

EQC claim documentation here

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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		
2010136496	48 NORTH AVON ROAD, RICHMOND		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Ecopad Building Limited ***** (SD40)		Property F2'd By:	Bruce Norton	F2 Completed Date:	27-06-2016
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	27-06-2016

Adjustments

					Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated			
CLM/2011/209653 48 NORTH AVON ROAD	E010	F3	0	0.00	0.00	0.00	2,411.62	2,411.62	0.00		2,411.62	2,411.62
CLM/2011/209653 48 NORTH AVON ROAD	E018	F3	0	21,141.34	21,141.34	0.00	1,348.24	1,348.24	0.00		22,489.58	22,489.58
Property Total			0	21,141.34	21,141.34	0.00	3,759.86	3,759.86	0.00		24,901.20	24,901.20

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
	CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified
CLM/2011/209653	48 NORTH AVON ROAD	Emergency Works - Primary	Beech Construction (NZ) Limited (S468)	NOT REQUIRED	0.00	0	0.00	0.00
	Allocated To Hub -> Not Required - Information Only		LIQUEFACTION: has raised onto carpet. Unsanitary and may cause health issues.					
CLM/2011/209653	48 NORTH AVON ROAD	Emergency Works - Primary	CLOSED OUT-EQ Project Services Limited ***** (S621)	COMPLETIONS	0.00	1	2,411.62	2,411.62
	Allocated To Hub -> Awaiting Claim File Review		CLAIM CREATED FOR EW ONLY **ATS 18/7/2011**					
CLM/2011/209653	48 NORTH AVON ROAD	Substantive Works - Primary	CLOSED OUT-Ecopad Building Limited ***** (SD40)	COMPLETIONS	23,245.58	10	22,489.58	22,489.58
	Transmitted To Hub -> Claim File Review Complete		TRANSFERRED TO QS FOR F2 FINALISATION [12/1/15]					
Property Total					23,245.58	11	24,901.20	24,901.20

No Works Orders on this Property

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Main Contractor:	CLOSED OUT-Ecopad Building Limited ***** (SD40)		Property F2'd By:	Bruce Norton	F2 Completed Date:	27-06-2016
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	27-06-2016

Claims / Certs / Payables

S621 CLOSED OUT-EQ Project Services Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/209653	E2Emg BV	Emergency Works	21	EQR\TommyT	\$0.00	22-Sep-2011	\$2,411.62	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/209653	E2Emg BV	Emergency Works	19	EQR\TommyT	\$0.00	22-Sep-2011	\$2,411.62	inv 660

S621	CLOSED OUT-EQ Project Services Limited ***** Total	Claims	\$2,411.62	Certs	\$2,411.62	Payables	\$0.00
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SD40 CLOSED OUT-Ecopad Building Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/209653	Subst BV	Scope Addition	12	EQR\DamienM	\$756.00	13-Feb-2013	\$1,348.24	
CLM/2011/209653	Subst OB	Substantive Works	12	EQR\DamienM	\$0.00	13-Feb-2013	\$21,141.34	
CLM/2011/209653	Subst BV	Scope Addition	47	EQR\BruceN	\$0.00	23-Jun-2016	\$756.00	
CLM/2011/209653	Subst BV	Scope Addition	47	EQR\BruceN	\$0.00	23-Jun-2016	-\$756.00	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/209653	Subst BV	Scope Addition	12	EQR\DamienM	\$0.00	13-Feb-2013	\$1,348.24	2357
CLM/2011/209653	Subst OB	Substantive Works	12	EQR\DamienM	\$0.00	13-Feb-2013	\$21,141.34	2357
CLM/2011/209653	Subst BV	Scope Addition	49	EQR\BruceN	\$0.00	23-Jun-2016	\$756.00	DCU June'2016 - Unallocated Budget Clearance Finalisation. Historic clean-up of Credits never processed for works not completed by Contractor.
CLM/2011/209653	Subst BV	Scope Addition	49	EQR\BruceN	\$0.00	23-Jun-2016	-\$756.00	DCU June'2016 - Unallocated Budget Clearance Finalisation. Historic clean-up of Credits never processed for works not completed by Contractor.

SD40	CLOSED OUT-Ecopad Building Limited ***** Total	Claims	\$22,489.58	Certs	\$22,489.58	Payables	\$0.00
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Property Total		Claims	\$24,901.20	Certs	\$24,901.20	Payables	\$0.00
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No Open Complaints / Remedial Issues on this Property

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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		
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Main Contractor:	CLOSED OUT-Ecopad Building Limited ***** (SD40)		Property F2'd By:	Bruce Norton	F2 Completed Date:	27-06-2016
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	27-06-2016

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/209653	Construction Completion Inspection	Ensors	29/07/2014
CLM/2011/209653	Final Account Agreement	Ensors	29/07/2014
CLM/2011/209653	Defects Liability Certificate		09/09/2014

Property Total Finalisation Documents Present: 3

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/209653	48 NORTH AVON ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S621 CLOSED OUT-EQ Project Services Limited *****	Rationalised	EQRC0641	Main Contractor	Emergency Works
S468 Beech Construction (NZ) Limited	Accredited	EQRC0056	Main Contractor	Emergency Works
SD40 CLOSED OUT-Ecopad Building Limited *****	Accredited	EQRC1133	Main Contractor	Substantive Works

Property Total Number of Contractors: 3

EQC Full Assessment Report

Claim Number: CLM/2011/209653
Claimant: R ZHANG
Property Address: 48 NORTH AVON ROAD
 RICHMOND
 CHRISTCHURCH 8013

Assessment Date: 23/11/2011 16:11
Assessor: kobar, paul
Estimator: Lyons, Shaun
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	R, ZHANG				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	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
ANZ BANK LENDING SERVICES CENTRE

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: Green zone
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	1935 - 1960	Rectangular	143.38

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	Liquefaction within 8 metres of dwelling			
			Remove liquefaction truck and dump	0.80 m3	442.00	353.60
			No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (North 8.3 x 3)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Some existing cracking to but joints

General Comments: Painted timber weatherboards

Elevation (West 18.8 x 3)

Damage: No damage

Require Scaffolding? No

General Comments: Painted timber weatherboards

Elevation (South 8.3 x 2.3)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	Cracked surface			
			Grind out and epoxy fill concrete	4.20 l/m	30.00	126.00
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Painted timber weatherboard.

Foundations (Concrete ring / concrete pile)

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	0.20 l/m	30.00	6.00
			Cracks to ring foundation			
			Paint foundation	1.66 m2	39.00	64.74
			Damaged steps or stairs			
			Grind out and epoxy fill concrete	3.00 l/m	35.00	105.00
			Damaged steps or stairs			
			Paint stairs	1.44 m2	31.00	44.64

General Comments:

Elevation (East 18.8 x 3)

Damage: No damage

Require Scaffolding? No

General Comments: Painted timber weatherboards.
Some deferred maintenance and dry rot to weatherboards.

Roof (Rolled metal)

Damage: No damage

Require Scaffolding? No

General Comments: Timber framed

Ground Floor - Entry (Flat 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Sand, gap fill and paint	3.99 m2	29.00	115.71
			Cosmetic Damage			
Door (External)	Single glass door	Timber	Gap fill and paint trims	8.00 l/m	17.00	136.00
			Cosmetic damage			
			Ease and repaint door	1.00 No of	185.00	185.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Fibrous plaster	Wallpaper	Cosmetic damage			
			Gap fill cracks	0.70 l/m	12.00	8.40
			Cosmetic damage			
			Remove, dispose and replace wallpaper	22.40 m2	43.00	963.20

General Comments:**Ground Floor - Hallway (Flat 1)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Sand, gap fill and paint	9.13 m2	29.00	264.77
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Fibrous plaster	Wallpaper	Cosmetic damage			
			Gap fill cracks	3.33 l/m	12.00	39.96
			Cosmetic damage			
			Remove, dispose and replace wallpaper	52.64 m2	43.00	2,263.52

General Comments:**Ground Floor - Kitchen (Dining room, Flat 1)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint trims	14.40 l/m	17.00	244.80
Door (Internal)	Sinlge glass panel door	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Floor	T&G	Tiles	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Gap fill cracks	5.60 l/m	12.00	67.20
			Cosmetic damage			

Wall covering	Gib	Wall paper / paint	Remove, dispose and replace wallpaper - paint	40.32 m2	67.00	2,701.44
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Window Timber medium Pane single glazed No Earthquake Damage

Work top Kitchen work top Laminate No Earthquake Damage

General Comments:

Ground Floor - Bathroom (Flat 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	Fitment damage			
			Remove and re-silicon	0.80 l/m	18.00	14.40
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Sand, gap fill and paint	5.40 m2	29.00	156.60
			Cosmetic Damage			
			Gap fill and paint trims	9.60 l/m	17.00	163.20
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Heating	Electric	Other	No Earthquake Damage			
Shower	Glass shower	Base acrylic	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Wall covering	Hardboard	Seratone	No Earthquake Damage			
Window	Timber medium	Obscure glass	Cosmetic damage			
			Gap fill and paint jambs / sills	4.10 l/m	12.00	49.20

General Comments:

Ground Floor - Conservatory (Flat 2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Conservatory	Aluminium	Glass	Raking of corner post			
			Re plumb post	800.00 \$	0.00	800.00
Door (External)	Sliding / Ranch sliding door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	Cosmetic damage			
			Lift and relay existing carpet	11.76 m2	12.00	141.12
Wall covering	Other	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Raking out of plumb			
			Remove unit	1.00 No of	360.00	360.00

General Comments:

Ground Floor - Bedroom (Southeast, Flat 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Fibrous plaster	Wallpaper	Cosmetic damage			
			Gap fill cracks	3.30 l/m	12.00	39.60
			Cosmetic damage			
			Remove, dispose and replace wallpaper	39.20 m2	43.00	1,685.60
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Lounge (Flat 2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Sinlge glass panel door	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	13.44 m2	30.00	403.20
			Cosmetic damage			
			Paint wall	47.04 m2	24.00	1,128.96
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Lounge (Flat 1)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Sand, gap fill and paint	16.92 m2	29.00	490.68
			Cosmetic Damage			
			Gap fill and paint trims	16.60 l/m	17.00	282.20
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Fibrous plaster	Paint	Cosmetic damage			
			Rake out, plaster and paint	46.48 m2	27.00	1,254.96
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Flat 2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Fibrous plaster	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	3.36 m2	30.00	100.80
			Cosmetic damage			
			Paint wall	35.10 m2	24.00	842.40
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (MBR, Flat 1)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Sand, gap fill and paint	12.48 m2	29.00	361.92
			Cosmetic Damage			
			Gap fill and paint trims	14.20 l/m	17.00	241.40
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			

Wall covering	Fibrous plaster	Paint	Cosmetic damage			
			Rake out, plaster and paint	39.76 m2	27.00	1,073.52

Window Timber medium Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Kitchen (Flat 2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	T&G	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	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Painted ceiling.
Painted lining paper walls.
Vinyl floor.

Ground Floor - Bathroom (Laundry / Flat 2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	5.40 l/m	10.00	54.00
			Cosmetic Damage			
			Paint Ceiling	7.29 m2	24.00	174.96
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.90 l/m	10.00	9.00
			Cosmetic damage			
			Paint wall	27.00 m2	24.00	648.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Some deferred maintenance and poor quality gib stopping to this room.

Ground Floor - Hallway (Flat 2, painted T&G ceiling, painted weatherboard walls, vinyl over T&G floor)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Toilet (Flat 2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Realign door	1.00 No of	90.00	90.00
Floor	Concrete	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			

Wall covering	Hardboard	Paint	Sand, gap fill and paint	10.50 m2	39.00	409.50
Window	Louvered	Obscure glass	No Earthquake Damage			

General Comments:**Fees****Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,218.69

Overheads

Name	Estimate
Preliminary and general	1,500.42
Margin	2,147.43
GST	3,543.26

Scope Of Works Estimate

Property

Description	Estimate
Site	353.60
Services	0.00
	353.60

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring / concrete pile)	220.38
	Elevation (East 18.8 x 3)	0.00
	Elevation (North 8.3 x 3)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South 8.3 x 2.3)	126.00
	Elevation (West 18.8 x 3)	0.00
		346.38

Floor	Description	Estimate
Ground Floor	Bathroom (Flat 1)	383.40
	Bathroom (Laundry / Flat 2)	885.96
	Bedroom (Flat 2)	943.20
	Bedroom (MBR, Flat 1)	1,676.84
	Bedroom (Southeast, Flat 1)	1,725.20
	Conservatory (Flat 2)	1,301.12
	Entry (Flat 1)	1,408.31
	Hallway (Flat 1)	2,568.25
	Hallway (Flat 2, painted T&G ceiling, painted weatherboard walls, vinyl over T&G floor)	0.00
	Kitchen (Dining room, Flat 1)	3,013.44
	Kitchen (Flat 2)	90.00
	Lounge (Flat 1)	2,027.84
	Lounge (Flat 2)	1,532.16
	Toilet (Flat 2)	499.50
		18,055.22

Fees

Description	Estimate
Contents movement fee	1,218.69
	1,218.69

Overheads

Description	Estimate
Preliminary and general	1,500.42
Margin	2,147.43
GST	3,543.26
	7,191.11

Total Estimate	27,164.99
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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?	Yes	Liquefaction
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	No access
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2011/165313
- 2011/165268
- 2010/136496

File Notes

Date Created: 23/11/2011 12:21
Created : kobar, paul
Subject: Assessment 23/11/2011
Note: Age: 1930s
 Stories: 1
 Bedrooms: 3
 Cladding: painted weatherboard
 Roof: rolled metal
 Foundation: concrete ring and pile
 Land: Flat
 Damage: cosmetic interior and exterior damage
 Notes: Two flats under one roof. The house is weatherproof and habitable
Next Action:

