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Natural Hazards Commission
Toka Tū Ake

As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

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.

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC **Printed Date: 27-04-2018**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010076307	**24 BROAD STREET, SOUTHBRIDGE**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	12-02-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget Total OB	Original Budget Allocated	Original Budget Unallocated	Budget Variation Total BV	Budget Variation Allocated	Budget Variation Unallocated	Gross Claimed	Gross Certified
CLM/2012/043206 24 BROAD STREET	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLM/2011/203781 24 BROAD STREET	E011	F3	0	24,608.43	24,608.43	0.00	11,313.81	11,313.81	0.00	35,922.24	35,922.24
Property Total			**0**	**24,608.43**	**24,608.43**	**0.00**	**11,313.81**	**11,313.81**	**0.00**	**35,922.24**	**35,922.24**

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Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor / Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2012/043206	24 BROAD STREET	Clean Heat Prep Works - Primary	CLOSED OUT-Tony Smyth Builders Limited ****** (SE04)	NOT REQUIRED	4,875.00	0	0.00	0.00
	Allocated To Hub -> Not Required - Superseded		Quote received and approved by EQC - refer 2011 for complete clean heat details of job content - removal of chimney -see 2011/203781 in PA for budget allllocation					
CLM/2012/043206	24 BROAD STREET	Clean Heat Works - Install	<UNASSIGNED>	NOT REQUIRED	6,690.53	0	0.00	0.00
	Allocated To Hub -> Not Required - Superseded		Refer clm/2011/203781 for detail of job content and costings. Later budgets given back to 2011/203781					
CLM/2011/203781	24 BROAD STREET	Clean Heat Prep Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	1	1,008.35	1,008.35
	Allocated To Hub -> Not Required - Superseded		See clean heat tab which includes building work					
CLM/2011/203781	24 BROAD STREET	Clean Heat Works - Install	CLOSED OUT-4 Seasons Christchurch Limited ****** (S648)	COMPLETIONS	6,690.53	5	5,682.18	5,682.18
	Allocated To Hub -> Awaiting Claim File Review		Previous tabs under 2012/043206 have been superceded by this claim Inv Rec QS 15/10/12 JG s/o 22/11/12					
CLM/2011/203781	24 BROAD STREET	Clean Heat Prep Works - Primary	CLOSED OUT-Tony Smyth Builders Limited ****** (SE04)	COMPLETIONS	0.00	1	4,875.00	4,875.00
	Allocated To Hub -> Awaiting Claim File Review							
CLM/2011/203781	24 BROAD STREET	Substantive Works - Primary	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)	COMPLETIONS	24,389.23	9	24,009.48	24,009.48
	Transmitted To Hub -> Claim File Review Complete		15/10/12 - Sign off received + E3 sent.SCS app/to eqc 09/07/2012					
CLM/2011/203781	24 BROAD STREET	Emergency Works - Primary	CLOSED OUT-KTM Home Improvements Limited - Removed ****** (S229)	COMPLETIONS	0.00	1	347.23	347.23
	Allocated To Hub -> Awaiting Claim File Review		CREATED FOR PA MAPPING					
Property Total					**42,645.29**	**17**	**35,922.24**	**35,922.24**

No Works Orders on this Property

Claims / Certs / Payables

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC **Printed Date: 27-04-2018**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010076307	**24 BROAD STREET, SOUTHBRIDGE**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	12-02-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

S229 CLOSED OUT-KTM Home Improvements Limited - Removed ****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/203781	E5Emg BV	Emergency Under 2k (Delegated)	59	EQR\RichardJo	$0.00	14-Jun-2012	$347.23

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/203781	E5Emg BV	Emergency Under 2k (Delegated)	48	EQR\RichardJo	$0.00	14-Jun-2012	$347.23	14022011

S229 CLOSED OUT-KTM Home Improvements Limited - Removed **** Total** **Claims $347.23 Certs $347.23 Payables $0.00**

S648 CLOSED OUT-4 Seasons Christchurch Limited ****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/203781	CRP BWorks OB	CRP Building Works	20	EQR\RichardJo	$0.00	18-Oct-2012	$1,008.35
CLM/2011/203781	CRP Heat OB	CRP Heat Appliance	20	EQR\RichardJo	$0.00	18-Oct-2012	$1,367.65
CLM/2011/203781	CRP Heat BV	CleanHeat Over (Delegated)	20	EQR\RichardJo	$0.00	18-Oct-2012	$4,314.53

