3-54 Devon St

GST Number
108569697

Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Description	Quantity	Unit Price	Amount NZD
Works completed in March as outlined in the BMC invoice - inc 7.5% margin	1.00	1,039.53	1,039.53
Subtotal			1,039.53
TOTAL GST 15%			155.93
TOTAL NZD			1,195.46

Due Date: 24 Apr 2020

Please make payment into the following account
BNZ 02-0810-0062780-00



PAYMENT ADVICE

To: Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Customer EQC Inhouse Repair Programme

Invoice Number INV-1124

Amount Due **1,195.46**

Due Date 24 Apr 2020

Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington
Wellington
NEW ZEALAND

Invoice Date
15 Mar 2020

Invoice Number
INV-1099

Reference
3-54 Devon St

GST Number
108569697

Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Description	Quantity	Unit Price	Amount NZD
Works completed as invoiced by BMC plus 7.5% margin - 1/3 of total cost	1.00	3,056.26	3,056.26
		Subtotal	3,056.26
		TOTAL GST 15%	458.44
		TOTAL NZD	3,514.70

Due Date: 20 Mar 2020

Please make payment into the following account
BNZ 02-0810-0062780-00



PAYMENT ADVICE

To: Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Customer EQC Inhouse Repair Programme
Invoice Number INV-1099

Amount Due **3,514.70**
Due Date 20 Mar 2020

Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington
Wellington
NEW ZEALAND

Invoice Date
9 Jun 2020

Invoice Number
INV-1134

Reference
3/54 Devon

GST Number
108569697

Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Description	Quantity	Unit Price	Amount NZD
Contractor Scope for EQ Damage 100 - 150m2	1.00	650.00	650.00
Contractor Quoting of EQ Damage - <\$90,000	1.00	950.00	950.00
Subtotal			1,600.00
TOTAL GST 15%			240.00
TOTAL NZD			1,840.00

Due Date: 18 Jun 2020

Please make payment into the following account
BNZ 02-0810-0062780-00

PAYMENT ADVICE

To: Pioneer Construction Limited
PO Box 9396
Tower Junction 8149
Christchurch
NEW ZEALAND
EQRC1209

Customer EQC Inhouse Repair Programme

Invoice Number INV-1134

Amount Due **1,840.00**

Due Date 18 Jun 2020

Amount Enclosed

Enter the amount you are paying above

Contract Pricing Document



Claim Number:	
Quote To:	EQC Inhouse Repairs
Situation Loss:	3/54 Devon St
Claimant:	EQC
Supervisor:	Mathew Douthett
EQR Supervisor:	Dianne Ryder

Business:	
Phone:	
Mobile:	
Date:	07/12/2020
Our Job#:	W05549

Estimate Completion

Mathew Douthett
Pioneer Construction

EQR Accreditation Number EQRC1209

Subtotal (Rooms)	\$99,227.29
P&G	\$0.00
Total excl GST	\$99,227.29
Total incl GST	\$114,111.38

Room/Section	Description	Rate	Qty	SC Qty	Unit	Value
Foundation						
Enabling Works	Remove, dispose and replace the plain concrete driveway to allow access to the foundation - 1/3 Cost	\$165.00	30.25		m2	\$4,991.25
	Remove, dispose and replace concrete path to allow access to the foundation - Shared cost with Unit 2	\$165.00	4.93		m2	\$813.45
	Cut and cap all drains to ensure no grout enters the system - 1/3 Cost	\$600.00	1		item	\$600.00
	Remove, store and reinstate the exterior heatpump unit	\$450.00	1		item	\$450.00
	Remove, dispose and replace the concrete path to the front door	\$165.00	3		m2	\$495.00
Relevel	Relevel work as outlined in the attached quote from Houselifter which is based on the BMC report dated 31/3/20 - Inc 7.5% margin - 1/3 cost	\$45,781.12	1		ITEM	\$45,781.12
Foundation Total			\$53,130.82	\$0.00		\$53,130.82
Exterior						

