

Scope of Works



Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Customer: ANNETTE GARNETT

Assessment of Property at 92 ROYDON DRIVE, TEMPLETON, CHRISTCHURCH 8042 on 2/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 720.00 m2)		
Land (Under dwelling - Soil - 265.00 m2)		
Main Access (Drive - Concrete - 42.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 6.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (East)

Element	Damage	Repair
Wall Cladding (Brick - Brick - 30.96 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 30.96 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 30.96 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
Wall framing (Timber Frame - Timber - 30.96 m2)	No Earthquake Damage	

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 51.60 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 51.60 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 51.60 m2)	Cracking	Grind out and repoint mortar 2.00 l/m

Wall framing (Timber Frame - Timber - 51.60 m2) No Earthquake Damage

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Steel - 222.00 m2)	Cosmetic damage	Refix roof covering and seal	222.00 m2
Roof framing (Trussed - Timber - 222.00 m2)	No Earthquake Damage		

Foundations

Element	Damage	Repair	
No Damage			

Interior

Ground Floor - Entry (Entry hallway)

Room Size: 1.00 x 5.00 = 5.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.00 m2)	Cosmetic Damage	Rake out, plaster and paint	5.00 m2
Door (External) (Single solid Door - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Concrete - Carpet - 5.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.80 m2)	Cosmetic damage	Rake out and stop	4.00 l/m
	Cosmetic damage	Paint wall	28.80 m2

Ground Floor - Lounge

Room Size: 6.00 x 5.70 = 34.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 34.20 m2)	Cosmetic Damage	Rake out, plaster and paint	34.20 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 34.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 56.16 m2)			
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Family Room (With logburner)

Room Size: 3.60 x 6.00 = 21.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 21.60 m2)	Cosmetic Damage	Rake out, plaster and paint	21.60 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 21.60 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 46.08 m2)	Cosmetic damage	Rake out and stop	4.00 l/m
	Cosmetic damage	Paint wall	46.08 m2

Ground Floor - Bedroom (Master)

Room Size: 4.00 x 5.30 = 21.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 21.20 m2)	Cosmetic Damage	Rake out, plaster and paint	17.20 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	2.88 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Door (Internal) (Single sliding - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 21.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.64 m2)	Cosmetic damage	Paint wall	44.64 m2
	Cosmetic damage	Rake out and stop	14.00 l/m
	Cosmetic damage	Gap fill cracks	14.00 l/m
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - En Suite

Room Size: 1.80 x 3.80 = 6.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.84 m2)	Cosmetic Damage	Rake out and stop	2.00 l/m
	Cosmetic Damage	Paint Ceiling	6.80 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 6.84 m2)	No Earthquake Damage		
Heating (Electric - Towel rail - 1.00 item)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.88 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway (Rear)

Room Size: 1.00 x 6.30 = 6.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.30 m2)	Cosmetic Damage	Rake out and stop	4.00 l/m
	Cosmetic Damage	Paint Ceiling	6.30 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Concrete - Carpet - 6.30 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 35.04 m2)	Cosmetic damage	Gap fill cracks	20.00 l/m
	Cosmetic damage	Rake out and stop	6.00 l/m
	Cosmetic damage	Paint wall	35.00 m2

Ground Floor - Kitchen (Dining)

Room Size: 3.50 x 5.70 = 19.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 19.95 m2)	Cosmetic Damage	Rake out, plaster and paint	19.95 m2

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

Floor (Chipboard - Vinyl - 19.95 m2) No Earthquake Damage

Kitchen joinery (Medium Spec - Laminate - 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 - Paint - 44.16 m2) Cosmetic damage Rake out, plaster and paint 44.16 m2

Window (Aluminium Awning - Pane single glazed - 3.00 No of) Cosmetic damage Gap fill and paint jambs / sills 8.00 l/m

Work top (Kitchen work top - Laminate - 5.00 l/m) No Earthquake Damage

Ground Floor - Bathroom

Room Size: 2.30 x 2.80 = 6.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	Impact damage	Replace silicon seal	2.00 l/m
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.44 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 6.44 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 24.48 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage

Room Size: 5.60 x 5.50 = 30.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 30.80 m2)	Cosmetic Damage	Rake out, plaster and paint	30.80 m2
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 30.80 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Bottom seal	Fit new bottom door seal	
Wall covering (Gib - Paint - 55.50 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Paint wall	55.50 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 1.00 x 1.60 = 1.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.60 m2)	Cosmetic Damage	Rake out and stop	1.60 l/m
	Cosmetic Damage	Paint Ceiling	1.60 m2

Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage
Floor (Concrete - Carpet - 1.60 m2)	No Earthquake Damage
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage
Wall covering (Gib - Paint - 12.48 m2)	No Earthquake Damage
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage

Ground Floor - Lounge

Room Size: 5.80 x 6.10 = 35.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 35.38 m2)	No Earthquake Damage		
Door (Internal) (Double glass panel door - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 35.38 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 57.12 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Rake out, plaster and paint	57.12 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom