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/203781	CRP BWorks OB	CRP Building Works	18	EQR\RichardJo	$0.00	18-Oct-2012	$1,008.35	i000087
CLM/2011/203781	CRP Heat OB	CRP Heat Appliance	18	EQR\RichardJo	$0.00	18-Oct-2012	$1,367.65	i000087
CLM/2011/203781	CRP Heat BV	CleanHeat Over (Delegated)	18	EQR\RichardJo	$0.00	18-Oct-2012	$4,314.53	i000087

S648 CLOSED OUT-4 Seasons Christchurch Limited **** Total** **Claims $6,690.53 Certs $6,690.53 Payables $0.00**

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Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	12-02-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

SA76 CLOSED OUT-Penny Homes (Christchurch) Limited

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/203781	Subst OB	Substantive Works	45	EQR\RichardJo	$0.00	18-Oct-2012	$22,772.43
CLM/2011/203781	Subst BV	Scope Addition	45	EQR\RichardJo	$0.00	18-Oct-2012	$1,616.80
CLM/2011/203781	Subst BV	Variation	45	EQR\RichardJo	$0.00	18-Oct-2012	$160.25
CLM/2011/203781	Subst OB	Substantive Works	45	EQR\RichardJo	$0.00	18-Oct-2012	-$540.00

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/203781	Subst OB	Substantive Works	37	EQR\RichardJo	$0.00	18-Oct-2012	$22,772.43	5170
CLM/2011/203781	Subst BV	Scope Addition	37	EQR\RichardJo	$0.00	18-Oct-2012	$1,616.80	5170
CLM/2011/203781	Subst BV	Variation	37	EQR\RichardJo	$0.00	18-Oct-2012	$160.25	5170
CLM/2011/203781	Subst OB	Substantive Works	37	EQR\RichardJo	$0.00	18-Oct-2012	-$540.00	5170

SA76 CLOSED OUT-Penny Homes (Christchurch) Limited Total **Claims $24,009.48 Certs $24,009.48 Payables $0.00**

SE04 CLOSED OUT-Tony Smyth Builders Limited **** **

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/203781	CRP BWorks BV	CRP Building Works	8	EQR\RichardJo	$0.00	06-Sep-2012	$4,875.00

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/203781	CRP BWorks BV	CRP Building Works	7	EQR\RichardJo	$0.00	06-Sep-2012	$4,875.00	02/09/2012

SE04 CLOSED OUT-Tony Smyth Builders Limited **** Total** **Claims $4,875.00 Certs $4,875.00 Payables $0.00**

Property Total **Claims $35,922.24 Certs $35,922.24 Payables $0.00**

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: 27-04-2018**

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Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	12-02-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/203781	Practical Completion Certificate (PCC)	Lincoln Hub	31/08/2014
CLM/2011/203781	Defects Liability Certificate	Lincoln Hub	11/06/2014
CLM/2011/203781	Final Account Agreement	Lincoln Hub	31/08/2014
CLM/2011/203781	Final Account Agreement		25/08/2015
CLM/2011/203781	Defects Liability Certificate	Lincoln Hub	09/05/2014
CLM/2011/203781	Defects Liability Certificate	Lincoln Hub	31/08/2014
CLM/2011/203781	Construction Completion Inspection	Lincoln Hub	31/08/2014

Property Total **Finalisation Documents Present: 7**

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2012/043206	24 BROAD STREET	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/203781	24 BROAD STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 2**

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC **Printed Date: 27-04-2018**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010076307	**24 BROAD STREET, SOUTHBRIDGE**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	12-02-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Contractors

Contractor		Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S229	CLOSED OUT-KTM Home Improvements Limited - Removed ******	Rationalised	EQRC0289	Main Contractor	Emergency Works
SA76	CLOSED OUT-Penny Homes (Christchurch) Limited	Accredited	EQRC0804	Main Contractor	Substantive Works
S648	CLOSED OUT-4 Seasons Christchurch Limited ******	Accredited	Heating	Heating Contractor	Clean Heat Works
SE04	CLOSED OUT-Tony Smyth Builders Limited ******	No longer wishes to work	EQRC1283	Main Contractor	Clean Heat Prep Works