Date Created: 27/11/2011 03:01
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 27/11/2011
Note: COMET sent to EQR on 27/11/2011
Next Action:

Urgent Works Items

Scope of Works



Customer: R ZHANG

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 48 NORTH AVON ROAD, RICHMOND, CHRISTCHURCH 8013 on 23/11/2011

Site

Element	Damage	Repair	
Land (Exposed - Soil - 487.20 m2)	Liquefaction within 8 metres of dwelling	Remove liquefaction truck and dump	0.80 m3
Land (Exposed - Soil - 144.00 m2)			
Main Access (Drive - Concrete - 31.92 m2)			

Services

Element	Damage	Repair	
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage		
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage		

Main Building

Exterior

Elevation (North 8.3 x 3)

Element	Damage	Repair	
No Damage			

Elevation (West 18.8 x 3)

Element	Damage	Repair	
No Damage			

Elevation (South 8.3 x 2.3)

Element	Damage	Repair	
Patio (Concrete - Concrete - 12.60 m2)	Cracked surface	Grind out and epoxy fill concrete	4.20 l/m
Wall Cladding (Weatherboard - Timber - 19.09 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 19.09 m2)	No Earthquake Damage		

Foundations (Concrete ring / concrete pile)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 54.20 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	0.20 l/m
	Cracks to ring foundation	Paint foundation	1.66 m2
	Damaged steps or stairs	Grind out and epoxy fill concrete	3.00 l/m

Ring foundation (Load bearing - Concrete - 54.20 l/m)	Damaged steps or stairs	Paint stairs	1.44 m2
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Elevation (East 18.8 x 3)

Element	Damage	Repair
No Damage		

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Entry (Flat 1)**

Room Size: 1.90 x 2.10 = 3.99 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.99 m2)	Cosmetic Damage	Sand, gap fill and paint	3.99 m2
	Cosmetic Damage	Gap fill and paint trims	8.00 l/m
Door (External) (Single glass door - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (T&G - Carpet - 3.99 m2)	No Earthquake Damage		
Wall covering (Fibrous plaster - Wallpaper - 22.40 m2)	Cosmetic damage	Gap fill cracks	0.70 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	22.40 m2

Ground Floor - Hallway (Flat 1)

Room Size: 1.10 x 8.30 = 9.13 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 9.13 m2)	Cosmetic Damage	Sand, gap fill and paint	9.13 m2
Floor (T&G - Carpet - 9.13 m2)	No Earthquake Damage		
Wall covering (Fibrous plaster - Wallpaper - 52.64 m2)	Cosmetic damage	Gap fill cracks	3.33 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	52.64 m2

Ground Floor - Kitchen (Dining room, Flat 1)

Room Size: 3.00 x 4.20 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 12.60 m2)	Cosmetic Damage	Gap fill and paint trims	14.40 l/m
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 7.50 m2)	No Earthquake Damage		
Floor (T&G - Tiles - 3.60 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 40.32 m2)	Cosmetic damage	Gap fill cracks	5.60 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper - paint	40.32 m2

Window (Timber medium - Pane single glazed - 1.00 No of) No Earthquake Damage

Work top (Kitchen work top - Laminate - 3.30 l/m) No Earthquake Damage

Ground Floor - Bathroom (Flat 1)

Room Size: 1.80 x 3.00 = 5.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	Fitment damage	Remove and re-silicon	0.80 l/m
Ceiling (Hardboard - Paint - 5.40 m2)	Cosmetic Damage	Sand, gap fill and paint	5.40 m2
	Cosmetic Damage	Gap fill and paint trims	9.60 l/m
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 5.40 m2)	No Earthquake Damage		
Heating (Electric - Other - 1.00 item)	No Earthquake Damage		
Shower (Glass shower - Base acrylic - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 14.40 m2)	No Earthquake Damage		
Wall covering (Hardboard - Seratone - 12.48 m2)	No Earthquake Damage		
Window (Timber medium - Obscure glass - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.10 l/m

Ground Floor - Conservatory (Flat 2)

Room Size: 2.80 x 4.20 = 11.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 11.76 m2)	No Earthquake Damage		
Conservatory (Aluminium - Glass - 33.60 m2)	Raking of corner post	Re plumb post	
Door (External) (Sliding / Ranch sliding door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 11.76 m2)	Cosmetic damage	Lift and relay existing carpet	11.76 m2
Wall covering (Other - Paint - 33.60 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Raking out of plumb	Remove unit	1.00 No of

Ground Floor - Bedroom (Southeast, Flat 1)

Room Size: 3.40 x 3.60 = 12.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Wallpaper / paint - 12.24 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 12.24 m2)	No Earthquake Damage		
Wall covering (Fibrous plaster - Wallpaper - 39.20 m2)	Cosmetic damage	Gap fill cracks	3.30 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	39.20 m2
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge (Flat 2)

Room Size: 3.60 x 4.80 = 17.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 17.28 m2)	No Earthquake Damage		
Door (Internal) (Single glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 17.28 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 47.04 m2)	Cosmetic damage	Remove, dispose and replace lining paper	13.44 m2
	Cosmetic damage	Paint wall	47.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge (Flat 1)

Room Size: 3.60 x 4.70 = 16.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 16.92 m2)	Cosmetic Damage	Sand, gap fill and paint	16.92 m2
	Cosmetic Damage	Gap fill and paint trims	16.60 l/m
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 16.92 m2)	No Earthquake Damage		
Wall covering (Fibrous plaster - Paint - 46.48 m2)	Cosmetic damage	Rake out, plaster and paint	46.48 m2
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Flat 2)

Room Size: 3.10 x 3.40 = 10.54 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Fibrous plaster - Paint - 10.54 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 10.54 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 35.10 m2)	Cosmetic damage	Remove, dispose and replace lining paper	3.36 m2
	Cosmetic damage	Paint wall	35.10 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (MBR, Flat 1)

Room Size: 3.20 x 3.90 = 12.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 12.48 m2)	Cosmetic Damage	Sand, gap fill and paint	12.48 m2
	Cosmetic Damage	Gap fill and paint trims	14.20 l/m
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 12.48 m2)	No Earthquake Damage		
Wall covering (Fibrous plaster - Paint - 39.76 m2)	Cosmetic damage	Rake out, plaster and paint	39.76 m2

Window (Timber medium - Pane single glazed - No Earthquake Damage
- 1.00 No of)

Ground Floor - Kitchen (Flat 2)

Room Size: 3.40 x 4.80 = 16.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.32 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (T&G - Vinyl - 16.32 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 - 44.28 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 2.40 l/m)	No Earthquake Damage		

Ground Floor - Bathroom (Laundry / Flat 2)

Room Size: 2.70 x 2.70 = 7.29 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 7.29 m2)	Cosmetic Damage	Rake out and stop	5.40 l/m
	Cosmetic Damage	Paint Ceiling	7.29 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 7.29 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.00 m2)	Cosmetic damage	Rake out and stop	0.90 l/m
	Cosmetic damage	Paint wall	27.00 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway (Flat 2, painted T&G ceiling, painted weatherboard walls, vinyl over T&G floor)

Room Size: 1.20 x 1.20 = 1.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet (Flat 2)

Room Size: 1.10 x 1.40 = 1.54 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 1.54 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Realign door	1.00 No of
Floor (Concrete - Vinyl - 1.54 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		

Wall covering (Hardboard - Paint - 10.50 Cosmetic damage Sand, gap fill and paint 10.50 m2)

Window (Louvered - Obscure glass - 1.00 No No Earthquake Damage of)

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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GARY B

EQC Claim Assessment

Address	48 NORTH AVON ROAD, RICHMOND, CHRISTCHURCH, 8013	EQC Claim Number	CLM/2011/209653
Hazards	Green zone	EQC Assessor (L,F)	kobar, paul
Inspection Date	23-Nov-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Lyons, Shaun

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
ZHANG R				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	20 m
Sewerage	Town Connection, PVC Pipe	20 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	487.2 m2
	Liquefaction within 8 metres of dwelling	
	Remove liquefaction truck and dump	0.8 m3
Land	Exposed, Soil	144 m2
Main Access	Drive, Concrete	31.92 m2

MAIN BUILDING	Age 1935 - 1960	Area 143.4m2	Footprint Rectangular
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Element	Description / Damage / Repair Strategy	Measure
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Elevation (East 18.8 x 3)**Comments:** Painted timber weatherboards. Some deferred maintenance and dry rot to weatherboards.

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North 8.3 x 3)**Comments:** Painted timber weatherboards**Non Earthquake Damage Notes:** Some existing cracking to but joints

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West 18.8 x 3)**Comments:** Painted timber weatherboards

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South 8.3 x 2.3)

Wall framing	Timber Frame, Timber (19.09 m2)	
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Wall cladding	Weatherboard, Timber (19.09 m2)	
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Patio	Concrete (12.60 m2)	
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~~Cracked surface~~~~Grind out and epoxy fill concrete~~

4.2 m

~~NOT PATIO (FOOT PATH)~~

EQC Claim Number CLM/2011/209653

Comments: Painted timber weatherboard.

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete ring / concrete pile)		
Ring foundation	Load bearing, Concrete (54.20 m)	
	Cracks to ring foundation	
	Grind out and epoxy fill cracks	0.2 m
	Paint foundation	1.66 m2
	Damaged steps or stairs	
	Grind out and epoxy fill concrete	3 m
	Paint stairs	1.44 m2
Piles	Ordinary, Concrete (1.00 Item)	

Element	Description / Damage / Repair Strategy	Measure
Roof (Rolled metal)		

Comments: Timber framed**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Entry Flat 1 (L=2.1m W=1.9m H=2.8m)		
Wall covering	Fibrous plaster, Wallpaper (22.40 m2)	
	Cosmetic damage	
	Gap fill cracks	0.7 m
	Remove, dispose and replace wallpaper	22.4 m2
Ceiling	Hardboard, Paint (3.99 m2)	
	Cosmetic Damage	
	Gap fill and paint trims	8 m
	Sand, gap fill and paint	3.99 m2
Door (External)	Single glass door, Timber (1.00 No of)	
	Cosmetic damage	
	Ease and repaint door	
		1 No of
Floor	T&G, Carpet (3.99 m2)	

Room - Additional Notes:**Hallway Flat 1 (L=8.3m W=1.1m H=2.8m)**

Wall covering	Fibrous plaster, Wallpaper (52.64 m2)	
	Cosmetic damage	
	Gap fill cracks	3.33 m
	Remove, dispose and replace wallpaper	52.64 m2
Ceiling	Hardboard, Paint (9.13 m2)	
	Cosmetic Damage	
	Sand, gap fill and paint	9.13 m2
Floor	T&G, Carpet (9.13 m2)	

Room - Additional Notes:

EQC Claim Number CLM/2011/209653

Kitchen Dining room, Flat 1 (L=4.2m W=3.0m H=2.8m)

Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Wall covering	Gib, Wall paper / paint (40.32 m2)		
	Cosmetic damage		
	Gap fill cracks	5.6 m	
	Remove, dispose and replace wallpaper - paint	40.32 m2	
Ceiling	Hardboard, Paint (12.60 m2)		
	Cosmetic Damage		
	Gap fill and paint trims	14.4 m	
Work top	Kitchen work top, Laminate (3.30 m)		
Kitchen joinery	Medium Spec, MDF (1.00 Item)		
Range Hood	Over Head, Standard spec (1.00 Item)		
Door (Internal)	Sinlge glass panel door, Timber (1.00 No of)		
Floor	T&G, Tiles (3.60 m2)		
Floor	T&G, Carpet (7.50 m2)		
Window	Timber medium, Pane single glazed (1.00 No of)		

Room - Additional Notes:**Bathroom Flat 1 (L=3.0m W=1.8m H=2.8m)**

Bath	Acrylic, Standard specification (1.00 Item)		
Bathroom sink	Basin, Standard specification (1.00 Item)		
	Fitment damage		
	Remove and re-silicon	0.8 m	
Heating	Electric, Other (1.00 Item)		
Wall covering	Gib, Wallpaper (14.40 m2)		
Shower	Glass shower, Base acrylic (0.81 m2)		
Ceiling	Hardboard, Paint (5.40 m2)		
	Cosmetic Damage		
	Gap fill and paint trims	9.6 m	
	Sand, gap fill and paint	5.4 m2	
Wall covering	Hardboard, Seratone (12.48 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		
Floor	T&G, Vinyl (5.40 m2)		
Window	Timber medium, Obscure glass (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills	4.1 m	

Room - Additional Notes:**Conservatory Flat 2 (L=4.2m W=2.8m H=2.4m)**

Conservatory	Aluminium, Glass (33.60 m2)		
	Reaking of corner post		
	Re-plumb post		
	800 Sum		

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Window	Aluminium Awning, Pane single glazed (1.00 No of)	
	Raking out of plumb <i>Adjust</i>	
	Remove unit	1 No of
Floor	Concrete, Carpet (11.76 m2)	
	Cosmetic damage	
	Lift and relay existing carpet	11.76 m2
Ceiling	Gib, Paint (11.76 m2)	
Wall covering	Other, Paint (33.60 m2)	
Door (External)	Sliding / Ranch sliding door, Timber (1.00 No of)	