Room Size: 4.10 x 3.80 = 15.58 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.58 m2)	Cosmetic Damage	Rake out, plaster and paint	15.58 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 15.58 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 37.92 m2)	Cosmetic damage	Rake out and stop	15.00 l/m
	Cosmetic damage	Paint wall	37.92 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom

Room Size: 3.60 x 5.10 = 18.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.36 m2)	Cosmetic Damage	Rake out, plaster and paint	18.30 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 18.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 41.76 m2)	Cosmetic damage	Rake out and stop	8.00 l/m
	Cosmetic damage	Paint wall	41.76 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.60 x 2.70 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 4.32 m2)	No Earthquake Damage	

Door (External) (Single glass door - Aluminium - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Door (Internal) (Single sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 4.32 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.64 m2)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Granny flat

Exterior

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Interior

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/007300
Claimant: ANNETTE GARNETT
Property Address: 92 ROYDON DRIVE
 TEMPLETON
 CHRISTCHURCH 8042

Assessment Date: 02/11/2011 10:03
Assessor: Stroud, Darrell
Estimator: Barker, Doug
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	ANNETTE, GARNETT				

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
AMI Insurance	Contents		Yes	

Insurance Details - Comments

Nil

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

nil

Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	L Shape	233.12
Granny flat	1	Standard	Post 1980	Rectangular	0.00

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	30.00	30.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Roof

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	Cosmetic damage			
			Refix roof covering and seal	222.00 m2	2.00	444.00
Roof framing	Trussed	Timber	No Earthquake Damage			

General Comments:**Foundations****Damage:** No damage**Require Scaffolding?** No**General Comments:** Concrete ring foundation 69m long
Concrete slab floor 222m2**Ground Floor - Entry (Entry hallway)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.00 m2	27.00	135.00
Door (External)	Single solid Door	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	185.00	185.00
			Cosmetic damage			
Door (Internal)	Single Hollow Core	MDF	Gap fill and paint jambs / sills	6.00 l/m	13.00	78.00
			Cosmetic damage			
Door (Internal)	Single Hollow Core	MDF	Ease and repaint door/varnish	1.00 No of	130.00	130.00
			Cosmetic damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	4.00 l/m	10.00	40.00
			Cosmetic damage			
			Paint wall	28.80 m2	24.00	691.20

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	34.20 m2	27.00	923.40
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Family Room (With logburner)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	21.60 m2	27.00	583.20
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	4.00 l/m	10.00	40.00
			Cosmetic damage			

Wall covering	Gib	Paint	Paint wall	46.08 m2	24.00	1,105.92
General Comments:						
Ground Floor - Bedroom (Master)						
Damage:	Earthquake damage					
Require Scaffolding?	No					
Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	17.20 m2	27.00	464.40
			Structural damage			
Door (Internal)	Single Hollow Core	MDF	Remove, dispose, replace Gib, stop and undercoat	2.88 m2	99.00	285.12
			Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Door (Internal)	Single sliding	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	44.64 m2	24.00	1,071.36
			Cosmetic damage			
			Rake out and stop	14.00 l/m	10.00	140.00
			Cosmetic damage			
Window	Aluminium Casement	Pane single glazed	Gap fill cracks	14.00 l/m	12.00	168.00
			No Earthquake Damage			

General Comments:**Ground Floor - En Suite**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic Damage			
Door (Internal)	Single Hollow Core	MDF	Paint Ceiling	6.80 m2	24.00	163.20
			Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Towel rail	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway (Rear)**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	4.00 l/m	10.00	40.00
			Cosmetic Damage			
Door (Internal)	Single Hollow Core	MDF	Paint Ceiling	6.30 m2	24.00	151.20
			Cosmetic damage			
Floor	Concrete	Carpet	Ease and repaint door/varnish	1.00 No of	130.00	130.00
			No Earthquake Damage			

Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Gap fill cracks	20.00 l/m	12.00	240.00
			Cosmetic damage			
			Rake out and stop	6.00 l/m	10.00	60.00
			Cosmetic damage			
			Paint wall	35.00 m2	24.00	840.00

General Comments:**Ground Floor - Kitchen (Dining)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	19.95 m2	27.00	538.65
Door (Internal)	Single Hollow Core	MDF				
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	Laminate	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	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.16 m2	27.00	1,192.32
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	8.00 l/m	12.00	96.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	Impact damage			
			Replace silicon seal	2.00 l/m	12.00	24.00
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Internal Garage****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	30.80 m2	27.00	831.60
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	Bottom seal			
			Fit new bottom door seal	300.00 \$	0.00	300.00
Wall covering	Gib	Paint	Cosmetic damage			