Property Total **Number of Contractors: 4**

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Scope of Works

CLM/2011/203781

EARTHQUAKE COMMISSION
KŌMIHANA RŪWHENUA

Customer: SUE PHILPOTT

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 24 BROAD STREET, SOUTHBRIDGE 7602 on 15/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1858.00 m2)		
Land (Under dwelling - Soil - 165.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 35.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 35.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North wall-ground)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 22.25 m2)	Cracking	Gap fill and paint	22.25 m2
Wall framing (Timber Frame - Timber - 21.36 m2)	No Earthquake Damage		

Elevation (East wall-ground)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 33.50 m2)	Cracking	Gap fill and paint	33.50 m2
Wall framing (Timber Frame - Timber - 32.16 m2)	No Earthquake Damage		

Elevation (South wall-ground)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 22.25 m2)	Cracking	Gap fill and paint	22.25 m2
Wall framing (Timber Frame - Timber - 21.36 m2)	No Earthquake Damage		

Elevation (west wall-ground)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 33.50 m2)	Cracking	Gap fill and paint	33.50 m2
Wall framing (Timber Frame - Timber - 32.16 m2)	No Earthquake Damage		

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Elevation (North- level 1)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 10.08 m2)	Cracking	Gap fill and paint	10.08 m2
Wall framing (Timber Frame - Timber - 13.23 m2)	No Earthquake Damage		

Elevation (East wall- level 1)

Element	Damage	Repair
No Damage		

Elevation (South wall- level 1)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 10.08 m2)	Cracking	Gap fill and paint	10.08 m2
Wall framing (Timber Frame - Timber - 13.23 m2)	No Earthquake Damage		

Elevation (west wall- level 1)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 13.44 m2)	Cracking	Gap fill and paint	13.44 m2
Wall framing (Timber Frame - Timber - 17.64 m2)	No Earthquake Damage		

Roof (Iron)

Element	Damage	Repair
No Damage		

Foundations (Pile & concrete corners)

Element	Damage	Repair
No Damage		

Chimney (Exterior) (East side)

Element	Damage	Repair
One story chimney (Single Pot - Brick - 1.00 item)	Loose chimney	Strip to roof level and re-build

Interior

Ground Floor - Lounge

Room Size: 3.80 x 4.20 = 15.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet (Southeast)

Room Size: 0.80 x 1.40 = 1.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom (South)

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Room Size: 2.00 x 2.80 = 5.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Cast iron - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.60 m2)	Cosmetic Damage	Rake out, plaster and paint	5.60 m2
Door (Internal) (Single Hollow Core - Glass - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 5.60 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Base stainless - 1.00 m2)	No Earthquake Damage		
Wall covering (Gib - Other - 23.04 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry (Rear includes laundry and hallway to bedrooms)

Room Size: 1.00 x 6.10 = 6.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Southwest)

Room Size: 3.00 x 3.70 = 11.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 11.10 m2)	Cosmetic Damage	Gap fill and paint	11.10 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 11.10 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 32.16 m2)	Cosmetic damage	Remove, dispose and replace lining paper	32.16 m2
	Cosmetic damage	Paint wall	32.16 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (West)

Room Size: 3.00 x 3.60 = 10.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 10.80 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.80 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 31.68 m2)	Cosmetic damage	Remove, dispose and replace lining paper	7.20 m2
	Cosmetic damage	Paint wall	31.68 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen (& Dining area)

Room Size: 3.10 x 10.00 = 31.00 (length(m) x width(m) = Area Size(m2))

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Stud Height: 2.90 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 31.00 m2)	Cosmetic Damage	Gap fill and paint	31.00 m2
Door (Internal) (Glass panel door - Timber - 2.00 No of)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 31.00 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		
Trim (Other - Timber - 2.50 l/m)	Impact damage	Re- fix mantle piece to wall	
Wall covering (Gib - Paint - 75.98 m2)	Cosmetic damage	Rake out, plaster and paint	75.98 m2
Window (Aluminium Awning - Pane single glazed - 3.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 4.00 l/m)	No Earthquake Damage		