Room - Additional Notes:**Bedroom Southeast, Flat 1 (L=3.6m W=3.4m H=2.8m)**

Ceiling	Fibrous plaster, Wallpaper / paint (12.24 m2)	<i>Remove Paper / stop in / Paint</i>
Wall covering	Fibrous plaster, Wallpaper (39.20 m2)	
	Cosmetic damage	
	Gap fill cracks	3.3 m
	Remove, dispose and replace wallpaper	39.2 m2
Door (Internal)	Single Solid Core, Timber (1.00 No of)	
Floor	T&G, Carpet (12.24 m2)	
Window	Timber Large, Pane single glazed (1.00 No of)	

Room - Additional Notes:**Lounge Flat 2 (L=4.8m W=3.6m H=2.8m)**

Ceiling	Gib, Wallpaper / paint (17.28 m2)	
Wall covering	Gib, Lining paper / paint (47.04 m2)	
	Cosmetic damage	
	Paint wall	47.04 m2
	Remove, dispose and replace lining paper	13.44 m2
Door (Internal)	Single glass panel door, Timber (1.00 No of)	
Floor	T&G, Carpet (17.28 m2)	
Window	Timber medium, Pane single glazed (1.00 No of)	

Room - Additional Notes:**Lounge Flat 1 (L=4.7m W=3.6m H=2.8m)**

Wall covering	Fibrous plaster, Paint (46.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	46.48 m2
Ceiling	Hardboard, Paint (16.92 m2)	
	Cosmetic Damage	
	Gap fill and paint trims	16.6 m
	Sand, gap fill and paint	16.92 m2
Door (Internal)	Single Solid Core, Timber (1.00 No of)	<i>Ease Bottom of door</i>

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Floor	T&G, Carpet (16.92 m2)
Window	Timber Large, Pane single glazed (1.00 No of)

Room - Additional Notes:**Bedroom Flat 2 (L=3.4m W=3.1m H=2.7m)**

Ceiling	Fibrous plaster, Paint (10.54 m2)
Wall covering	Gib, Lining paper / paint (35.10 m2)
	Cosmetic damage
	Paint wall 35.1 m2
	Remove, dispose and replace lining paper 3.36 m2

Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Floor	T&G, Carpet (10.54 m2)
Window	Timber medium, Pane single glazed (1.00 No of)

Room - Additional Notes:**Bedroom MBR, Flat 1 (L=3.9m W=3.2m H=2.8m)**

Wall covering	Fibrous plaster, Paint (39.76 m2)
	Cosmetic damage
	Rake out, plaster and paint 39.76 m2
Ceiling	Hardboard, Paint (12.48 m2)
	Cosmetic Damage
	Gap fill and paint trims 14.2 m
	Sand, gap fill and paint 12.48 m2

Door (Internal)	Single Solid Core, Timber (1.00 No of) <i>Ease door</i>
Floor	T&G, Carpet (12.48 m2)
Window	Timber medium, Pane single glazed (1.00 No of)

Room - Additional Notes:**Kitchen Flat 2 (L=4.8m W=3.4m H=2.7m)**

Range (Free standing oven)	Electric, Standard Electric (1.00 Item)
Ceiling	Gib, Paint (16.32 m2)
Wall covering	Gib, Lining paper / paint (44.28 m2) <i>2m Stop / Paint</i>
Work top	Kitchen work top, Laminate (2.40 m)
Kitchen joinery	Medium Spec, Timber (1.00 Item)
Door (Internal)	Single Solid Core, Timber (1.00 No of)
	Cosmetic damage
	Ease door 1 No of
Floor	T&G, Vinyl (16.32 m2)
Window	Timber medium, Pane single glazed (1.00 No of)

EQC Claim Number CLM/2011/209653

Room - Comments: Painted ceiling. ☐ Painted lining paper walls. ☐ Vinyl floor.**Room - Non Earthquake Damage Notes:** Some existing straight cracks to lining paper at sheet joins.**Room - Additional Notes:****Bathroom Laundry / Flat 2 (L=2.7m W=2.7m H=2.5m)**

Shower Cubical shower unit, Acrylic shower (0.81 m2)

Ceiling Gib, Paint (7.29 m2)

Cosmetic Damage

Paint Ceiling

7.29 m2

Rake out and stop

5.4 m

Wall covering Gib, Paint (27.00 m2)

Cosmetic damage

Paint wall

27 m2

Rake out and stop

0.9 m

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

Floor T&G, Vinyl (7.29 m2)

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

Bathroom sink Vanity single, Standard specification (1.00 Item)

Room - Comments: Some deferred maintenance and poor quality gib stopping to this room.**Room - Additional Notes:****Hallway Flat 2, painted T&G ceiling, painted weatherboard walls, vinyl over T&G floor (L=1.2m W=1.2m H=2.2m)****Room - Additional Notes:** Gap fill door trim**Toilet Flat 2 (L=1.4m W=1.1m H=2.1m)**

Floor Concrete, Vinyl (1.54 m2)

Wall covering Hardboard, Paint (10.50 m2)

Cosmetic damage

Sand, gap fill and paint

10.5 m2

Ceiling Hardboard, Paint (1.54 m2)

Window Louvered, Obscure glass (1.00 No of)

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

Cosmetic damage

~~Realign door~~

1 No of

Toilet Standard, Standard Spec (1.00 Item)

Room - Additional Notes:**End Of Assessment**

Defects Liability Certificate

Claim Number	CLM/2011/209653		
Date of Completion	11/02/3013	Date defect period ends	12/05/3013
Property address	48 NORTH AVON ROAD, RICHMOND		
Main contractor	Ecopad Building Limited		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rul 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 Defect 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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Gary Burbidge

Date of issue 9/09/2014

on behalf of Fletcher EQR acting as agent to EQC

ENTERED

CONSTRUCTION COMPLETION INSPECTION Fletcher

Claim Number: 2011/209653
 Customer/Authorised Representative: R ZHANG
 Street Address: 48 NORTH AVON ROAD
 Contractor: GLEN Aikin (EQCAD)

Description of Works

AS PER SCOPE

Defects

Deferred Works

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

GLENN Aikin 11-2-13
 Print Name Signature Date

Owner/Agent Signature:

ON BEHALF 11-2-13
 Print Name Signature Date

Fletcher Construction Company Ltd - EQR:

Glen B 11-2-13
 Print Name Signature Date

(2)

ENTERED

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

Contract: -
CLM/2011/209653

Location: - 48 North Avon Rd

Issued by

Contractor: -
Ecopad Building Ltd
Glenn Aikin

LBP Licence No -

EQRC1133

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 Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement **Al Bassett**..... (name of LPB) 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

:.....CLM/2011/209653.....

Remove wallpaper, skim walls and paint to all rooms on scope. Epoxy resin foundation cracks. _____

—

Signed

by/date: _

11/02/2013 _____



(Date signed)



CONTRACTORS FINAL ACCOUNT AGREEMENT

Hub	Ferrymead	Company	Ecopad Building Ltd
Claim no	CLM/2011/209653	Address	PO Box 17553
Customer Name	Rong Zhang	Phone	0220257915
Site Address	48 North Avon Rd	Mobile	0220257915
EQR Contracts Supervisor	Gary Burbidge	Accreditation No	EQRC 1133
Date	11/02/2012	GST	103-074-053

(a) Original Contract Value \$ 22489.58
VO DA361 \$

Final Contract Value \$ 22489.58
Less Previous Payments \$ Nil

Final Payment \$ 22489.58

We hereby confirm that this statement represents the full and final Contract Value and amount outstanding for all matters relating to this subcontract.

Start Date: 21/01/2013

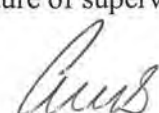
Finish Date: 11/02/2013


Signature of contractor:

Date: 11/02/2013

Signature of supervisor:

Date:


Signature of quantity surveyor:

Date:

12-2-13

13-2-13

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

Enabling Works Documents

The enabling works documents are a generalised guide for NHC Toka Tū Ake as to the estimated costs that may be incurred once a property has been confirmed as having increased risk of liquefaction/flooding. They are for reference purposes only and do not necessarily reflect the actual works for a specific property, nor do they reflect an actual settlement figure for the land claim.

Inspection Summary

EQC

Completed by:

Ian Wallace

Date:

07/08/13

dd/mm/yy

Page: 1 of 1



CLM / 2011 / 165313

RONG ZHANG
48 NORTH AVON ROAD
RICHMOND
CHRISTCHURCH

H:

M:

Time arrived at site:	1:00	Time left site:	2:00	Was an inspection carried out?	Yes ☐ No ☐
Customer present:	Yes ☒ No ☐	Customer Name:	Tenants		
Access denied ☐ Loose dogs ☐ Other ☐					
If No inspection carried out, why not?: ☐ ☐ ☐					

Where an inspection has been conducted:	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	☐	☒	
- Were any bridges or culverts damaged within EQC Cover?	☐	☒	
- Were any retaining walls damaged within EQC Cover?	☐	☒	
- Is an engineer required?	☐	☒	
- Is a valuation required?	☐	☒	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	☐	☒	
- Has anything in this pack been escalated?	☐	☒	
- Customer has advised of invoices for emergency work?	☐	☒	
- Customer advised of next action?	☒	☐	Rong Zhang (48) by phone - Carol property manager 48 a/b.
- Was any silt found under the dwelling?	☐	☒	48 a & b (concrete foundations)
- If there was nil damage, why was that?	Building removed ☐ Building repairs have fixed ☐ No visible damage ☐		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed ☐ Building present ☒		

Land Damage to Area A? If Yes, add details

Yes ☐ No ☒

Land Damage to Area B? If Yes, add details

Yes ☐ No ☒

Land Damage to Area C? If Yes, add details

Yes ☒ No ☐Total m² of Damaged Land:40 m²Notional Land Damage Value @\$300/m² (Incl GST):

\$ 12000

CHECKED H.

Next action

Refer to multi-dwelling analysis & recosting





EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Land Assessment – Legend Sheet

Complex Flat Land Claims

Claim N°: 2011/165313 Claimant: Long Zhang

Date: 7/8/13

Situation of Loss: 48 North Avon rd

Author: Wayne Roberts

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access E D
C1	Rear Garden	1	1	.1	Inundation	1	-	1	.1	E
C2	Lawn	9	2	.1	Undulation	18	18	-	-	E
C3	Front lawn	3	1	.1	Inundation	3	-	3	.3	E
C4	Concrete path	6	3	.1	Ponding	18	18	-	-	E
					Total	40	40			



CHECKED R

V1.32, FEB 2013



RONG ZHANG
48 NORTH AVON ROAD
RICHMOND
CHRISTCHURCH
H [REDACTED]

7/8/13 - Wayne Roberts

* Total land covered by EAC
1030m²

① 1x1x.1

② 9x2x.1

Flooding on path, [REDACTED]

Main Access
Plain Concrete drive
(damaged)

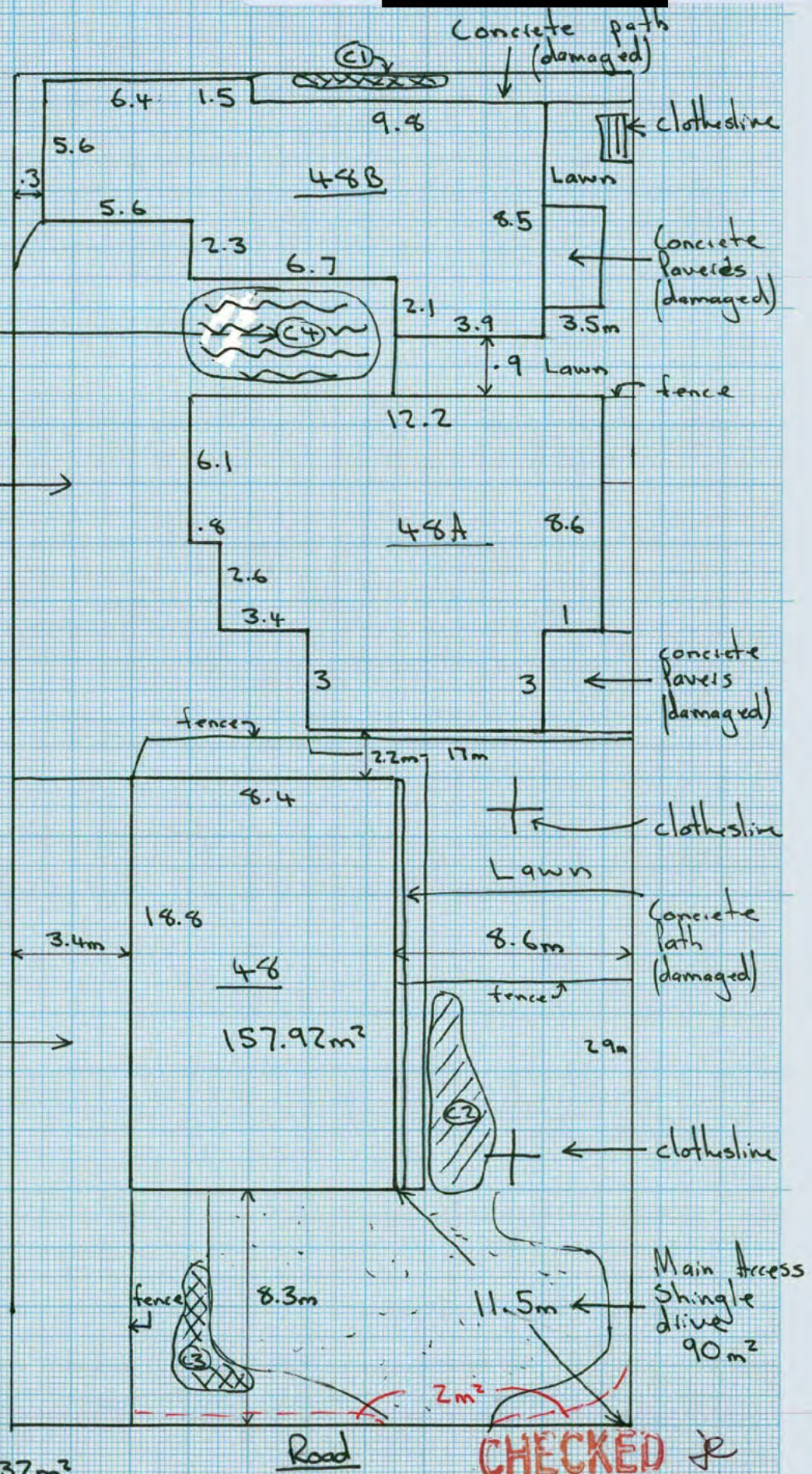
③ 3x1x.1

④ Under concrete
6x3x.1

Main Access
Asphalt drive
(damaged)

N

* Section Size 1032m²



Scope of Works

EQC

Completed by:

Wayne Roberts

Date:

7/6/13

Page: 1 of 1

dd/mm/yy



CLM / 2011 / 165313

RONG ZHANG

48 NORTH AVON ROAD

RICHMOND

CHRISTCHURCH

H:

Description: **Damage to Land**

Repair Strategy: Removal and/or import materials and labour to repair land

36 m²

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³)	each					\$190	
Materials	each						

NB A Small/Minor Works cost may only be applied when there is only land repair to the site/property; a total area of damage under 15m²; no further works required

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	C4 m ²	6	3		18	\$12	216
Land Under Lawn Areas (Type 'C') - Level and Seed	C2 m ²	9	2		18	\$10	180
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,
Per hour, Per day, Per week.