Wall covering	Gib	Paint	Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic damage			
			Paint wall	55.50 m2	24.00	1,332.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	1.60 l/m	10.00	16.00
			Cosmetic Damage			
			Paint Ceiling	1.60 m2	24.00	38.40
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Double glass panel door	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic damage			
			Rake out, plaster and paint	57.12 m2	27.00	1,542.24
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	15.58 m2	27.00	420.66
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Door (Internal)	Single sliding	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Rake out and stop	15.00 l/m	10.00	150.00
			Cosmetic damage			
			Paint wall	37.92 m2	24.00	910.08
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	18.30 m2	27.00	494.10

Door (Internal)	Single Hollow Core	MDF	Cosmetic damage				
			Repaint total door surround	1.00	No of	63.00	63.00
Floor	Concrete	Carpet	No Earthquake Damage				
Wall covering	Gib	Paint	Cosmetic damage				
			Rake out and stop	8.00	l/m	10.00	80.00
			Cosmetic damage				
			Paint wall	41.76	m2	24.00	1,002.24
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage				

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	Cosmetic damage			
			Ease door	1.00	No of	90.00
						90.00
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00	No of	63.00
						63.00
Door (Internal)	Single sliding	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Granny flat****Exterior****Elevation (East)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Coloursteel weather side on timber framing
10.6 x 2.2**Elevation (West)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Coloursteel weather side on timber framing
10.6x2.2**Fees****Fees**

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	1,425.54
Margin	1,924.48
GST	3,175.40

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	444.00
	Elevation (East)	60.00
	Elevation (North)	60.00
	Elevation (South)	60.00
	Elevation (West)	30.00
		654.00

Floor	Description	Estimate
Ground Floor	Bathroom	24.00
	Bedroom	3,120.08
	Bedroom (Master)	2,321.88
	En Suite	246.20
	Entry (Entry hallway)	1,259.20
	Family Room (With logburner)	1,729.12
	Hallway (Rear)	1,461.20
	Internal Garage	2,483.60
	Kitchen (Dining)	1,826.97
	Laundry	153.00
	Lounge	2,485.64
	Toilet	54.40
		17,165.29

17,165.29

Granny flat

Name	Description	Estimate
Exterior	Elevation (East)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
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Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	1,425.54
Margin	1,924.48
GST	3,175.40
	6,525.42

Total Estimate	24,344.71
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Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	Yes	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Nil access slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
Pmo		

Previous Claim Numbers (recorded manually in field)

- Nil others

File Notes

Date Created: 02/11/2011 10:24
Created : Stroud, Darrell
Subject: Claims
Note: Nil contents or previous claims. Emergency repair to roof made, invoice already forwarded.
Next Action: Nil

Date Created: 02/11/2011 17:33
Created : Stroud, Darrell
Subject: General
Note: 1990's 242 sqm single level 3 bedroom slab foundation. Brick with corrugated iron over timber truss. nil structural. Minor external and internal cosmetic damage. well maintained property.
Next Action: Pmo

Date Created: 07/11/2011 03:13
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 07/11/2011
Note: COMET sent to EQR on 07/11/2011
Next Action:

Urgent Works Items

EQC Claim Assessment

Address	92 ROYDON DRIVE, TEMPLETON, CHRISTCHURCH, 8042	EQC Claim Number	CLM/2011/007300
Hazards	Nil	EQC Assessor (L,F)	Stroud, Darrell
Inspection Date	02-Nov-2011	Placard	No Sticker
		EQC Estimator (L,F)	Barker, Doug

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
GARNETT ANNETTE				

Property - Overheads and Fees	
Included Items	Contractor's margin, Covering incidental costs., Goods and services tax

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	6 m
Sewerage	Town Connection, PVC Pipe	15 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	720 m2
Land	Under dwelling, Soil	265 m2
Main Access	Drive, Concrete	42 m2

MAIN BUILDING	Age	Post 1980	Area	233.1m2	Footprint	L Shape
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Structure				
Element	Description	Damage	Repair Strategy	Measure

Elevation (South)

Wall cladding	Brick veneer, Brick (51.60 m2)	
	Cracking	
	Grind out and repoint mortar	2 m
Wall framing	Timber Frame, Timber (51.60 m2)	

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)

Wall cladding	Brick (30.96 m2)	
	Cracking	
	Grind out and repoint mortar	2 m
Wall framing	Timber Frame, Timber (30.96 m2)	

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)

Wall cladding	Brick veneer, Brick (30.96 m2)	
	Cracking	
	Grind out and repoint mortar	1 m
Wall framing	Timber Frame, Timber (30.96 m2)	

Element	Description / Damage / Repair Strategy	Measure
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EQC Claim Number CLM/2011/007300

Elevation (North)

Wall cladding	Brick veneer, Brick	(51.60 m2)	
	Cracking	Grind out and repoint mortar	2 m

Wall framing	Timber Frame, Timber	(51.60 m2)	
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Element	Description / Damage / Repair Strategy	Measure
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Foundations**Comments:** Concrete ring foundation 69m long □ Concrete slab floor 222m2