Brick Cladding	Brick Layer - Grind Out and Repoint Mortar	\$55.00	20	l/m	\$1,100.00
	Gap fill and paint soffit - Positive for asbestos No Sanding	\$26.00	13.5	m2	\$351.00
Exterior Total			\$1,451.00	\$0.00	\$1,451.00
Garage					
Floor	Supply and install carpet to the concrete slab once replaced	\$36.00	17.28	m2	\$622.08
Walls	Painting - Walls - Rake out, plaster and paint gib	\$32.00	41.28	m2	\$1,320.96
Ceiling	Painting - Ceilings - Rake out, plaster and paint gib	\$32.00	17.28	m2	\$552.96
Garage Total			\$2,496.00	\$0.00	\$2,496.00
Lounge					
Floor	Carpet Layer - Lift & Relay Carpet	\$18.00	19.24	m2	\$346.32
	Remove, dispose and replace sheet flooring (ply)	\$85.00	19.24	m2	\$1,635.40
Walls	Remove, dispose and replace linings inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	42.72	m2	\$2,776.80
	Remove, store and reinstate heatpump	\$450.00	1	item	\$450.00
Ceiling	Remove, dispose and replace wallpaper and paint	\$75.00	19.24	m2	\$1,443.00
Trim	Remove, dispose and replace skirting	\$22.50	4.5	lm	\$101.25
	Gap fill and paint skirting	\$15.00	17.8	lm	\$267.00
	Gap fill and paint window trim	\$15.00	19.8	lm	\$297.00
	Gap fill and paint double door opening jamb to kitchen	\$15.00	6.5	lm	\$97.50
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	1	item	\$80.00
Lounge Total			\$7,926.27	\$0.00	\$7,926.27
Kitchen					
Floor	Remove, dispose and replace vinyl	\$115.00	10.53	m2	\$1,210.95
	Remove, dispose and replace sheet flooring (ply)	\$85.00	10.53	m2	\$895.05
Walls	Remove, dispose and replace lining inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	35.52	m2	\$2,308.80
Ceiling	Painting - Ceilings - Rake out, plaster and paint gib	\$32.00	13.53	m2	\$432.96
Trim	Remove, dispose and replace skirting	\$22.50	4	lm	\$90.00
	Gap fill and paint skirting	\$15.00	10.5	lm	\$157.50
	Gap fill and paint window trim	\$15.00	11.2	lm	\$168.00
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	2	item	\$160.00
Kitchen Total			\$5,855.26	\$0.00	\$5,855.26
Hallway					
Floor	Carpet Layer - Lift & Relay Carpet	\$18.00	2.5	m2	\$45.00
	Remove, dispose and replace sheet flooring (ply)	\$85.00	2.5	m2	\$212.50

Walls	Remove, dispose and replace lining paper and paint	\$65.00	8.5	m2	\$552.50
Ceiling	Remove, dispose and replace wallpaper and paint	\$65.00	2.5	m2	\$162.50
Hallway Total			\$972.50	\$0.00	\$972.50
Bathroom					
Floor	Remove, dispose and replace vinyl	\$115.00	5.52	m2	\$634.80
	Remove, dispose and replace sheet flooring	\$85.00	2.88	m2	\$244.80
	Remove, store and reinstate the toilet	\$200.00	1	m2	\$200.00
Walls	Remove, dispose and replace linings inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	13.53	m2	\$879.45
	Remove, dispose and replace tile scotia	\$205.00	1.88	m2	\$385.40
Ceiling	Remove, dispose and replace lining paper and paint	\$65.00	5.52	m2	\$358.80
Trim	Remove, dispose and replace skirting	\$22.50	2.4	lm	\$54.00
	Gap fill and paint skirting	\$15.00	9.6	lm	\$144.00
	Gap fill and paint window trim	\$15.00	6.4	lm	\$96.00
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	1	item	\$80.00
Bathroom Total			\$3,509.25	\$0.00	\$3,509.25
Bedroom - First on Left					
Floor	Carpet Layer - Lift & Relay Carpet	\$18.00	12.96	m2	\$233.28
	Remove, dispose and replace sheet flooring (ply)	\$85.00	12.96	m2	\$1,101.60
Walls	Remove, dispose and replace linings inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	34.56	m2	\$2,246.40
Ceiling	Remove, dispose and replace wallpaper and paint	\$75.00	12.96	m2	\$972.00
Trim	Remove, dispose and replace skirting	\$22.50	3.6	lm	\$81.00
	Gap fill and paint skirting	\$15.00	12	lm	\$180.00
	Gap fill and paint window trim	\$15.00	6.4	lm	\$96.00
	Gap fill and paint window trim	\$15.00	10.2	lm	\$153.00
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	1	item	\$80.00
Bedroom - First on Left Total			\$5,575.28	\$0.00	\$5,575.28
Bedroom - End of Hall					
Walls	Remove, dispose and replace lining paper and paint	\$65.00	28.8	m2	\$1,872.00
Ceiling	Remove, dispose and replace wallpaper and paint	\$75.00	8.91	m2	\$668.25
Bedroom - End of Hall Total			\$2,540.25	\$0.00	\$2,540.25
Roof Space					
Fire Wall Connections	Supply and install bowmac brackets to create firewall to ceiling joist connection as per the engineer instruction	\$250.00	1	Item	\$250.00