Cubic metre calculations must include length, breadth and depth
figures.

Square metre calculations must include length and breadth figures.

Sub-total

\$396

P&G, Margin & GST (Figure x 1.3662)

\$145.01

Total

\$541.01



CHECKED

V1.35, FEB 2013

Scope of Works

EQC

Completed by:

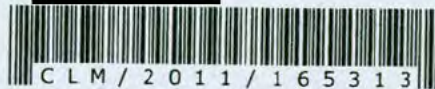
Wayne Roberts

Date:

7/8/13
dd/mm/yy

Page: 1 of 1

M: [REDACTED]


 C L M / 2 0 1 1 / 1 6 5 3 1 3
 RONG ZHANG
 48 NORTH AVON ROAD
 RICHMOND
 CHRISTCHURCH

H: [REDACTED]

M: [REDACTED]

Description: **Silt Ejection – Open Ground**Volume of ejecta to remove (m³):

.4

Repair Strategy: Removal of material

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs				4	\$25	100
Skip (4m ³)	each					\$190	
Small trailer	each				1	\$60	60
Spoil Removal/Tip Fees (clean)	m ³				.4	\$20	8

Comments

CHECKED ✓

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week.

Cubic metre calculations must include length, breadth and depth figures.

Square metre calculations must include length and breadth figures.

Sub-total

\$168

P&G, Margin & GST (Figure x 1.3662)

\$ 61.52

Total

\$229.52



Scope of Works

EQC

Completed by:

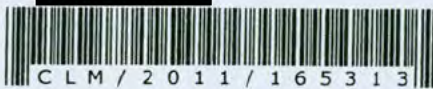
Wayne Roberts

Date:

7/8/13
dd/mm/yy

Page: 1 of 1

M: [REDACTED]



RONG ZHANG

48 NORTH AVON ROAD

RICHMOND

CHRISTCHURCH

H: [REDACTED]

M: [REDACTED]

Description:

Enabling Works – 8/9 – Dwellings

Dwelling Type

Ring Foundation ☒Piled ☒Concrete Slab ☐Combined Piles/Slab ☐

Average finished floor level above ground level: 300 mm

Unable to determine ☐ (refer to file note)

Enter this information onto the Enabling Works 8/9 SOW, where P&G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Site Establishment	each				1	\$9,000	9000
Dwelling Storage (off site)	each				1	\$5,000	5000
Dwelling Lift 0-150	m ²				1	\$12,200	
150-200	m ²				1	\$13,300	13300
200-250	m ²				1	\$18,500	
250-2 Storey	m ²				1	\$22,000	
Removal of Debris 0-150	m ²				1	\$6,050	
150-200	m ²				1	\$8,250	8250
200-250	m ²				1	\$11,000	
250-2 Storey	m ²				1	\$13,750	
Garage (incl Removal of Debris)							
Metal Profiled: Remove, Store on Site, Reinstall	m ²					\$667	
Concrete Block: Demolish and Reinstall	m ²					\$908	

Total: \$35550

CHECKED &



V1.32, FEB 2013

Scope of Works

EQC

Completed by:

Wayne Roberts

Date:

7/8/13
dd / mm / yy

Page: 1 of 1



RONG ZHANG
48 NORTH AVON ROAD
RICHMOND
CHRISTCHURCH
H: [REDACTED]

Description:

Enabling Works – 8/9 – Structures

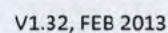
Enter this information onto the Enabling Works 8/9 SOW, where P&G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Breaker Hire	day					\$70	
Skip (4m ³)	each				1	\$190	190
Contaminated Waste	m ³					\$100	
Clean Waste	m ³					\$20	
Labour	hrs				4	\$45	180
Pergola/Gazebo	m ²					\$100	
Garden Shed/ Glass House	m ²					\$100	
Play House/ Sand Pit	Sum					\$500	
Clothes Line/ Kennel	Sum				2	\$250	500
Spa Pool	Sum					\$1,500	
Swimming Pool (3m dia)	Sum					\$1,500	
Swimming Pool (8m x 4m)	Sum					\$25,000	
Swimming Pool (15m x 5m)	Sum					\$55,000	
B.B.Q	Sum					\$1,000	
Pizza Oven	Sum					\$1,000	
Fencing 1.8m	l/m					\$125	
Fencing Hebel 1.8m	l/m					\$470	
Artificial Surface	m ²					\$65	
Carport	m ²					\$200	
Deck	m ²					\$240	
Patio	m ²					\$185	
Total:						\$870	CHECKED ✓



M:

Total: \$105.15



Wayne Roberts

7/8/13
dd/mm/yy

Page: 1 of 1

M:



RONG ZHANG

48 NORTH AVON ROAD

RICHMOND

CHRISTCHURCH

H:

Enabling Works – 8/9

What is the insured land area to repair (m²)?

491

Description is either Services, Dwellings or Structures.

9/9/11 mm



2758591 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201_/	Significant Risk to Safety:	YES ☒ NO
	Old: 201_/	Engineer's Names:	S Ward J Wong
Claimant Name:		Engineers E-mail:	NOT REQ'D
Claimants Address:	1/2 48 North Avon Road Richmond	Date:	23/8 /2011 Team no: 13
Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011:			YES ☒ NO

GENERAL

Type of Damage	Earthquake ☒	Landslip	Storm/Flood	Other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable 2 - Home/Land seriously damaged but habitable 3 - Home/Land moderately damaged & Habitable 4 - All other damage			
Is this natural Disaster Damage?	YES ☒	NO		
Is there an Imminent Risk of Loss?	YES	NO ☒	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES ☒	NO
What happened? Claimant's story	House has sloped to East / Piles have moved liquefaction around the house	

SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

General:	Flat residential site - 1 house divided into 2 units elevated above road
----------	---

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS)

None

LIQUEFACTION/Flat land damage		None	Sand boils ☒	Lateral spreading	Settlement ☒	Remediation Rqd (TBC in office)		
Land damage observed:						Yes	No	Notes
(i) Lateral Spreading	Not Observed ☒	Spreading <100mm over property		Tilt > 5 degrees			☒	Refer to the Potential Remedial Works page of this report
		Spreading >100mm over property		Vertical offset > 50 mm				
(ii) Crust Thinning (TBC in office)								
(iii) Cracks	Not Observed ☒	Distribution:	Single crack	Multiple cracks			☒	
		Crack Width:	>100mm	>100mm				
			<100mm	<100mm				
			<5mm	<5mm				
		Resulting from:	Lateral spreading	Liquefaction	Ground oscillation			
(iv) Undulating land	Not Observed	Lawn: > 50 mm high	Lawn steeper than 1 in 20 slope	Patio/Paths >10 mm high	Patio/Paths steeper than 1 in 100	☒		
		Lawn < 50 mm high	Lawn shallower than 1 in 20 slope	Patio/Paths <10 mm high	Patio/Paths shallower than 1 in 100			
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept	Above 50yfl pre 22 Feb	Above 50yfl post 22 Feb	No Increased Flood Risk			
		Below 50yfl pre 4 Sept	Below 50yfl pre 22 Feb	Below 50yfl post 22 Feb	Increased Flood Risk	☒		
(vi) Local Ponding	Not Observed	Observed within EQC covered land				☒		
(vii) Localised settlement causing drainage issues	Not Observed ☒	Property no longer draining to road/public services					☒	
(viii) New Groundwater Springs	Not Observed	Observed				☒	☒	
(ix) Inundation of land with sand to silt	Not Observed	Observed	Already Removed			☒		

EQC Claim Number: 201_/_

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LIQUEFACTION/Flat land damage comments:

Sand/silt surrounding house - see site plan for site details

OTHER Flat land damage	None	Settlement resulting from:	Ground Oscillation	Cracks to ground coverings
			Consolidation of fill	
Other (specify).....				

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE		None	Landslip	Rockfall	Retaining wall damage	Other
Geological situation (fill/loess/bedrock etc):						Imminent risk (Y/N)
Groundwater situation (seepage/runoff etc):						
Landslip:		Tension Cracks	Toe-bulge	Erosion	Surface slump	Refer to the Potential Remedial Works page of this report
Description:		Rotational Slip	Translational Slip	Ridge-venting	Other.....	
Rockfall:		Source:	Upslope	Within property boundary		
Description:			Downslope	Beyond property boundary		
Are multiple properties affected:		Yes	No			
If Yes, list affected properties:						
Comments:						

RETAINING WALL DAMAGE			Imminent risk (Y/N)	Remediation (TBC in office)		
Retaining wall damaged?	None	No. of walls damaged		Refer to the Potential Remedial Works page of this report		
Description:						
Type of damage to retaining wall(s) :	Cracks	Rotated/leaning			Slid	Bulging
	Settlement					
Location of retaining wall(s) :	Within 8m of building	Within 60m & needed to protect of land within 8m of accessway/building				
	Other					
Are multiple properties affected:	Yes	No				
If Yes, list affected properties:						
Comments:						

EQC Claim Number: 201_ /

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LAND DAMAGE AREAS (see table on page 6 for more details)

Areas of land Damage	Entire Site ☒	Portion of Site	None
Land beneath Main access way damaged?	No-N/A	Within 60m of building ☒	Other.....

PRELIMINARY LAND REMEDIAL OPTION & COST (Refer Site Plan and Cross Section)

Land Remedial option	Drainage	Retaining Wall	Pallisade Wall	Soil Nail/Rock Bolt	Earthworks ☒
	Debris Wall/Catch Fence	Remove rock hazard	Other	Combination of Above	None
Estimated Land Remedial Cost	TBC - (To be confirmed by Cost Estimator)				

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	Iron roof / single level / timber floor / weather
---	---

BUILDING DAMAGE - GENERAL

Has the building been Damaged?	YES ☒	NO
Is the Dwelling at Imminent Risk?	YES	NO ☒
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)	
Have any Appurtenant structures been damaged?	YES ☒	NO ☒
Are any appurtenant structures at Imminent Risk?	YES	NO ☒
Have any services within 60 m of dwelling been damaged?	YES ☒	NO
Are any services within 60 m of dwelling at Imminent Risk?	YES	NO ☒

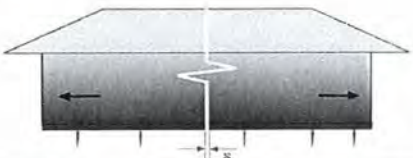
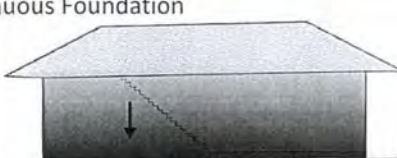
DAMAGED DWELLING, APPURTENANT STRUCTURES, & SERVICES (Refer Site Plan and Cross Section)

Dwelling : features damaged :	None	External walls ☒	Internal walls ☒	Ceiling ☒	Door/window frames ☒
	Window glass	Steps ☒	Foundation/slab ☒	Roof	Chimney
	Other:				
Type of damage to Dwelling:	Cracks (walls) ☒	Cracks (ceiling) ☒	Cracks (window glass) ☒	Cracks (chimney) ☒	Floor sloping ☒
	Racking/sagging ☒	Walls etc out of vertical	Crack in slab ☒	Crack in footing ☒	Other:
Appurtenant structure(s) damaged :	None ☒	Garage/shed	Carport ☒	Deck	Other:
What services have been damaged?	Water	Sewer	Drainage	Gas	Electrical
	Telephone	Service structures	Don't Know ☒	Other:	None

GENERAL :

Dwelling has settled & tilted to East 75mm and racked / twisted
 Foundations have cracked - piles have moved / racked
 Ejected sand/silt surrounds dwelling / foundations

Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	Light: Iron roof	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	Heavy: brick veneer/stone/solid plaster
Concrete slab on grade		

Damage to Dwelling predominantly from:	Shaking		Land damage
Type of Damage	Severity		
	Minor	Moderate	Major
Stretching 	0 to 5mm	5 to 30mm	>30mm
Hogging 	0 to 20mm	20 to 50mm	>50mm
Dishing 	0 to 20mm	20 to 50mm	>50mm
Racking/Twisting 	0 to 10mm	10 to 30mm	>30mm
Tilting 	0 to 20mm	20 to 50mm	>50mm
Discontinuous Foundation 	0 to 10mm	10 to 20mm	>20mm
Global Settlement 	0 to 50mm	50 to 100mm	>100mm

Potential Remedial Works

The works described below are to repair or protect insured land (i.e. within the property boundary, on or supporting the main access within 60m of the dwelling, or within 8m of a residential building) and the structure(s) that has/have been damaged or is/are at imminent risk as a direct result of the natural disaster that has occurred.