Element	Description / Damage / Repair Strategy	Measure
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Roof

Roof Covering	Pitched, Steel	(222.00 m2)	
	Cosmetic damage	Refix roof covering and seal	222 m2

Roof framing	Trussed, Timber	(222.00 m2)	
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Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Entry Entry hallway (L=5.0m W=1.0m H=2.4m)

Floor	Concrete, Carpet	(5.00 m2)	
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Wall covering	Gib, Paint	(28.80 m2)	
	Cosmetic damage	Paint wall Rake out and stop	28.8 m2 4 m

Ceiling	Gib, Paint	(5.00 m2)	
	Cosmetic Damage	Rake out, plaster and paint	5 m2

Door (Internal)	Single Hollow Core, MDF	(2.00 No of)	
	Cosmetic damage	Ease and repaint door/varnish	1 No of

Door (External)	Single solid Door, Timber	(1.00 No of)	
	Cosmetic damage	Ease and repaint door Gap fill and paint jambs / sills	1 No of 6 m

Room - Additional Notes:**Lounge (L=5.7m W=6.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed	(1.00 No of)	
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Floor	Concrete, Carpet	(34.20 m2)	
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Ceiling	Gib, Paint	(34.20 m2)	
	Cosmetic Damage	Rake out, plaster and paint	34.2 m2

Wall covering	Gib, Paint	(56.16 m2)	
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Door (External)	Sliding / Ranch sliding door, Aluminium	(1.00 No of)	
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EQC Claim Number CLM/2011/007300

Room - Additional Notes:**Family Room With logburner (L=6.0m W=3.6m H=2.4m)**

Floor	Concrete, Carpet (21.60 m2)		
Ceiling	Gib, Paint (21.60 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint	21.6	m2
Wall covering	Gib, Paint (46.08 m2)		
	Cosmetic damage		
	Paint wall	46.08	m2
	Rake out and stop	4	m
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)		
Heating	Wood, Wood burner (1.00 Item)		

Room - Additional Notes:**Bedroom Master (L=5.3m W=4.0m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)		
Floor	Concrete, Carpet (21.20 m2)		
Ceiling	Gib, Paint (21.20 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint	17.2	m2
	Structural damage		
	Remove, dispose, replace Gib, stop and undercoat	2.88	m2
Wall covering	Gib, Paint (44.64 m2)		
	Cosmetic damage		
	Gap fill cracks	14	m
	Paint wall	44.64	m2
	Rake out and stop	14	m
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish	1	No of
Door (Internal)	Single sliding, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround	1	No of

Room - Additional Notes:**En Suite (L=3.8m W=1.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Bathroom sink	Basin, Standard specification (1.00 Item)		
Floor	Concrete, Carpet (6.84 m2)		
Shower	Cubical shower unit, Acrylic shower (0.81 m2)		
Heating	Electric, Towel rail (1.00 Item)		

EQC Claim Number CLM/2011/007300

Wall covering	Gib, Paint (26.88 m2)		
Ceiling	Gib, Paint (6.84 m2)		
	Cosmetic Damage		
	Paint Ceiling		6.8 m2
	Rake out and stop		2 m
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround		1 No of
Toilet	Standard, Standard Spec (1.00 Item)		

Room - Additional Notes:**Hallway Rear (L=6.3m W=1.0m H=2.4m)**

Floor	Concrete, Carpet (6.30 m2)		
Heating	Electric, Heat pump (1.00 Item)		
Wall covering	Gib, Paint (35.04 m2)		
	Cosmetic damage		
	Gap fill cracks		20 m
	Paint wall		35 m2
	Rake out and stop		6 m
Ceiling	Gib, Paint (6.30 m2)		
	Cosmetic Damage		
	Paint Ceiling		6.3 m2
	Rake out and stop		4 m
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish		1 No of

Room - Additional Notes:**Kitchen Dining (L=5.7m W=3.5m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (3.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		8 m
Floor	Chipboard, Vinyl (19.95 m2)		
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Ceiling	Gib, Paint (19.95 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		19.95 m2
Wall covering	Gib, Paint (44.16 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		44.16 m2
Work top	Kitchen work top, Laminate (5.00 m)		
Kitchen joinery	Medium Spec, Laminate (1.00 Item)		
Range Hood	Over Head, Standard spec (1.00 Item)		

EQC Claim Number CLM/2011/007300

Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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Room - Additional Notes:**Bathroom (L=2.8m W=2.3m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)
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Impact damage

Replace silicon seal

2 m

Window	Aluminium Awning, Pane single glazed (1.00 No of)
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Bathroom sink	Basin, Standard specification (1.00 Item)
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Floor	Concrete, Vinyl (6.44 m2)
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Shower	Cubical shower unit, Acrylic shower (1.00 m2)
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Ceiling	Gib, Paint (6.44 m2)
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Wall covering	Gib, Paint (24.48 m2)
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Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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Room - Additional Notes:**Internal Garage (L=5.5m W=5.6m H=2.5m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
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Floor	Concrete (30.80 m2)
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Wall covering	Gib, Paint (55.50 m2)
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Cosmetic damage