Ground Floor - Stairwell (& landing)

Room Size: 0.70 x 5.30 = 3.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (South)

Room Size: 3.60 x 3.90 = 14.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (North)

Room Size: 3.80 x 3.80 = 14.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.44 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 14.44 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.48 m2)	Cosmetic damage	Rake out, plaster and paint	29.64 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Garage

Exterior

Elevation (North wall)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 16.80 m2)	Cracking	Gap fill and paint	16.79 m2
Wall framing (Timber Frame - Timber - 13.20 m2)	No Earthquake Damage		

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Elevation (East wall)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 16.06 m2)	Cracking	Gap fill and paint	16.06 m2
Wall framing (Timber Frame - Timber - 16.06 m2)	No Earthquake Damage		

Elevation (South wall)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 18.00 m2)	Cracking	Gap fill and paint	18.00 m2
Wall framing (Timber Frame - Timber - 13.20 m2)	No Earthquake Damage		

Elevation (West wall)

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 16.06 m2)	Cracking	Gap fill and paint	16.06 m2
Wall framing (Timber Frame - Timber - 16.06 m2)	No Earthquake Damage		

Roof (Iron)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 43.80 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm)	4.50 l/m

Interior

Ground Floor - Internal Garage

Room Size: 5.80 x 7.10 = 41.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
No Damage		

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

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

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EQC Full Assessment Report

Claim Number:	CLM/2011/203781	**Assessment Date:**	15/10/2011 12:45
Claimant:	SUE PHILPOTT	**Assessor:**	Carlton, Steve
Property Address:	24 BROAD STREET SOUTHBRIDGE 7602	**Estimator:**	Burrows, Rod

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	SUE, PHILPOTT	[redacted]			

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	[redacted]	Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
BANK OF NEW ZEALAND

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: No hazards

DWELLING HABITABLE

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	2	Standard	1961 - 1980	Rectangular	117.38
Garage	1	Standard	1961 - 1980	Rectangular	41.83

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Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (North wall-ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	22.25 m2	38.00	845.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies cladding

Elevation (East wall-ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	33.50 m2	38.00	1,273.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (South wall-ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	22.25 m2	38.00	845.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (west wall-ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	33.50 m2	38.00	1,273.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (North- level 1)

Damage: Earthquake damage

Require Scaffolding? Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			

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Wall Cladding	Cement Board	Plaster	Gap fill and paint	10.08 m2	38.00	383.04
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (East wall- level 1)

Damage: No damage

Require Scaffolding? No

General Comments: Part of roof / wall does not exist

Elevation (South wall- level 1)

Damage: Earthquake damage

Require Scaffolding? Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	10.08 m2	38.00	383.04
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (west wall- level 1)

Damage: Earthquake damage

Require Scaffolding? Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	13.44 m2	38.00	510.72
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Roof (Iron)

Damage: No damage

Require Scaffolding? No

General Comments: corrugated iron roof

Foundations (Pile & concrete corners)

Damage: No damage

Require Scaffolding? No

General Comments:

Chimney (Exterior) (East side)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
One story chimney	Single Pot	Brick	Loose chimney			
			Strip to roof level and re-build	2000.00 $	0.00	2,000.00

General Comments: chimney loose

Ground Floor - Lounge

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Toilet (Southeast)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bathroom (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Cast iron	Standard specification	No Earthquake Damage			

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Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.60 m2	27.00	151.20
Door (Internal)	Single Hollow Core	Glass	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Wall covering	Gib	Other	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: cracked ceiling outside shower box

Ground Floor - Entry (Rear includes laundry and hallway to bedrooms)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Southwest)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Gap fill and paint	11.10 m2	28.25	313.58
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	32.16 m2	30.00	964.80
			Cosmetic damage			
			Paint wall	32.16 m2	24.00	771.84
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: cracking top right door on east wall, cracking top right window on west wall, cracking top right door frame on north wall, gap fill paint ceiling (around beams)

Ground Floor - Bedroom (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	7.20 m2	30.00	216.00
			Cosmetic damage			
			Paint wall	31.68 m2	24.00	760.32
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: crack to south wall top right door (only replace lining paper that wall)