A solution that reinstates the damaged land and removes the imminent risk threat would comprise the following works:

- Remove sand boiling / silt
- Trim/fill undulating ground to relevel site
- Install drainage or fill ponding areas
-

Additional information for cost estimation:

<u>Construction Issues</u>	<u>Easy</u>	<u>Moderate</u>	<u>Hard</u>	<u>N/A</u>
• Construction Access	✓			
• Drilling				✓
• Reinstatement	✓			

This preliminary design is for the purposes of costing for the claim settlement process only, it is not for construction. There may be a solution that is more cost effective and/or appropriate. Even if this concept is considered to be appropriate, further subsurface investigation, detailed design and consenting may be required prior to construction.

We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

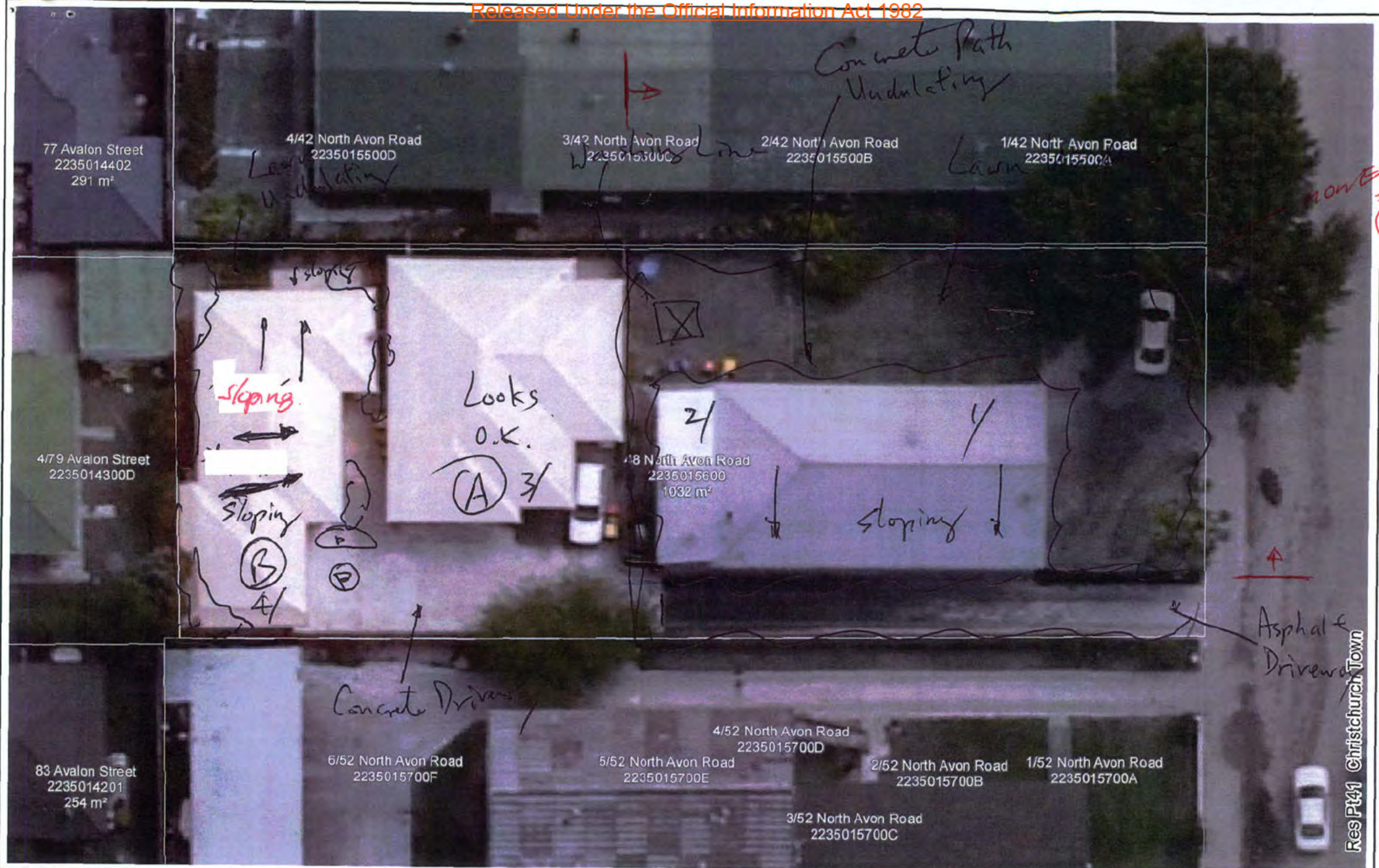
Engineering investigation, design and drawings	\$ N/A
Construction Observations and PS4	\$
Survey (if required)	\$
Building/Resource consents (if required)	\$
Project Management	\$
Construction of(as detailed above)	\$
(Cost to be determined by cost estimator)	\$ TBC
TOTAL non construction Costs (Excluding GST)	\$

The total construction cost estimates should be confirmed by a contractor or estimator.

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	yes
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged <i>Portion to be remediated</i> Evacuated: Inundated: <i>(excluding accessway)</i>	474 m ²
Area of Land at imminent risk Evacuation: Inundation:	/
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	/
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	/
Retaining Walls within 8m of Dwelling or Appurtenant Structure	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	N/A
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>land damage</i>	yes
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	No
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	/
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	Don't know
Remedial Option: Description..... <i>Earthworks / releveling</i>	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator



Notes: Ejected sand
A4 SCALE 1:250 Ponding
0 2 4 6 8 10 (m)



Drawn by:
Date:



22 FEB 2011 - EARTHQUAKE
RICHMOND, CHRISTCHURCH
(C099-102929) - 48 North Avon Road
EQC Claim No: 201 - Unit 1 of 2

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.

Tax Invoice

G. N. Brewer Limited

Paid 12/09

Tax Invoice #: 00028543

REGISTERED DRAINLAYERS

25 Helanca Avenue
Wainoni
CHRISTCHURCH 8061

Telephone: 389-9548
Fax: 389-9567
e-mail: admin@gnbrewer.co.nz

GST Reg. Number: 28-163-320

To:
Barnsy's All Trade Services
14 Fernbrook Place
Shirley
Christchurch

Job Address:
48 North Avon Rd
Richmond
Christchurch

Attn: Paul

CUSTOMER O/N

North Avon Rd 48

TERMS
Net 20 after EOM

DATE
31/08/2012

QTY.	DESCRIPTION	PRICE	SUB TOTAL
	Machined blocked drain from the 1st gully trap for 30m & cleared an unknown blockage from the drain at 28m. Dug up the drain on the side of the path. Televised the drain from the toilet waste line at Unit 1 & found EQ damage only at the old front inspection pipe which is cracked & there is 1 x pulled joint. The CCC lateral appears to be ok & is PVC. Completed repairs to the front inspection pipe as requested.		
1	Cleared Blocked Drain	\$120.00	\$120.00
1	Video	\$150.00	\$150.00
1	Recorded DVD Disc	\$15.00	\$15.00
1	Adaptor PVC-ceramic SCJ DWV100	\$25.80	\$25.80
1	Epoxy Resin	\$17.35	\$17.35
1	Inspection Pipe M & F 100mm	\$50.50	\$50.50
2	Slip Collar 100mm	\$22.20	\$44.40
2	100mm Sewer Pipe(solid wall)/m	\$22.90	\$45.80
2	SC14/barrow (chip, metal)	\$6.70	\$13.40
1	Dyna gun (small gun)	\$10.00	\$10.00
1	Generator & Grinder	\$10.00	\$10.00
1	Lube & Glue	\$1.90	\$1.90
1	CCC Drainage Plan	\$15.00	\$15.00
4.5	Labour / hour (1man 0.5hr, 2men 2hrs)	\$60.00	\$270.00

SALE AMOUNT

GST

CONDITIONS

- Interest at current rates will be charged on overdue accounts.
- Ownership of these goods remain the property of the vendor until full payment is received.
- All associated costs will be added to your account if Debt Collection is required.

E&OE

BALANCE DUE

We Welcome Your Electronic

Your custom is appreciated-

Tax Invoice #.: 00028543

GST Reg. Number: 28-163-320

DATE
31/08/2012

Your custom is appreciated-

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



**Natural Hazards
Commission**
Toka Tū Ake

Technical Correspondence – TC 001 For Information

48 North Avon Rd, Richmond

CLM/2011/209653

24/09/2024

Authored by:	Owain Scullion	M.Eng, CPEng, CMEngNZ Qualifications	 Signature
Reviewed by:	Marin Connell	B.Eng (Hons), CPEng, CMEngNZ Qualifications	 Signature

Technical Correspondence

TC 001

Date	24/09/2024	Claim number	CLM/2011/209653
Address	48 North Avon Rd, Richmond	Author	Owain Scullion

Re: Desktop Review EQC claim documentation

Disclaimer

- [1] This correspondence has been prepared solely for Natural Hazards Commission (NHC) Toka Tū Ake and is to be used only for work undertaken as directed by NHC. No use by any other party is permitted without the prior consent of NHC.

Terms of engagement

- [2] The review of damage has been carried out as per the definition of damage and the relevant reinstatement standard provided in the Engineering New Zealand (ENZ) letter of engagement for structural assessment of residential dwellings. These items are in agreement with the Earthquake Commission Act 1993.

Introduction

- [3] The homeowner engaged NHC with concerns that floor dislevelment is earthquake damage and provided a floor relevening quote by Precision Solutions. Our technical specialists conducted a desktop review and site visit and provided an assessment report requesting engineering internal review.
- [4] I have been engaged to conduct a desktop review of the technical specialist report and claim documentation to determine on the balance of probability if floor dislevelment is considered earthquake damage.

Reviewed documents

- [5] The documents being reviewed are:
- EQC Land Engineering Report – 23/09/2024
 - NHC Canterbury Claims Assessment Report – 13/08/2024
 - New Zealand Geotechnical Database (NZGD)

- [8] The land engineering report indicated liquefaction ejecta, ground undulations, and foundation damage were observed around the property as shown within Figure 2 and Figure 3.



Figure 3 Sample photographs from EQC land team showing liquefaction ejecta around property and foundation damage

- [9] The NZGD EQC liquefaction and lateral spread observation map indicated that the observations of liquefaction ejecta were moderate after the February 2011 earthquake event.
- [10] The NZGD mapping indicated that the site experienced high peak ground accelerations in the order of 0.42g from the February 2011 earthquake event.



Figure 4 NZGD map of liquefaction ejecta observation category from February 2011 event

NHC Canterbury Claims Assessment Report

- [11] The assessment report included a desktop review of the claim documentation, a site visit, and a level survey.
- [12] The Precision Relevelling quote included a floor plan showing the extent of relevelling proposed (refer to Figure 5). The assessment report noted approximately 60% of the northern end and part of the south end was proposed to be relevelled.



Figure 5 Precision floor plan with foundation crack locations indicated

- [13] The assessment report reviewed the previous EQC scope of work (SoW) documents and noted that the house had experienced liquefaction damage including foundation cracks, pile movement, and ejecta within the subfloor space.

- [14] The assessment report noted that the amenities and linings within the house experienced earthquake damage. The exterior, kitchen and toilet door were originally scoped to be eased.
- [15] A later scope change removed easing of all three doors, and added easing of the lounge door on the north side of the house. The reason for removing door easing was not stated.
- [16] The report assessor conducted a site visit and noted that the house has been renovated extensively, masking or removing damage indicators.
- [17] The assessment report indicated that the weatherboards were original, and are sloping towards the north elevation which reflected the floor level trend.
- [18] The assessment report noted foundation cracks around the house, and indicated that there was evidence of cracks caused by the Canterbury Earthquake Sequence (CES), and also cracks that pre-date the CES.



Figure 6 Sample of new foundation cracks

- [19] The assessment report indicated that the south conservatory that has a slab foundation, has moved laterally as evident by the widening of the cold joint. The adjacent steps had a large crack and has pulled away from the house (refer to Figure 3 for step damage).

Discussion

- [20] The homeowner engaged NHC with regards to floor dislevelment that they believed was earthquake related damage, and provided a quote from a levelling specialist to remediate. An NHC internal Technical Specialists reviewed the earthquake damage indicators and provided a report documenting the visual damage and claim documentation damage indicators.
- [21] The floor level survey conducted by NHC shows a level variation of 54mm with large slopes falling towards the north elevation. The survey shows that the floor, ceiling, and windowsills follow the same trend.
- [22] The house was in a repaired state which masked damage indicators but, the concrete perimeter foundation was left unrepaired. The perimeter foundation photographs show new foundation cracks, and cracks that align with hinge points in the foundation with floor level changes (refer to Figure 7 for sample).