Paint wall

55.5 m2

Rake out and stop

2 m

Ceiling	Gib, Paint (30.80 m2)
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Cosmetic Damage

Rake out, plaster and paint

30.8 m2

Door (External)	Single glass door, Timber (1.00 No of)
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Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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Garage door	Tilt-a-door Metal, Steel (1.00 No of)
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Bottom seal

Fit new bottom door seal

300 Sum

Room - Additional Notes:**Toilet (L=1.6m W=1.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
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Floor	Concrete, Carpet (1.60 m2)
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Wall covering	Gib, Paint (12.48 m2)
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Ceiling	Gib, Paint (1.60 m2)
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Cosmetic Damage

Paint Ceiling

1.6 m2

Rake out and stop

1.6 m

Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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EQC Claim Number CLM/2011/007300

Toilet	Standard, Standard Spec (1.00 Item)
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Room - Additional Notes:**Lounge (L=6.1m W=5.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (2.00 No of)
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Floor	Concrete, Carpet (35.38 m2)
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Door (Internal)	Double glass panel door, MDF (1.00 No of)
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Wall covering	Gib, Paint (57.12 m2)
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	Cosmetic damage
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	Rake out and stop	2 m
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	Rake out, plaster and paint	57.12 m2
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Ceiling	Gib, Paint (35.38 m2)
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Room - Additional Notes:**Bedroom (L=3.8m W=4.1m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
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Floor	Concrete, Carpet (15.58 m2)
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Wall covering	Gib, Wall paper / paint (37.92 m2)
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	Cosmetic damage
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	Paint wall	37.92 m2
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	Rake out and stop	15 m
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Ceiling	Gib, Paint (15.58 m2)
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	Cosmetic Damage
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	Rake out, plaster and paint	15.58 m2
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Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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Door (Internal)	Single sliding, MDF (1.00 No of)
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Room - Additional Notes:**Bedroom (L=5.1m W=3.6m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (2.00 No of)
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Floor	Concrete, Carpet (18.36 m2)
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Ceiling	Gib, Paint (18.36 m2)
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	Cosmetic Damage
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	Rake out, plaster and paint	18.3 m2
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Wall covering	Gib, Paint (41.76 m2)
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	Cosmetic damage
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	Paint wall	41.76 m2
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	Rake out and stop	8 m
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Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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	Cosmetic damage
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	Repaint total door surround	1 No of
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EQC Claim Number CLM/2011/007300

Room - Additional Notes:**Laundry (L=2.7m W=1.6m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Concrete, Carpet (4.32 m2)		
Ceiling	Gib, Paint (4.32 m2)		
Wall covering	Gib, Paint (20.64 m2)		
Wash tub	Single, Stainless Steel (1.00 Item)		
Door (External)	Single glass door, Aluminium (1.00 No of)		
	Cosmetic damage		
	Ease door	1	No of
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround	1	No of
Door (Internal)	Single sliding, MDF (1.00 No of)		

Room - Additional Notes:

GRANNY FLAT	Age Post 1980	Area 0.0m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)**Comments:** Coloursteel weather side on timber framing □ 10.6 x 2.2

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)**Comments:** Coloursteel weather side on timber framing □ 10.6x2.2**Ground Floor**

Element	Description / Damage / Repair Strategy	Measure
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Building (Granny flat)**End Of Assessment**

Scope Change Summary - MS-SF0405



Claim Number	2011/007300	Contractor Name	Buildtech
Customer Name	Garnett	Supervisor	Rob Oskam
Main Contact	Annette	Date	27/06/2012
Property Address	92 Rayden	Customer Email	
Phone		Page ___ of ___	

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that "photos "are taken to assist with the E.Q.C approval of the Scope Change.

[illegible]

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC claim assessment for EQC to review/ approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor Rob Odam Date: 27/06/2017 Signature [Signature]

Name of EQC Representative P. FLASER Date: 28/08/2022 Signature [Signature]

Role ESTIMATOR

Key	SC	Scope Change		
	ARM	Alternative to EQC Repair Strategy		

APPROVED

Contract Quotation

Buildtech
RESTORATIONS LTD

Claim No:	CLM/2011/007300	Quoted by	RD
Claimant:	Annette Garnet	Claimant Phone:	
Situation Loss:	92 Roydon Drive, Rolleston	Claimant Address:	92 Roydon Drive, Templeton
EQR Supervisor:	Rolleston Hub	Claimant Email:	
Contractor:	Buildtech	Contractor Phone:	03 366 6662
Date:	27/06/2012	EQC Visit Required:	

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim.

The work described in these two documents covers the full scope of work for the property.