Roof Space Total		\$250.00	\$0.00	\$250.00
Doors and Windows				
Post Relevel	Adjust doors and windows after the relevel has been completed	\$1,200.00	1	item \$1,200.00
Doors and Windows Total		\$1,200.00	\$0.00	\$1,200.00
Specialist Trades				
Specialist Trades	Electrician to isolate power for health and safety purposes inc removing and refitting all fittings and fixtures	\$650.00	1	item \$650.00
	Engineer design and monitoring as per the attached SFA from BMC - 1/3 cost	\$4,000.00	1	P Sum \$4,000.00
	Council exemption	\$650.00	1	P Sum \$650.00
Specialist Trades Total		\$5,300.00	\$0.00	\$5,300.00
Preliminaries & General				
P&G	10%	\$9,020.66	1	item \$9,020.66
Preliminaries & General Total		\$9,020.66	\$0.00	\$9,020.66
Job Notes				
Tags	TAG - Electricity disconnection/reconnection cost excludes costs associated with providing Neutral Screened wires if required for reconnection	\$0.00	1	item \$0.00
	TAG - No allowance has been made for reinstatement of grassed areas or planting.	\$0.00	1	item \$0.00
	TAG - Please note that this price allows for the repair of viewed Earthquake damage only at this property.	\$0.00	1	item \$0.00
	TAG - Please note this quote is done on the basis of a non-intrusive visual inspection only.	\$0.00	1	item \$0.00
	TAG - Please note we have priced like for like	\$0.00	1	item \$0.00
	TAG - An allowance has been made to adjust doors and windows post relevel. This does not include any replacements. If this is required a variation will need to be processed	\$0.00	1	item \$0.00
	TAG - Allowances have been made for replacement of linings based on experience. If more or less replacement is required a variation will need to be processed to correct this	\$0.00	1	item \$0.00
Job Notes Total		\$0.00	\$0.00	\$0.00
Grand Total		\$99,227.29	\$0.00	\$99,227.29
GST		\$14,884.09	\$0.00	\$14,884.09
Grand Total Including GST		\$114,111.38	\$0.00	\$114,111.38

This quote is only valid for 30 Calendar Days from the date of the quotation

Contract Pricing Document



Claim Number:	
Quote To:	EQC Inhouse Repairs
Situation Loss:	3/54 Devon St
Claimant:	EQC
Supervisor:	Mathew Douthett
EQR Supervisor:	Steve Thomas

Business:	
Phone:	
Mobile:	
Date:	04/06/2020
Our Job#:	W05549

Estimate Completion

Mathew Douthett
Pioneer Construction

EQR Accreditation Number EQRC1209

Subtotal (Rooms)	\$100,877.29
P&G	\$0.00
Total excl GST	\$100,877.29
Total incl GST	\$116,008.88

Room/Section	Description	Rate	Qty	SC Qty	Unit	Value
Foundation						
Enabling Works	Remove, dispose and replace the plain concrete driveway to allow access to the foundation - 1/3 Cost	\$165.00	30.25		m2	\$4,991.25
	Remove, dispose and replace concrete path to allow access to the foundation - Shared cost with Unit 2	\$165.00	4.93		m2	\$813.45
	Cut and cap all drains to ensure no grout enters the system - 1/3 Cost	\$600.00	1		item	\$600.00
	Remove, store and reinstate the exterior heatpump unit	\$450.00	1		item	\$450.00
	Remove, dispose and replace the concrete path to the front door	\$165.00	3		m2	\$495.00
Relevel	Relevel work as outlined in the attached quote from Houselifter which is based on the BMC report dated 31/3/20 - Inc 7.5% margin - 1/3 cost	\$45,781.12	1		ITEM	\$45,781.12
Foundation Total			\$53,130.82	\$0.00		\$53,130.82
Exterior						