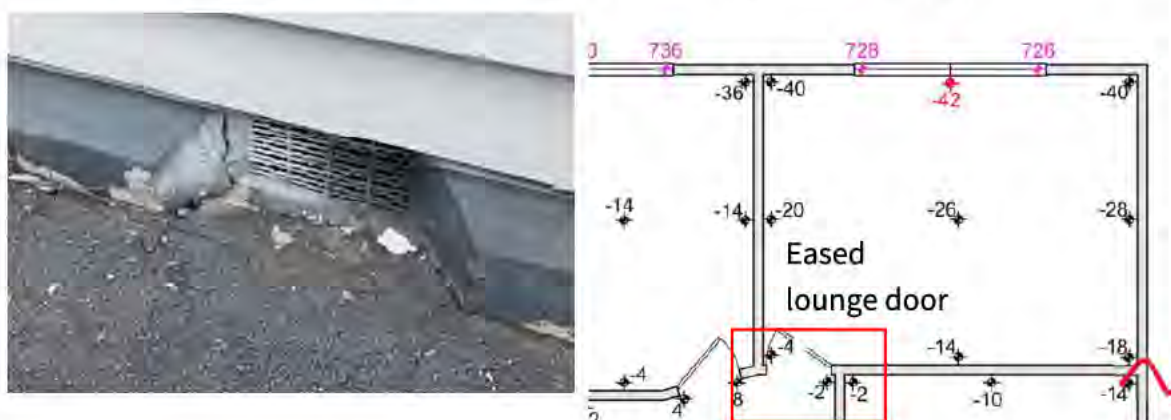


Figure 7 New foundation crack coincides with hinge point in floor levels. Red marker indicates crack location.

- [23] The earthquake repair SoW provides an insight into internal changes caused by the CES. The SoW indicated that the house experienced lining damage repairs throughout and easing of the lounge door which is in the critical settlement area.
- [24] In my opinion, the evidence of liquefaction ejecta around the property and within the subfloor, floor dislevelment, and foundation damage indicates that the house has experienced liquefaction induced settlement. The settlement has caused a negative change to the foundation and house levels that is more than de minimis.

Recommendations

- [25] On the balance of probabilities, there is sufficient evidence of earthquake damage that correlates with liquefaction induced settlement from this desktop review. On that basis, a reinstatement strategy to relevel the foundation is recommended.
- [26] The homeowner has provided NHC with a quote from Precision Solutions to relevel by mechanically jacking the foundation in the critical areas and pack existing piles.
- [27] The quote allows for structural and geotechnical engineering input as part of the releveling. I believe this is required to confirm the suitability of the solution presented by Precision Solutions and this should be presented to NHC in conjunction with the quote.


Author _____

Owain Scullion
Senior Engineer


Reviewed _____

Marin Connell
Senior Engineer


Approved for release by _____

Martin Connell
Manager Engineering

Report details



PLUMBING ≡ DRAINAGE ≡ GAS ≡ DETECTION SPECIALISTS

Do it right, call day and night!

0800 127665

Address:	211 Cashmere Road Christchurch
Tel: 0800 127 665	Fax:
Email:	Info@brooklynservices.co.nz
Survey Crew:	Wiremu Paton

Client Details

Client Name:	Griha Limited
Client Ref:	
Address:	

Telephone:	
Email:	

Site Details

Site Contact:	
Site Address:	49 North Avon Road
Town	Christchurch
ZIP/PostCode	
Telephone:	
Email:	

Survey details

Survey Date:	22/10/2025
Our Reference:	BSL-16561
Use:	Foul
Purpose:	
Weather:	
Pipe Height/Diameter:	100mm
Pipe Width:	
Pipe Size:	
Pipe Shape:	
Pipe Material:	Vitrified clay
Direction:	Downstream

Reccomendations

CCTV camera survey of sanitary sewer from boundary back to terminal vent.

Drain laid in 100mm earthenware with some PVC spot repairs.

Extensive damage observed throughout the length of the drain. Spot repairs have previously been carried out. Slumping is also observed in the drain with loss of fall. Lateral at the boundary is only 0.7m deep.

Extensive displaced joints, cracks, fractures, slumps and holding water is observed.

Damage is the result of ground movement due to earthquakes of the Canterbury Earthquake Sequence.

Recommend relay of sanitary sewer in 100mm PVC.

Unable to view stormwater. No kerb outlet and downpipes are hard-piped in to concrete.

Glossary

Code	Description
JD	Joint displaced ...
CC	Crack, circumferential from ... to ... o'clock
MC	Material of drain/sewer changes to ... at this point
FC	Fracture, circumferential from ... to ... o'clock
JN	Junction at ... o'clock, diameter ...mm
FL	Fracture, longitudinal at ... o'clock
WL	Water level ...% height/diameter

Observations

Crew:	Wiremu	Survey Date:	22/10/2025
Survey Customer:	Oncore		
Job Ref:	Bs-16561		
Survey Address:	North Avon Road		
Start:	Ftpath	Finish:	Tv
Depth at Start Node:	0,7m	Depth at Finish Node:	
Direction:	Downstream	Height:	100mm
Length Surveyed:			
Material:	Vitrified clay	Size:	
		Shape:	

Position	Code	Description/Remarks	Grade	Photo
0.92m	JD	Joint displaced .		 22Oct 049.JPG
1.28m	JD	Joint displaced .		 22Oct 048.JPG
1.49m	JD	Joint displaced .		 22Oct 047.JPG
1.7m	CC	Crack, circumferential from 12 to 6 o'clock.		 22Oct 046.JPG
1.91m	JD	Joint displaced .		 22Oct 045.JPG

Inspection Report 24/10/2025

Brooklyn Services Limited

2.48m JD Joint displaced .



22Oct 044.JPG

3.05m JD Joint displaced .



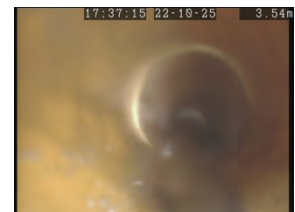
22Oct 043.JPG

3.12m JD Joint displaced .



22Oct 042.JPG

3.54m JD Joint displaced .



22Oct 041.JPG

4.18m MC Material of drain/sewer changes to
Vitrified clay at this point.

4.39m MC Material of drain/sewer changes to
Polyvinyl chloride at this point.



22Oct 039.JPG

4.68m CC Crack, circumferential from 9 to 3 o'clock.



22Oct 038.JPG

4.68m JD Joint displaced .



22Oct 038.JPG

Inspection Report 24/10/2025

Brooklyn Services Limited

5.1m JD Joint displaced .



22Oct 037.JPG

5.6m JD Joint displaced .



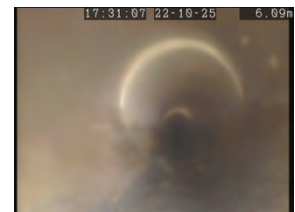
22Oct 036.JPG

5.95m FC Fracture, circumferential from 12 to 6 o'clock.



22Oct 035.JPG

6.09m JD Joint displaced .



22Oct 034.JPG

6.59m JD Joint displaced .



22Oct 033.JPG

7.16m JD Joint displaced .



22Oct 032.JPG

7.65m JD Joint displaced .



22Oct 031.JPG

Inspection Report 24/10/2025

Brooklyn Services Limited

7.72m FC Fracture, circumferential from 9 to 3 o'clock.



22Oct 030.JPG

7.87m JN Junction at 3 o'clock, diameter 100mmmm. gt



22Oct 029.JPG

8.22m JD Joint displaced .



22Oct 028.JPG

8.57m FL Fracture, longitudinal at o'clock.



22Oct 027.JPG

8.57m JD Joint displaced .



22Oct 027.JPG

8.72m JN Junction at 3 o'clock, diameter 100mmmm.



22Oct 026.JPG

9.07m JD Joint displaced .



22Oct 025.JPG

Inspection Report 24/10/2025

Brooklyn Services Limited

9.57m JD Joint displaced .



22Oct 024.JPG

9.99m JD Joint displaced .



22Oct 023.JPG

10.49m JD Joint displaced .



22Oct 022.JPG

10.98m JD Joint displaced .



22Oct 021.JPG

11.48m JD Joint displaced .



22Oct 020.JPG

11.98m JD Joint displaced .



22Oct 019.JPG

12.19m FC Fracture, circumferential from 3 to 9 o'clock.



22Oct 018.JPG

Inspection Report 24/10/2025

Brooklyn Services Limited

12.47m JD Joint displaced .



22Oct 016.JPG

12.97m JD Joint displaced .



22Oct 015.JPG

13.53m JD Joint displaced .



22Oct 014.JPG

14.03m JD Joint displaced .



22Oct 013.JPG

14.38m MC Material of drain/sewer changes to
Vitrified clay at this point.

22Oct 012.JPG

14.67m MC Material of drain/sewer changes to
Polyvinyl chloride at this point.

22Oct 011.JPG

14.88m JD Joint displaced .



22Oct 009.JPG

Inspection Report 24/10/2025

Brooklyn Services Limited

14.88m JD Joint displaced .



22Oct 010.JPG

15.23m MC Material of drain/sewer changes to
Vitrified clay at this point.

22Oct 008.JPG

19.9m MC Material of drain/sewer changes to
Polyvinyl chloride at this point.

22Oct 007.JPG

20.59m MC Material of drain/sewer changes to
at this point.

22Oct 006.JPG

20.82m . jnctn



22Oct 005.JPG

21.21m WL Water level 10% height/diameter.