Rooms	Description of Work/s	Room Size m ²	\$ Rate	Contractors Quote	SCOPE CHANGE
Lounge: 5.7m x 6m	Ceiling: Rake out, plaster and paint	34.2	27	923.4	
		0	0	0	
	Total for Lounge:			923.4	
Lounge: 6.1m x 5.8m	Wall Covering: Rake out and stop	2	12	24	
	Wall Covering: Rake out, plaster and paint	57.12	27	1542.24	
		0	0	0	
		0	0	0	
	Total for Lounge:			1566.24	
Kitchen: dining	Window: Gap fill and paint jambs/sills	8	12	96	
	Ceiling: Rake out, plaster and paint	19.95	27	538.65	
	Wall Covering: Rake out, plaster and paint	44.16	27	1192.32	
		0	0	0	
	Total for Kitchen:			1826.97	
Family Room: with logburner	Ceiling: Rake out, plaster and paint	21.6	27	583.2	
	Wall Covering: Paint wall	46.08	19.45	896.256	
	Wall Covering: Rake out and stop	4	12	48	
		0	0	0	
	Total for Family Room:			1527.456	
Bedroom 1: Master	Ceiling: Rake out, plaster and paint	17.2	27	464.4	
	Ceiling: Remove, dispose, replace Gib, stop and undercoat	2.88	102	293.76	
	Wall Covering: Gap fill cracks	14	30	420	
	Wall Covering: Paint wall	44.64	19.45	868.248	
	Wall Covering: Rake out and stop	14	12	168	
	Door (Internal): Ease and repaint door	1	185	185	
	Door (Internal): Repaint total door surround	1	90	90	
	Total for Bedroom 1:			2489.408	
Bedroom 2: end of hall	Wall Cladding: Paint wall	37.92	19.45	737.544	
	Wall Cladding: Rake out and stop	15	12	180	
	Ceiling: Rake out, plaster and paint	15.58	27	420.66	
		0	0	0	
	Total for Bedroom 2:			1338.204	

Rooms	Description of Work/s	Room Size m ²	\$ Rate	Contractors Quote	SCOPE CHANGE
Bedroom 3: right hand of hall	Ceiling: Rake out, plaster and paint	18.3	27	✓ 494.1	
	Wall Covering: Paint wall	41.76	19.45	✓ 812.232	
	Wall Covering: Rake out and stop	8	12	✓ 96	
	Door (Internal): Repaint total door surround	1	90	✓ 90	
	Ceiling: Remove, dispose, replace Gib, stop and undercoat	6.5	102	✓ 0	663
	Ceiling: Refix gibboard	12	3.5	← 0	42
	Total for Bedroom 3:			1492.332	
Bedroom 4:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Bedroom 4:			0	
Bedroom 5:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Bedroom 5:			0	
Ensuite Bathroom:	Ceiling: Paint ceiling (paint down to freeze)	6.8	21	✓ 142.8	
	Ceiling: Rake out and stop	2	12	✓ 24	
	Door (Internal): Repaint total door surround	1	90	✓ 90	
		0	0	0	
	Total for Ensuite:			256.8	
Bathroom 1:	Bath: Replace silicon seal	2	12	✓ 24	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Bathroom 1:			24	
Bathroom 2:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Bathroom 2:			0	
Toilet 1:	Ceiling: Paint ceiling	1.6	21	✓ 33.6	
	Ceiling: Rake out and stop	1.6	12	✓ 19.2	
		0	0	0	
		0	0	0	
	Total for Toilet 1:			52.8	
Toilet 2:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Toilet 2:			0	
Office/Study:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Office/Study:			0	

Rooms	Description of Work/s	Room Size m ²	\$ Rate	Contractors Quote	SCOPE CHANGE
Rumpus:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Rumpus:			0	
Entry: hallway	Wall Covering: Paint wall	28.8	19.45	560.16	
	Wall Covering: Rake out and stop	4	12	48	
	Ceiling: Rake out, plaster and paint	5	27	135	
	Door (Internal): Ease and repaint door (hallway door)	1	185	185	
	Door (External): Ease and repaint door	1	210	210	no rate.
	Door (External): Gap fill and paint jambs/sills	6	12	72	check SEW
	Total for Entry:			1210.16	
Hallway: Rear	Wall Covering: Gap fill cracks	20	30	600	
	Wall Covering: Paint wall	35	19.45	680.75	
	Wall Covering: Rake out and stop	6	12	72	
	Ceiling: Paint ceiling	6.3	21	132.3	
	Ceiling: Rake out and stop	4	12	48	
	Door (Internal): Ease and repaint door	1	185	185	
	Total for Hallway:			1718.05	
Stairwell:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Stairwell:			0	
Laundry:	Door (External): Ease door	1	90	90	
	Door (Internal): Repaint total door surround	1	90	90	
		0	0	0	
		0	0	0	
	Total for Laundry:			180	
Garage:	Wall Covering: Paint wall	55.5	19.45	1079.475	
	Wall Covering: Rake out and stop	2	12	24	
	Ceiling: Rake out, plaster and paint	30.8	27	831.6	
	Garge Door: Fit new bottom door seal	1	300	300	check (win charge?)
	Total for Garage:			2235.075	
Conservatory:		0	0	0	
		0	0	0	
				0	
		0	0	0	
		0	0	0	
	Total for Conservatory:			0	
Other:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Other:			0	