Brick Cladding	Brick Layer - Grind Out and Repoint Mortar	\$55.00	20	l/m	\$1,100.00
	Gap fill and paint soffit	\$26.00	13.5	m2	\$351.00
Exterior Total			\$1,451.00	\$0.00	\$1,451.00
Garage					
Floor	Supply and install carpet to the concrete slab once replaced	\$36.00	17.28	m2	\$622.08
Walls	Painting - Walls - Rake out, plaster and paint gib	\$32.00	41.28	m2	\$1,320.96
Ceiling	Painting - Ceilings - Rake out, plaster and paint gib	\$32.00	17.28	m2	\$552.96
Garage Total			\$2,496.00	\$0.00	\$2,496.00
Lounge					
Floor	Carpet Layer - Lift & Relay Carpet	\$18.00	19.24	m2	\$346.32
	Remove, dispose and replace sheet flooring (ply)	\$85.00	19.24	m2	\$1,635.40
Walls	Remove, dispose and replace linings inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	42.72	m2	\$2,776.80
	Remove, store and reinstate heatpump	\$450.00	1	item	\$450.00
Ceiling	Remove, dispose and replace wallpaper and paint	\$75.00	19.24	m2	\$1,443.00
Trim	Remove, dispose and replace skirting	\$22.50	4.5	lm	\$101.25
	Gap fill and paint skirting	\$15.00	17.8	lm	\$267.00
	Gap fill and paint window trim	\$15.00	19.8	lm	\$297.00
	Gap fill and paint double door opening jamb to kitchen	\$15.00	6.5	lm	\$97.50
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	1	item	\$80.00
Lounge Total			\$7,926.27	\$0.00	\$7,926.27
Kitchen					
Floor	Remove, dispose and replace vinyl	\$115.00	10.53	m2	\$1,210.95
	Remove, dispose and replace sheet flooring (ply)	\$85.00	10.53	m2	\$895.05
Walls	Remove, dispose and replace lining inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	35.52	m2	\$2,308.80
Ceiling	Painting - Ceilings - Rake out, plaster and paint gib	\$32.00	13.53	m2	\$432.96
Trim	Remove, dispose and replace skirting	\$22.50	4	lm	\$90.00
	Gap fill and paint skirting	\$15.00	10.5	lm	\$157.50
	Gap fill and paint window trim	\$15.00	11.2	lm	\$168.00
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	2	item	\$160.00
Kitchen Total			\$5,855.26	\$0.00	\$5,855.26
Hallway					
Floor	Carpet Layer - Lift & Relay Carpet	\$18.00	2.5	m2	\$45.00
	Remove, dispose and replace sheet flooring (ply)	\$85.00	2.5	m2	\$212.50

Walls	Remove, dispose and replace lining paper and paint	\$65.00	8.5	m2	\$552.50
Ceiling	Remove, dispose and replace wallpaper and paint	\$65.00	2.5	m2	\$162.50
Hallway Total			\$972.50	\$0.00	\$972.50
Bathroom					
Floor	Remove, dispose and replace vinyl	\$115.00	5.52	m2	\$634.80
	Remove, dispose and replace sheet flooring	\$85.00	2.88	m2	\$244.80
	Remove, store and reinstate the toilet	\$200.00	1	m2	\$200.00
Walls	Remove, dispose and replace linings inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	13.53	m2	\$879.45
	Remove, dispose and replace tile scotia	\$205.00	1.88	m2	\$385.40
Ceiling	Remove, dispose and replace lining paper and paint	\$65.00	5.52	m2	\$358.80
Trim	Remove, dispose and replace skirting	\$22.50	2.4	lm	\$54.00
	Gap fill and paint skirting	\$15.00	9.6	lm	\$144.00
	Gap fill and paint window trim	\$15.00	6.4	lm	\$96.00
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	1	item	\$80.00
Bathroom Total			\$3,509.25	\$0.00	\$3,509.25
Bedroom - First on Left					
Floor	Carpet Layer - Lift & Relay Carpet	\$18.00	12.96	m2	\$233.28
	Remove, dispose and replace sheet flooring (ply)	\$85.00	12.96	m2	\$1,101.60
Walls	Remove, dispose and replace linings inc stopping	\$75.00	5.76	m2	\$432.00
	Remove, dispose and replace lining paper and paint	\$65.00	34.56	m2	\$2,246.40
Ceiling	Remove, dispose and replace wallpaper and paint	\$75.00	12.96	m2	\$972.00
Trim	Remove, dispose and replace skirting	\$22.50	3.6	lm	\$81.00
	Gap fill and paint skirting	\$15.00	12	lm	\$180.00
	Gap fill and paint window trim	\$15.00	6.4	lm	\$96.00
	Gap fill and paint window trim	\$15.00	10.2	lm	\$153.00
	Painting - Gap Fill and Paint Total Door Surround	\$80.00	1	item	\$80.00
Bedroom - First on Left Total			\$5,575.28	\$0.00	\$5,575.28
Bedroom - End of Hall					
Walls	Remove, dispose and replace lining paper and paint	\$65.00	28.8	m2	\$1,872.00
Ceiling	Remove, dispose and replace wallpaper and paint	\$75.00	8.91	m2	\$668.25
Bedroom - End of Hall Total			\$2,540.25	\$0.00	\$2,540.25
Roof Space					
Fire Wall Connections	Supply and install bowmac brackets to create firewall to ceiling joist connection as per the engineer instruction	\$250.00	1	Item	\$250.00