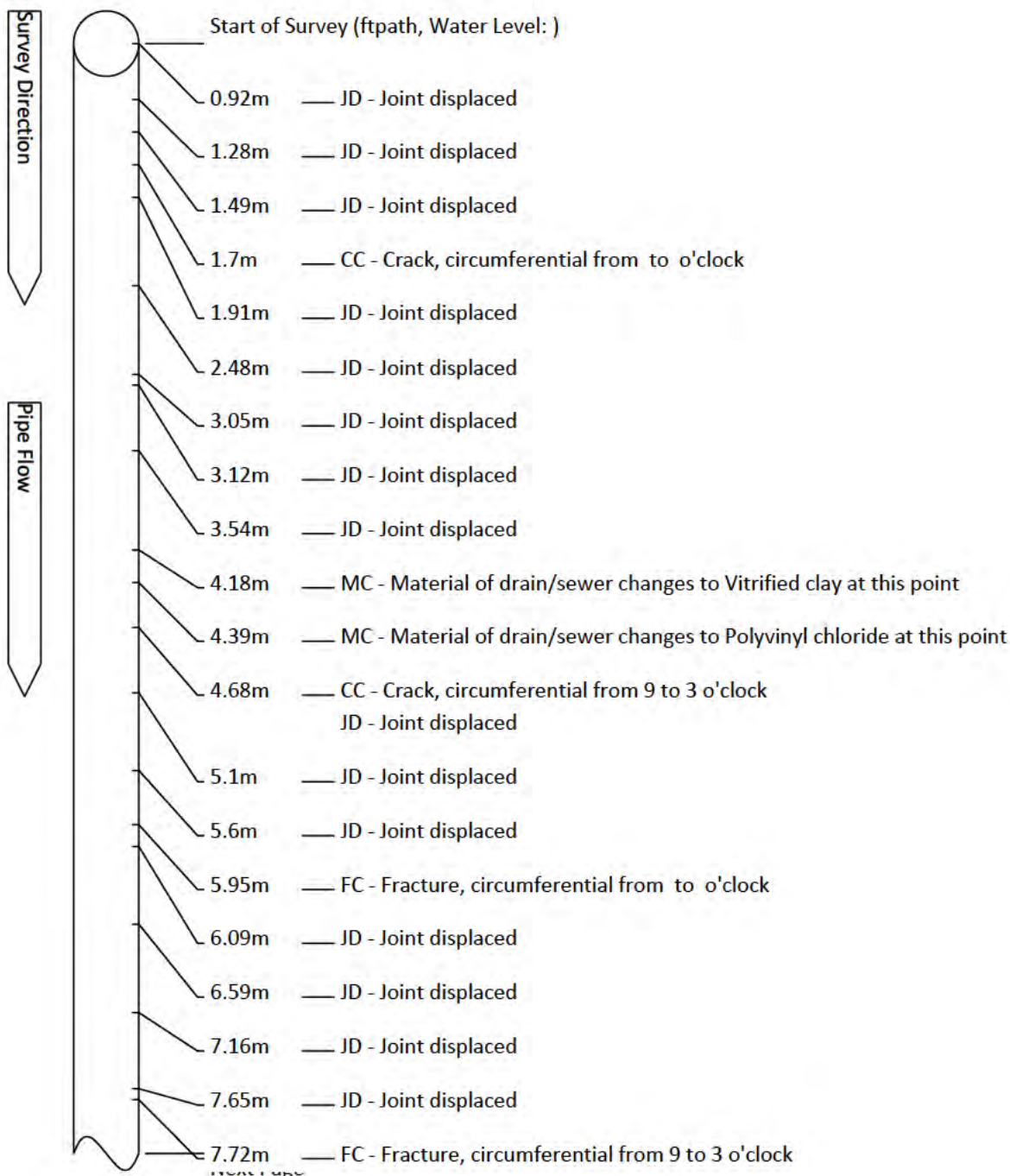
22Oct 004.JPG

21.44m MC Material of drain/sewer changes to
Vitrified clay at this point. bndry

22Oct 003.JPG

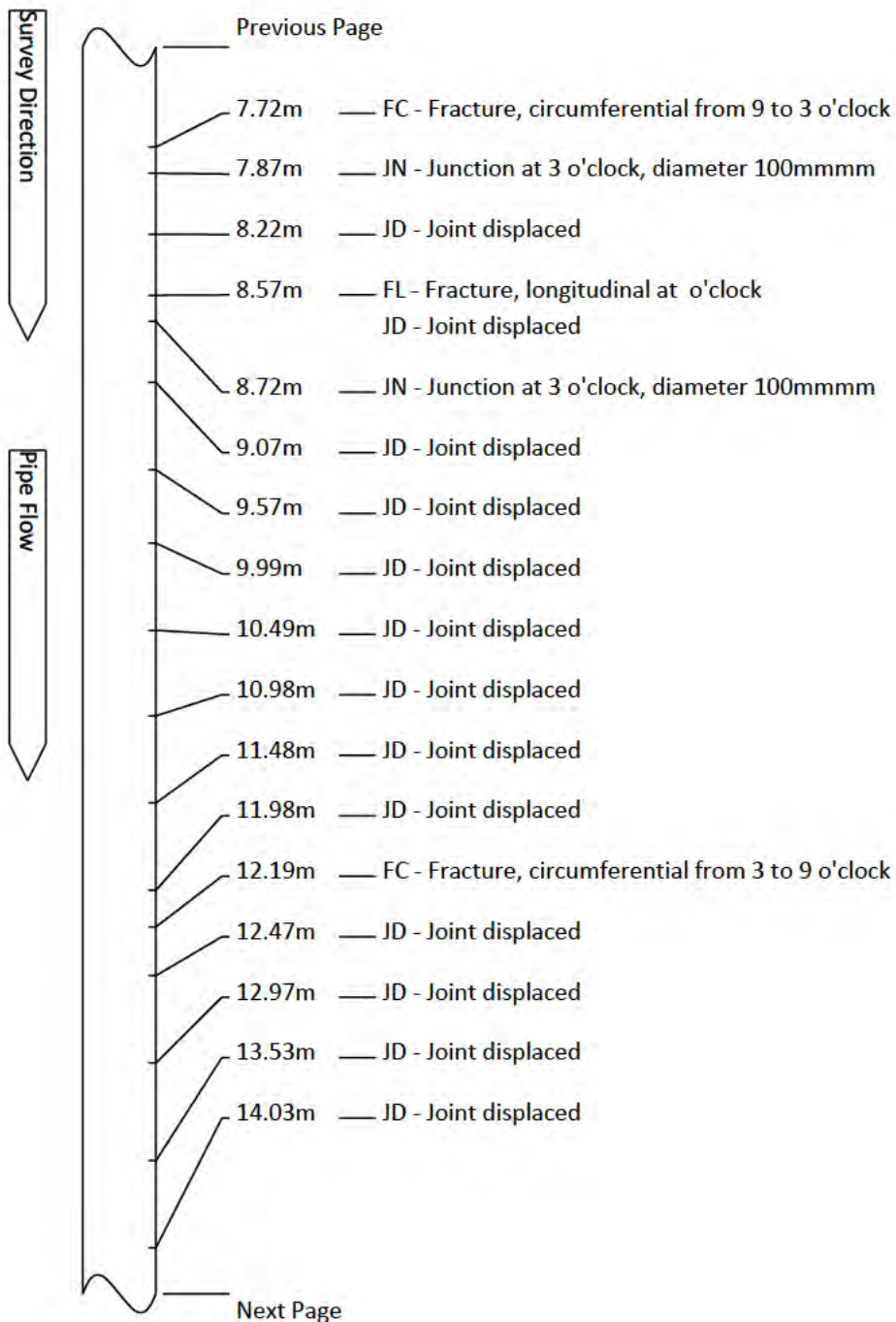
Pipe Graphic

Crew:	Wiremu	Survey Date:	22/10/2025
Survey Customer:	Oncore		
Job Ref:	Bs-16561		
Survey Address:	North Avon Road		
Start:	Ftpath	Finish:	Tv
Depth at Start Node:	0.7m	Depth at Finish Node:	
Direction:	Downstream	Height:	100mm
Length Surveyed:			
Material:	Vitrified clay	Size:	
		Shape:	



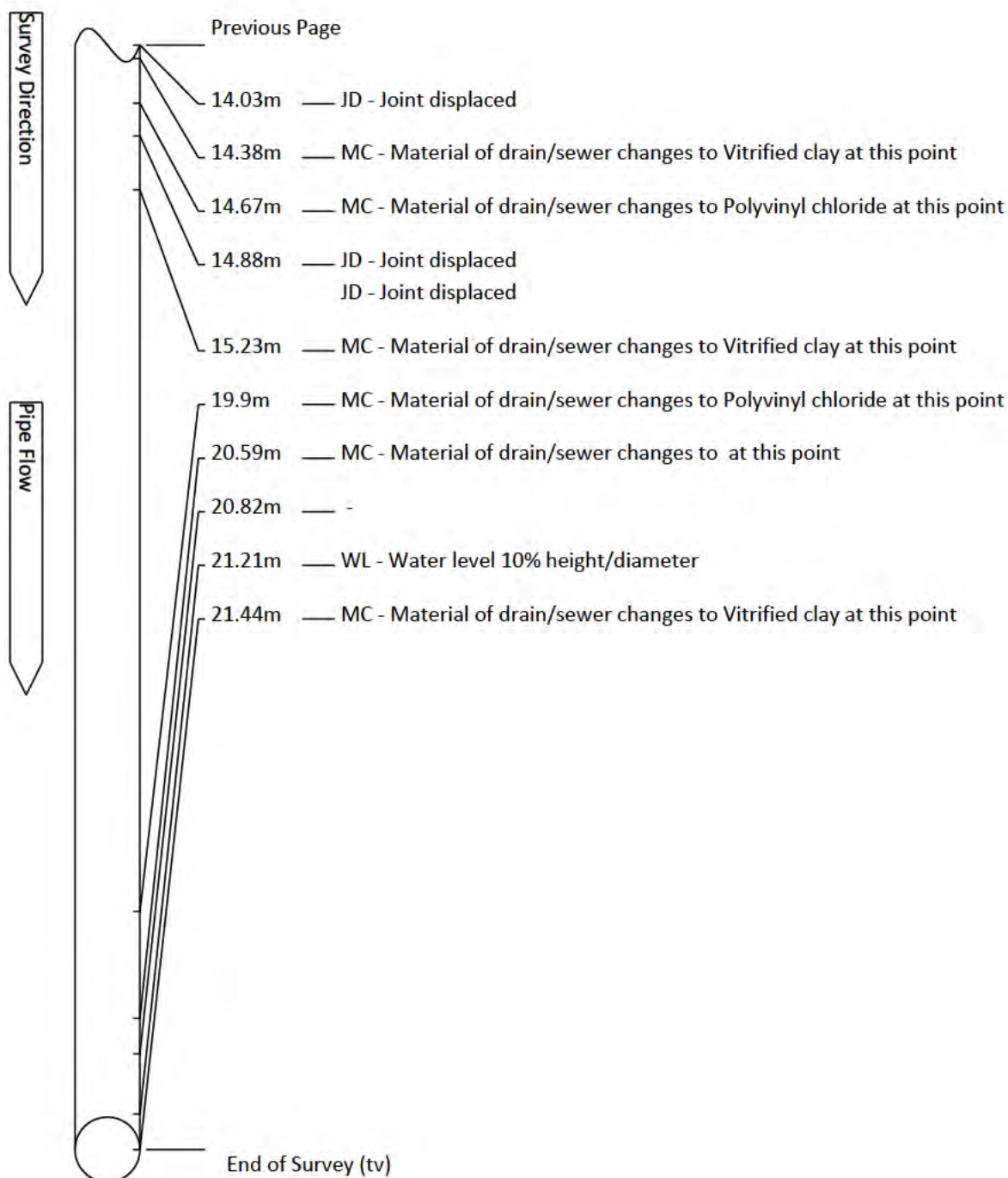
Pipe Graphic

Crew:	Wiremu	Survey Date:	22/10/2025
Survey Customer:	Oncore		
Job Ref:	Bs-16561		
Survey Address:	North Avon Road		
Start:	Ftpath	Finish:	Tv
Depth at Start Node:	0.7m	Depth at Finish Node:	
Direction:	Downstream	Height:	100mm
Length Surveyed:			
Material:	Vitrified clay	Size:	
		Shape:	



Pipe Graphic

Crew:	Wiremu	Survey Date:	22/10/2025
Survey Customer:	Oncore		
Job Ref:	Bs-16561		
Survey Address:	North Avon Road		
Start:	Ftpath	Finish:	Tv
Depth at Start Node:	0.7m	Depth at Finish Node:	
Direction:	Downstream	Height:	100mm
Length Surveyed:			
Material:	Vitrified clay	Size:	
		Shape:	



Observation Table

Crew:		Wiremu									
Survey Customer:		Oncore									
Job Ref:		Bs-16561				Survey Date:		22/10/2025			
Survey Address:		North Avon Road									
Start:		Ftpath				Finish:		Tv			
Depth at Start Node:		0,7m				Depth at Finish Node:					
Direction:		Downstream				Height:		100mm			
Length Surveyed:											
Material:		Vitrified clay				Size:				Shape:	
Code and Description			Grade	Joint	Cont. Defect	VALUE				Clock	
Position	Code	Description				SML	mm		%	At/From	To
0.92m	JD	Joint displaced ...									
1.28m	JD	Joint displaced ...									
1.49m	JD	Joint displaced ...									
1.7m	CC	Crack, circumferential from ... to ... o'clock									
1.91m	JD	Joint displaced ...									
2.48m	JD	Joint displaced ...									
3.05m	JD	Joint displaced ...									
3.12m	JD	Joint displaced ...									
3.54m	JD	Joint displaced ...									
4.18m	MC	Material of drain/sewer changes to ... at this point									
4.39m	MC	Material of drain/sewer changes to ... at this point									
4.68m	CC	Crack, circumferential from ... to ... o'clock								9	3
4.68m	JD	Joint displaced ...									
5.1m	JD	Joint displaced ...									
5.6m	JD	Joint displaced ...									
5.95m	FC	Fracture, circumferential from ... to ... o'clock									
6.09m	JD	Joint displaced ...									
6.59m	JD	Joint displaced ...									
7.16m	JD	Joint displaced ...									
7.65m	JD	Joint displaced ...									
7.72m	FC	Fracture, circumferential from ... to ... o'clock								9	3
7.87m	JN	Junction at ... o'clock, diameter ...mm					100m m			3	
8.22m	JD	Joint displaced ...									

8.57m	FL	Fracture, longitudinal at ... o'clock									
8.57m	JD	Joint displaced ...									
8.72m	JN	Junction at ... o'clock, diameter ...mm					100m m			3	
9.07m	JD	Joint displaced ...									
9.57m	JD	Joint displaced ...									
9.99m	JD	Joint displaced ...									
10.49m	JD	Joint displaced ...									
10.98m	JD	Joint displaced ...									
11.48m	JD	Joint displaced ...									
11.98m	JD	Joint displaced ...									
12.19m	FC	Fracture, circumferential from ... to ... o'clock								3	9
12.47m	JD	Joint displaced ...									
12.97m	JD	Joint displaced ...									
13.53m	JD	Joint displaced ...									
14.03m	JD	Joint displaced ...									
14.38m	MC	Material of drain/sewer changes to ... at this point									
14.67m	MC	Material of drain/sewer changes to ... at this point									
14.88m	JD	Joint displaced ...									
14.88m	JD	Joint displaced ...									
15.23m	MC	Material of drain/sewer changes to ... at this point									
19.9m	MC	Material of drain/sewer changes to ... at this point									
20.59m	MC	Material of drain/sewer changes to ... at this point									
20.82m											
21.21m	WL	Water level ...% height/diameter							10		
21.44m	MC	Material of drain/sewer changes to ... at this point									



Construction NZ Building
27 Neeves Road

GST No 114-796-646

Shane Endacott
p. 03 3274595
m. 0274 449923
e. shane@cnzbuild.co.nz

Quote			Total Incl. GST				\$ 191,856.71			
Date:	13/08/2024	Customer Name:	Karan							
		Address:	49 North Avon Rd							
			Richmond							
			Christchurch							
Line Items:										
Element :										
Building Type	Main dwelling		Units	Length	Breadth	Depth	Qty	Rate	Cost	
Bedroom 1	Ceiling-Gap Fill & Paint		m2				12.80	\$26.00	\$332.80	
	Walls-Rake Out Plaster & Paint		m2				36.00	\$32.00	\$1,152.00	
	Door-Ease/Realign & Paint		no				1.00	\$190.00	\$190.00	
	Door Frame-Gap Fill & Paint		no				1.00	\$150.00	\$150.00	
	Window (Medium)-Gap Fill & Paint		no				1.00	\$300.00	\$300.00	
	Window Sash- Ease/Realign		no				4.00	\$60.00	\$240.00	
	Flooring-Lift & Relay Carpet		m2				12.80	\$25.00	\$320.00	
	Wall Heater-Remove & Reinstate		no				1.00	\$75.00	\$75.00	
	Blinds-Remove & Reinstate		no				2.00	\$30.00	\$60.00	
	Electrician Required		hrs				2.00	\$75.00	\$150.00	
Living 1	Ceiling-Gap Fill & Paint		m2				16.60	\$26.00	\$431.60	
	Walls-Rake Out Plaster & Paint		m2				42.00	\$32.00	\$1,344.00	
	Door-Ease/Realign & Paint		no				1.00	\$190.00	\$190.00	
	Door Frame-Gap Fill & Paint		no				1.00	\$150.00	\$150.00	
	Window (Large)-Gap Fill & Paint		no				1.00	\$450.00	\$450.00	
	Window Sash- Ease/Realign		no				4.00	\$60.00	\$240.00	
	Flooring-Lift & Relay Carpet		m2				16.60	\$25.00	\$415.00	
	Heatpump-Remove & Reinstate		no				1.00	\$400.00	\$400.00	
	Blinds-Remove & Reinstate		no				2.00	\$30.00	\$60.00	
	Electrician Required		hrs				2.00	\$75.00	\$150.00	
			Sub Total						\$6,800.40	
			P&G						\$680.04	
			Margin						\$598.44	
			Page Sub-Total (Excluding GST)						\$8,078.88	