Rooms	Description of Work/s	Room Size m ²	\$ Rate	Contractors Quote	SCOPE CHANGE
Roof:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Roof:			0	
External Walls: North	Wall Cladding: Grind out and remortar	2	30	60	
		0	0	0	
		0	0	0	
		0	0	0	
	Total External Walls North:			60	
External Walls: South	Wall Cladding: Grind out and remortar	2	30	60	
		0	0	0	
		0	0	0	
		0	0	0	
	Total External Walls South:			60	
External Walls: East	Wall Cladding: Grind out and remortar	2	30	60	
		0	0	0	
		0	0	0	
		0	0	0	
	Total External Walls East:			60	
External Walls: West	Wall Cladding: Grind out and remortar	1	30	30	
		0	0	0	
		0	0	0	
		0	0	0	
	Total External Walls West:			30	
Decks:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Decks:			0	
Chimney Base:		0	0	0	
		0	0	0	
		0	0	0	
	Total for Chimney Base:			0	
Chimney Cavity:		0	0	0	
		0	0	0	
		0	0	0	
	Total for Chimney Cavity:			0	
Chimney - above roof:		0	0	0	
		0	0	0	
		0	0	0	
	Total for Chimney above roof:			0	
Fireplace:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Fireplace:			0	
Foundation:		0	0	0	

Rooms	Description of Work/s	Room Size m ²	\$ Rate	Contractors Quote	SCOPE CHANGE
		0	0	0	
		0	0	0	
		0	0	0	
	Total for Foundation:			0	
Piling:		0	0	0	
		0	0	0	
		0	0	0	
	Total for Piling			0	
Service:					
	House Clean			178	
	Equipment hire			89	
		0	0	0	
Other Dwelling Items:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
Outbuildings:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
Land & Retaining Walls:		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
Floor Protection				89	
Rubbish Removal				111	
Project Manager				799	
Subtotal (excl. GST)				18,316.0	705.0
Add 15% GST				2,747.4	105.8
Total Incl. GST				21,063.4	810.8
Grand Total (excl. GST)				19,021.0	
Grand Total GST				2,853.2	
Grand Total incl. any Variation (Incl. GST)				21,874.2	

Rooms	Description of Work/s	Room Size m ²	\$ Rate	Contractors Quote	SCOPE CHANGE
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Contract Quotation

Address: 92 Roydon Drive, Templeton

Claim #: CLM/2011/007300

Buildtech
 RESTORATIONS LTD

Estimated Time of Completion: _____ (days)

Start:

Start Date: _____

Homeowner acknowledges the above list is the full scope of works based on EQCs assessment.

Homeowner

Signature (start): X _____ Homeowner Name: _____

Finish:

Finish Date: _____

Homeowner acknowledges the above list is the full scope of works based on EQCs assessment & has been completed to a satisfactory standard.

Homeowner

Signature (finish): X _____ Customer Name: _____

Contractors

Signature: X _____ Contractors Name: _____

Company: Buildtech Restorations Ltd

Works Order



To: Buildtech Restorations

Order Number **EQW 05577**

Please quote on all invoices,
correspondences etc

Accreditation no.:

EQRC 0897

PA code:

Authorised by:

M. Thompson

Date:

11/6/12

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
			E	

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
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11/001300	Garnett	92 Raddon Drive	19/02/11	10/12/12
16/017980				

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors
between the parties.

Works Order V2.0. 12/12/11

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

Contract: ANNETTE GARNETT

Claim Number: CLM/2011/007300

Location: 92 ROYDON DRIVE

End of Defects Liability period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

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

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

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

The certificate cannot be relied on for any other purpose.

Signed by/date: _____



02 AUG 2013

(Date signed)

MS-SF0702



CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/007300
 Customer/Authorised Representative: Annette Garnett
 Street Address: 92 Raydon Dr.
 Contractor: Buildtech

Description of Works

As per scope of Works and any variations

Defects

Nil.

Deferred Works

Nil.

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:

Stacy Basham
 Print Name

[Signature]
 Signature

31/8/2012
 Date

Owner/Agent Signature:

Annette Garnett
 Print Name

[Signature]
 Signature

31.8.2012
 Date

Fletcher Construction Company Ltd - EQR:

Rob Oskam
 Print Name

[Signature]
 Signature

31/08/2012
 Date

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

Contract: ~ 92 Roydon Drive
 Location: ~ Templeton
 Issued by
 Contractor: ~ Buildotech Restorations Ltd
 LBP Licence No ~

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

I M. Potts (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.