Roof Space Total		\$250.00	\$0.00	\$250.00
Doors and Windows				
Post Relevel	Adjust doors and windows after the relevel has been completed	\$1,200.00	1	item \$1,200.00
Doors and Windows Total		\$1,200.00	\$0.00	\$1,200.00
Specialist Trades				
Specialist Trades	Electrician to isolate power for health and safety purposes inc removing and refitting all fittings and fixtures	\$650.00	1	item \$650.00
	Engineer design and monitoring as per the attached SFA from BMC - 1/3 cost	\$4,000.00	1	P Sum \$4,000.00
	Council exemption	\$650.00	1	P Sum \$650.00
	Asbestos refurbishment survey	\$1,500.00	1	P Sum \$1,500.00
Specialist Trades Total		\$6,800.00	\$0.00	\$6,800.00
Preliminaries & General				
P&G	10%	\$9,170.66	1	item \$9,170.66
Preliminaries & General Total		\$9,170.66	\$0.00	\$9,170.66
Job Notes				
Tags	TAG - Electricity disconnection/reconnection cost excludes costs associated with providing Neutral Screened wires if required for reconnection	\$0.00	1	item \$0.00
	TAG - No allowance has been made for reinstatement of grassed areas or planting.	\$0.00	1	item \$0.00
	TAG - Please note that this price allows for the repair of viewed Earthquake damage only at this property.	\$0.00	1	item \$0.00
	TAG - Please note this quote is done on the basis of a non-intrusive visual inspection only.	\$0.00	1	item \$0.00
	TAG - Please note we have priced like for like	\$0.00	1	item \$0.00
	TAG - Please note, no allowance has been made for asbestos removal at this property as no test results had been received at time of submitting this quote.	\$0.00	1	item \$0.00
	TAG - An allowance has been made to adjust doors and windows post relevel. This does not include any replacements. If this is required a variation will need to be processed	\$0.00	1	item \$0.00
	TAG - Allowances have been made for replacement of linings based on experience. If more or less replacement is required a variation will need to be processed to correct this	\$0.00	1	item \$0.00
Job Notes Total		\$0.00	\$0.00	\$0.00
Grand Total		\$100,877.29	\$0.00	\$100,877.29
GST		\$15,131.59	\$0.00	\$15,131.59
Grand Total Including GST		\$116,008.88	\$0.00	\$116,008.88

This quote is only valid for 30 Calendar Days from the date of the quotation



TAX INVOICE

Pioneer Construction

Invoice Date

2 Dec 2020

Invoice Number

INV-15276/ 3-54 Devon Street

Reference

3/54 Devon Street

GST Number

108-984-473

ICP Asbestos Consultants Ltd

40 Huxley Street

Beckenham

Christchurch 8023

admin@icp-nz.com

Phone 03 967 1500

Description	Quantity	Unit Price	Amount NZD
Accreditation #SPA6870			
Asbestos ID - Sample collection and analysis composite test	1.00	185.00	185.00
Additional composite samples	16.00	145.00	2,320.00
Asbestos Survey	0.75	240.00	180.00
Plans & Reporting	1.50	160.00	240.00
Asbestos Management Plan	1.00	185.00	185.00
		Subtotal	3,110.00
		TOTAL GST 15%	466.50
		TOTAL NZD	3,576.50

Due Date: 20 Jan 2021

We welcome payment via Internet Banking.

BNZ Acct # 02-0820-0182006-000

PAYMENT ADVICE

To: ICP Asbestos Consultants Ltd
40 Huxley Street
Beckenham
Christchurch 8023
admin@icp-nz.com
Phone 03 967 1500

Customer

Pioneer Construction

Invoice Number

INV-15276/ 3-54 Devon Street

Amount Due

3,576.50

Due Date

20 Jan 2021

Amount Enclosed

Enter the amount you are paying above