Property Address	49 North Avon Rd							
Line Items:								
Element :		Units	Length	Breadth	Depth	Qty	Rate	Cost
Entry / Hall	Ceiling-Gap Fill & Paint	m2				13.10	\$26.00	\$340.60
	Walls-Rake Out Plaster & Paint	m2				48.00	\$32.00	\$1,536.00
	Flooring-Lift & Relay Carpet	m2				13.10	\$25.00	\$327.50
	Electrician Required	hrs				2.00	\$75.00	\$150.00
Bedroom 2	Ceiling-Gap Fill & Paint	m2				12.20	\$26.00	\$317.20
	Walls-Rake Out Plaster & Paint	m2				32.00	\$32.00	\$1,024.00
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00
	Window (Large)-Gap Fill & Paint	no				1.00	\$450.00	\$450.00
	Window Sash- Ease/Realign	no				4.00	\$60.00	\$240.00
	Flooring-Lift & Relay Carpet	m2				12.20	\$25.00	\$305.00
	Wall Heater-Remove & Reinstate	no				1.00	\$75.00	\$75.00
	Blinds-Remove & Reinstate	no				2.00	\$30.00	\$60.00
	Electrician Required	hrs				2.00	\$75.00	\$150.00
Kitchen 1	Ceiling-Gap Fill & Paint	m2				12.60	\$26.00	\$327.60
	Walls-Rake Out Plaster & Paint	m2				34.00	\$32.00	\$1,088.00
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00
	Cupboard Door-Ease/Realign & Paint	no				2.00	\$135.00	\$270.00
	Cupboard Door Frame-Gap Fill & Paint	no				1.00	\$120.00	\$120.00
	Kitchen Cabinetry-Remove Relevel & Reinstate	sum				1.00	\$1,400.00	\$1,400.00
	Tile Splashback-Remove Dispose & Replace	sum				1.00	\$1,200.00	\$1,200.00
	Oven-Remove & Reinstate	no				1.00	\$75.00	\$75.00
	Dishwasher-Remove & Reinstate	no				1.00	\$75.00	\$75.00
	Rangehood-Remove & Reinstate	no				1.00	\$150.00	\$150.00
	Blinds-Remove & Reinstate	no				2.00	\$30.00	\$60.00
	Electrician Required	hrs				4.00	\$75.00	\$300.00
	Plunber Required	hrs				6.00	\$75.00	\$450.00
Sub Total							\$11,170.90	
P&G							\$1,117.09	
Margin							\$983.04	
Page Sub-Total (Excluding GST)							\$13,271.03	

Property Address		49 North Avon Rd															
Line Items:																	
Element :		Units	Length	Breadth	Depth	Qty	Rate	Cost									
Bathroom 1	Ceiling-Gap Fill & Paint	m2				5.40	\$26.00	\$140.40									
	Walls-Rake Out Plaster & Paint	m2				12.00	\$32.00	\$384.00									
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00									
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00									
	Wall Heater-Remove & Reinstate	no				1.00	\$75.00	\$75.00									
	Blinds-Remove & Reinstate	no				2.00	\$30.00	\$60.00									
	Electrician Required	hrs				2.00	\$75.00	\$150.00									
Bedroom 3	Ceiling-Rake Out Plaster & Paint	m2				17.20	\$34.00	\$584.80									
	Walls-Rake Out Plaster & Paint	m2				40.00	\$32.00	\$1,280.00									
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00									
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00									
	Window (Medium)-Gap Fill & Paint	no				1.00	\$300.00	\$300.00									
	Window Sash- Ease/Realign	no				4.00	\$60.00	\$240.00									
	Flooring-Lift & Relay Carpet	m2				17.20	\$25.00	\$430.00									
	Blinds-Remove & Reinstate	no				2.00	\$30.00	\$60.00									
	Electrician Required	hrs				2.00	\$75.00	\$150.00									
Bedroom 4	Ceiling-Gap Fill & Paint	m2				12.20	\$26.00	\$317.20									
	Walls-Rake Out Plaster & Paint	m2				32.00	\$32.00	\$1,024.00									
	Window (Medium)-Gap Fill & Paint	no				1.00	\$300.00	\$300.00									
	Window Sash- Ease/Realign	no				3.00	\$60.00	\$180.00									
	Blinds-Remove & Reinstate	no				2.00	\$30.00	\$60.00									
	Electrician Required	hrs				2.00	\$75.00	\$150.00									
Sub Total								\$6,565.40									
P&G								\$656.54									
Margin								\$577.76									
		Page Sub-Total (Excluding GST)								\$7,799.70							

Property Address									
49 North Avon Rd									
Line Items:									
Element :		Units	Length	Breadth	Depth	Qty	Rate	Cost	
Living 2	Ceiling-Rake Out Plaster & Paint	m2				14.80	\$34.00	\$503.20	
	Walls-Rake Out Plaster & Paint	m2				36.00	\$32.00	\$1,152.00	
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00	
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00	
	Heatpump-Remove & Reinstall	no				1.00	\$400.00	\$400.00	
	Blinds-Remove & Reinstall	no				2.00	\$30.00	\$60.00	
	Electrician Required	hrs				2.00	\$75.00	\$150.00	
Hall 2	Ceiling-Gap Fill & Paint	m2				1.20	\$26.00	\$31.20	
	Walls-Gap Fill & Paint (weatherboards)	m2				4.00	\$42.00	\$168.00	
	Vinyl-Remove Dispose & Replace (includes underlay)	m2				1.20	\$185.00	\$222.00	
Kitchen 2	Ceiling-Rake Out Plaster & Paint	m2				5.70	\$34.00	\$193.80	
	Walls-Rake Out Plaster & Paint	m2				16.00	\$32.00	\$512.00	
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00	
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00	
	Kitchen Cabinetry-Remove Relevel & Reinstall	sum				1.00	\$800.00	\$800.00	
	Tile Splashback-Remove Dispose & Replace	sum				1.00	\$600.00	\$600.00	
	Vinyl-Remove Dispose & Replace (includes underlay)	m2				5.70	\$185.00	\$1,054.50	
	Oven-Remove & Reinstall	no				1.00	\$75.00	\$75.00	
	Dishwasher-Remove & Reinstall	no				1.00	\$75.00	\$75.00	
	Rangehood-Remove & Reinstall	no				1.00	\$150.00	\$150.00	
	Blinds-Remove & Reinstall	no				2.00	\$30.00	\$60.00	
	Electrician Required	hrs				4.00	\$75.00	\$300.00	
	Plumber Required	hrs				4.00	\$75.00	\$300.00	
Sub Total								\$7,486.70	
P&G								\$748.67	
Margin								\$658.83	
Page Sub-Total (Excluding GST)								\$8,894.20	

Property Address		49 North Avon Rd									
Line Items:											
Element :		Units	Length	Breadth	Depth	Qty	Rate	Cost			
Bathroom 2	Ceiling-Rake Out Plaster & Paint	m2				2.80	\$34.00	\$95.20			
	Walls-Rake Out Plaster & Paint	m2				12.00	\$32.00	\$384.00			
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00			
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00			
	Window (small) Gap Fill & Paint	no				1.00	\$80.00	\$80.00			
	Vinyl-Remove Dispose & Replace (includes underlay)	m2				2.80	\$185.00	\$518.00			
	Vanity-Remove & Reinstall	no				1.00	\$250.00	\$250.00			
	Towel Rail-Remove & Reinstall	no				1.00	\$30.00	\$30.00			
	Mirror-Remove & Reinstall	no				1.00	\$60.00	\$60.00			
	Toilet-Remove & Reinstall	no				1.00	\$250.00	\$250.00			
	Electrician Required	hrs				2.00	\$75.00	\$150.00			
Conservatory	Ceiling-Rake Out Plaster & Paint	m2				12.20	\$34.00	\$414.80			
	Walls-Gap Fill & Paint (weatherboards)	m2				16.00	\$42.00	\$672.00			
	Door-Ease/Realign & Paint	no				1.00	\$190.00	\$190.00			
	Door Frame-Gap Fill & Paint	no				1.00	\$150.00	\$150.00			
	ALU Sliding Doors-Realign	no				2.00	\$60.00	\$120.00			
	ALU Windows-Realign	no				2.00	\$60.00	\$120.00			
	Flooring-Lift & Relay Carpet	m2				12.20	\$25.00	\$305.00			
	Tub-Remove & Reinstall	no				1.00	\$150.00	\$150.00			
	Electrician Required	hrs				2.00	\$75.00	\$150.00			

Page Sub-Total (Excluding GST)	\$91,718.07
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Property Address	49 North Avon Rd										
Line Items:											
Element :		Units	Length	Breadth	Depth	Qty	Rate		Cost		
External Element	Enabling works										
Conduit	Remove & reinstate	No				4.00	\$60.00	\$240.00			
Fibre	Remove & reinstate	No				2.00	\$250.00	\$500.00			
Fence	Remove & reinstate	No				4.00	\$240.00	\$960.00			
Concrete steps	Prep & paint	m2				6.00	\$65.00	\$390.00			
Concrete steps	Prep & paint	m2				3.00	\$65.00	\$195.00			
Hand rail	Remove & reinstate	No				2.00	\$120.00	\$240.00			
Vegetation	Removal required for access	sum				1.00	\$500.00	\$500.00			
Ground remediation	Remediate where required	sum				1.00	\$500.00	\$500.00			
Concrete path	Remove, dispose supply & install	m2				46.13	\$175.00	\$8,072.75			
Raised brick garden edging	Remove, dispose supply & install	m				10.40	\$30.00	\$312.00			
Paving	Remove & reinstate	No				1.50	\$155.00	\$232.50			
Drainage	Disconnect/reconnect	sum				1.00	\$1,000.00	\$1,000.00			
Service detection	Service detection required	No				1.00	\$650.00	\$650.00			
Terminal vent	Remove, dispose, supply & install	sum				3.00	\$550.00	\$1,650.00			
Light	Remove & reinstate	No				3.00	\$75.00	\$225.00			
Mains power	Disconnect/reconnect	sum				1.00	\$650.00	\$650.00			
Mains power	Close proximity consent application required	No				1.00	\$200.00	\$200.00			
Hose tap	Remove & reinstate	No				1.00	\$75.00	\$75.00			
TV aerial	Remove & reinstate	No				1.00	\$60.00	\$60.00			
Grab rails	Remove & reinstate	No				2.00	\$60.00	\$120.00			
Decorative stone	Remove, dispose, supply & install (drive)	sum				1.00	\$500.00	\$500.00			
Heating	Remove & reinstall heat pump for other trades	No				2.00	\$400.00	\$800.00			
TV aerial cable	Remove & reinstate	no				2.00	\$60.00	\$120.00			
Asphalt	Remove, dispose, supply & install	m2				99.50	\$85.00	\$8,457.50			
Asphalt	Cut asphalt	m				5.00	\$25.00	\$125.00			
Sub Total								\$26,774.75			
P&G								\$2,677.48			
Margin								\$2,356.18			
Page Sub-Total (Excluding GST)								\$31,808.40			

**Construction NZ**

Date:	13/08/2024	Customer Name:	Karan
		Address:	49 North Avon Rd
			Richmond
			Christchurch

TOTALS PAGE :

Building Damage Page:

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Scope Of Works Pages - Sub Total

\$166,831.92

Sub Total \$166,831.92

GST \$25,024.79

TOTAL \$191,856.71



QUOTE

Griha Limited

Date
29 Oct 2025

Expiry
28 Nov 2025

Quote Number
QU-1714

Reference
48 North Avon Rd Drain
Relay

GST Number
107-251-855

Brooklyn Services Limited
211 Cashmere Rd
Christchurch 8025
0800 1 BROOK
(0800 127 665)
accounts.bsl@icloud.com

48 North Avon Rd Drain Relay

Relay sanitary sewer in 100mm uPVC as per plan.
No allowance for stormwater as unable to view.
Will carry out CCTV inspection if stormwater is located during relay and submit variation.
Allows to remove spoil.
Allows to reinstate topsoil and grass seed.
Cut and break out concrete pathway, hand load spoil.
Allows to reinstate concrete pathway.

Description	Quantity	Unit Price	Amount NZD
Sewer Drains Laid 100mm upvc PER M	41.00	162.80	6,674.80
new gully trap with concrete surround	2.00	542.65	1,085.30
Tip Truck per trip	5.00	149.23	746.15
Terminal Vent connection	2.00	237.45	474.90
WC connection to found only	2.00	215.00	430.00
Rodding Eye	1.00	250.00	250.00
Spoil removal inc concrete path	1.00	2,500.00	2,500.00
Utility locating with GPR/ radio detection equipment per hour	2.00	200.00	400.00
Excavator per day	4.00	315.00	1,260.00
Site establishment, fencing, health and safety pre-start documents	1.00	350.00	350.00
Plant per item: Concrete saw, concrete breaker, trench rammer, plate compactor, pipe laser, pump	6.00	75.00	450.00
Plain concrete per square m, mesh, plain 100mm thick, includes ground prep.	36.00	130.00	4,680.00
Subtotal			19,301.15
TOTAL GST 15%			2,895.18

TOTAL NZD

22,196.33

Terms

All goods remain property of Brooklyn Services Limited until paid for in full.
Payment due within 7 days of invoice date.