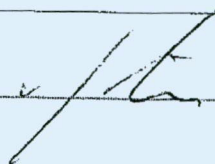
Description of the work covered by this statement:

Claim Number:

2011/007300

- As per EQC scope &
 variation works.

Signed by/date:

31/8/2012

(Date signed)

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011 007300

Property Address:

92 Roydon Drive
Templeton

Date

31/8/2012

Hub

Rolleston

Contracts Supervisor

Rob Oslam

Property Contact Name:

A. Garnett

Contractor Details

Buildtech Restorations Ltd

Accreditation No

EQRC0897

Contact details

Ph. (1)

03-366 6662

Ph. (2)

email

qs@buildtech.co.nz

Original Contract Value	(Ex GST)	\$	19,021.00
Variations	(Ex GST) (2)	\$	1,091.30
Final Contract Value	(Ex GST)	\$	20,112.30
Less Previous Payments	(Ex GST)	\$	0.00
GST Amount		\$	3,016.85
Amount for Final payment	(Including GST)	\$	23,129.15

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

Contract Start Date:

13/8/2012

Contract Finish Date:

31/8/2012

Signature of Contractor:		Date:	31/8/2012
Print Name	Phil Cooper		
Signature of Contracts Supervisor:		Date:	05/09/2012
Print Name	Rob Oslam		
Signature of Quantity Surveyor:		Date:	
Print Name			

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		
2011007300	92 ROYDON DRIVE, TEMPLETON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	Buildtech Restorations Limited (SC82)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	06-11-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	Philip Lever	F3 Completed Date:	07-11-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/007300 92 ROYDON DRIVE	E005	F3	0	18,316.00	18,316.00	0.00	705.00	705.00	0.00	19,021.00	19,021.00
Property Total			0	18,316.00	18,316.00	0.00	705.00	705.00	0.00	19,021.00	19,021.00

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/007300	92 ROYDON DRIVE	Substantive Works - Primary	Buildtech Restorations Limited (SC82)	COMPLETIONS	19,021.00	6	19,021.00	19,021.00
	Transmitted To Hub -> Claim File Review Complete		FILE NOW FINALISED -F3- IN PA. 11/11/14. STEPHANIE BOX					
Property Total					19,021.00	6	19,021.00	19,021.00

No Works Orders on this Property

Claims / Certs / Payables

SC82 Buildtech Restorations Limited									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/007300	Subst OB	Substantive Works	33	EQR\MarkTh	\$0.00	13-Sep-2012	\$18,316.00		
CLM/2011/007300	Subst BV	Scope Addition	33	EQR\MarkTh	\$0.00	13-Sep-2012	\$705.00		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/007300	Subst OB	Substantive Works	30	EQR\MarkTh	\$0.00	13-Sep-2012	\$18,316.00	inv1012	
CLM/2011/007300	Subst BV	Scope Addition	30	EQR\MarkTh	\$0.00	13-Sep-2012	\$705.00	inv1012	
SC82	Buildtech Restorations Limited Total						Claims	\$19,021.00	Certs \$19,021.00 Payables \$0.00
Property Total							Claims	\$19,021.00	Certs \$19,021.00 Payables \$0.00

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	
2011007300	92 ROYDON DRIVE, TEMPLETON		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	Buildtech Restorations Limited (SC82)		Property F2'd By:	Lorcan Grogan	F2 Completed Date: 06-11-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	Philip Lever	F3 Completed Date: 07-11-2014

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/007300	Defects Liability Certificate	Rolleston Hub	19/10/2013
CLM/2011/007300	Construction Completion Inspection	Rolleston Hub	19/10/2013
CLM/2011/007300	Defects Liability Certificate	Rolleston Hub	19/10/2013
CLM/2011/007300	Practical Completion Certificate (PCC)	Rolleston Hub	19/10/2013
CLM/2011/007300	Construction Completion Inspection	Rolleston Hub	19/10/2013
CLM/2011/007300	Final Account Agreement	Rolleston Hub	19/10/2013

Property Total Finalisation Documents Present: 6

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/007300	92 ROYDON DRIVE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SC82 Buildtech Restorations Limited	Accredited	EQRC0897	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

MS-SF0409



EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 007300

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS: 92 Raydon Drive

DATE 6/9/12

HUB Rolleston

PROPERTY CONTACT NAME: Annette Garnett

CONT. SUPERVISOR Rob Oskam

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR: Buildtech

SITE SUPERVISOR NAME: Stacy

CONTACT DETAILS: PH.

EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

As per Scope of works and any variations.
Decorating and minor veneer repair.

Accordingly I have determined that this work is exempted under Schedule 1(.....)of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name)..... **Date**.....
(provided to the property owner or his/her authorised agent on request only).

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

Note² Only work prescribed within Schedule 1(a- j) and (m & n)of the Building Act 2004 is recorded on this form.

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).