Ground Floor - Kitchen (& Dining area)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Gap fill and paint	31.00 m2	28.25	875.75
Door (Internal)	Glass panel door	Timber	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			

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Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Trim	Other	Timber	Impact damage			
			Re- fix mantle piece to wall	50.00 $	0.00	50.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	75.98 m2	27.00	2,051.46
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Cracks to walls around windows and cracking around ceiling beams

Ground Floor - Stairwell (& landing)

Damage: No damage

Require Scaffolding? No

General Comments: Carpet to floor, paint and wallpaper to walls, stairs-4.8 m with timber handrails. Painted ceiling

First Floor - Bedroom (South)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (North)

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	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	29.64 m2	27.00	800.28
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: shaped room with various angles and heights to ceiling and walls. Painted lining paper ceiling and walls (which are wallpapered up to 0.84m) carpeted chipboard floor, aluminium awning windows. Damage to open ceiling combined walls average 2.6 high

Garage

Exterior

Elevation (North wall)

Damage: Earthquake damage

Require Scaffolding? Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	16.79 m2	38.00	638.02
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies, plus gable end

Elevation (East wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	16.06 m2	38.00	610.28
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (South wall)

Damage: Earthquake damage

Require Scaffolding? Yes

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Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	18.00 m2	38.00	684.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Elevation (West wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Gap fill and paint	16.06 m2	38.00	610.28
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: cracks to textured hardies

Roof (Iron)

Damage: No damage

Require Scaffolding? No

General Comments: corrugated iron roof

Foundations (Concrete slab)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (up to 5mm)	4.50 l/m	60.00	270.00

General Comments: cracks to garage floor

Ground Floor - Internal Garage

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Weekly Rental	2.00	400.00
Contents movement fee	1.00	1,353.22
Cherry picker fee	1.00	350.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Weekly Rental	2.00	400.00
Scaffold - Weekly Rental	2.00	400.00
Scaffold - Weekly Rental	2.00	400.00

Overheads

Name	Estimate
Preliminary and general	1,382.53
Margin	2,930.74
GST	4,835.71

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Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Chimney (Exterior) (East side)	2,000.00
	Elevation (East wall- level 1)	0.00
	Elevation (East wall-ground)	1,273.00
	Roof (Iron)	0.00
	Elevation (North- level 1)	383.04
	Elevation (North wall-ground)	845.50
	Foundations (Pile & concrete corners)	0.00
	Elevation (South wall- level 1)	383.04
	Elevation (South wall-ground)	845.50
	Elevation (west wall- level 1)	510.72
	Elevation (west wall-ground)	1,273.00
		7,513.80

Floor	Description	Estimate
First Floor	Bedroom (North)	800.28
	Bedroom (South)	0.00
		800.28
Ground Floor	Bathroom (South)	151.20
	Bedroom (Southwest)	2,050.22
	Bedroom (West)	976.32
	Entry (Rear includes laundry and hallway to bedrooms)	0.00
	Kitchen (& Dining area)	2,977.21
	Lounge	0.00
	Stairwell (& landing)	0.00
	Toilet (Southeast)	0.00
		6,154.95
		6,955.23

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	270.00
	Elevation (East wall)	610.28
	Roof (Iron)	0.00
	Elevation (North wall)	638.02
	Elevation (South wall)	684.00
	Elevation (West wall)	610.28
		2,812.58

Floor	Description	Estimate
Ground Floor	Internal Garage	0.00
		0.00
		0.00

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Fees

Description	Estimate
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Weekly Rental	400.00
Contents movement fee	1,353.22
Cherry picker fee	350.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Weekly Rental	400.00
Scaffold - Weekly Rental	400.00
Scaffold - Weekly Rental	400.00
	10,643.22

Overheads

Description	Estimate
Preliminary and general	1,382.53
Margin	2,930.74
GST	4,835.71
	9,148.98

Total Estimate	37,073.80

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Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/076307

File Notes

Date Created: 15/10/2011 11:20
Created : Carlton, Steve
Subject: Description
Note: Two storey four bedroom dwelling built late 1970s stippled Hardie type cladding and colorsteel roof, with separate garage - minor damage in September (Claim 2010/076307) but majority occurred June 2011 per this claim.
Next Action:

Date Created: 25/03/2012 02:44
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 25/03/2012
Note: COMET sent to EQR on 25/03/2012
Next Action:

Urgent Works Items

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COPY

Scoped - Penny Homes - AQ - Photos

EQC Claim Assessment

Address	24 BROAD STREET, SOUTHBRIDGE, 7602	**EQC Claim Number**	CLM/2011/203781
Hazards	No hazards	**EQC Assessor (L,F)**	Carlton, Steve
	DWELLING HABITABLE		
Inspection Date	15-Oct-2011 **Placard** No Sticker	**EQC Estimator (L,F)**	Burrows, Rod

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
PHILPOTT SUE	[redacted]			

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	35 m
Sewerage	Town Connection, PVC Pipe	35 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	1858 m2
Land	Under dwelling, Soil	165 m2

MAIN BUILDING **Age** 1961 - 1980 **Area** 117.4m2 **Footprint** Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall-ground)		
Wall framing	Timber Frame, Timber (21.36 m2)	
Wall cladding	Cement Board, Plaster (22.25 m2)	
	Cracking	
	Gap fill and paint	22.25 m2

Comments: cracks to textured hardies cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall-ground)		
Wall framing	Timber Frame, Timber (32.16 m2)	
Wall cladding	Cement Board, Plaster (33.50 m2)	
	Cracking	
	Gap fill and paint	33.5 m2

Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall-ground)		
Wall framing	Timber Frame, Timber (21.36 m2)	
Wall cladding	Cement Board, Plaster (22.25 m2)	
	Cracking	
	Gap fill and paint	22.25 m2

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Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Elevation (west wall-ground)		
Wall framing	Timber Frame, Timber (32.16 m2)	
Wall cladding	Cement Board, Plaster (33.50 m2)	
	Cracking	
	Gap fill and paint	33.5 m2

Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Elevation (North- level 1)		
Wall framing	Timber Frame, Timber (13.23 m2)	
Wall cladding	Cement Board, Plaster (10.08 m2)	
	Cracking	
	Gap fill and paint	10.08 m2

Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall- level 1)		

Comments: Part of roof / wall does not exist

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall- level 1)		
Wall framing	Timber Frame, Timber (13.23 m2)	
Wall cladding	Cement Board, Plaster (10.08 m2)	
	Cracking	
	Gap fill and paint	10.08 m2

Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Elevation (west wall- level 1)		
Wall framing	Timber Frame, Timber (17.64 m2)	
Wall cladding	Cement Board, Plaster (13.44 m2)	
	Cracking	
	Gap fill and paint	13.44 m2

Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Foundations (Pile & concrete corners)		

Element	Description / Damage / Repair Strategy	Measure
Roof (Iron)		

Comments: corrugated iron roof

Element	Description / Damage / Repair Strategy	Measure
Chimney (Exterior) (East side)		
One story chimney	Single Pot, Brick (1.00 Item)	
	Loose chimney	
	Strip to roof level and re-build	2000 Sum

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EQC Claim Number CLM/2011/203781

Comments: chimney loose

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Lounge (L=4.2m W=3.8m H=2.4m)		
Room - Additional Notes:	~~Cracks to walls = plaster and paint. - 1 small ugly.~~ ≈ 24m2	
Toilet Southeast (L=1.4m W=0.8m H=2.4m)		
Room - Additional Notes:		
Bathroom South (L=2.8m W=2.0m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Bath	Cast iron, Standard specification (1.00 Item)	
Floor	Chipboard, Vinyl (5.60 m2)	
Shower	Cubical shower unit, Base stainless (1.00 m2)	
Wall covering	Gib, Other (23.04 m2)	
Ceiling	Gib, Paint (5.60 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	5.6 m2
Door (Internal)	Single Hollow Core, Glass (1.00 No of)	
Room - Comments:	cracked ceiling outside shower box	
Room - Additional Notes:		
Entry Rear includes laundry and hallway to bedrooms (L=6.1m W=1.0m H=2.4m)		
Room - Additional Notes:		
Bedroom Southwest (L=3.7m W=3.0m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (11.10 m2)	
Wall covering	Gib, Lining paper / paint (32.16 m2)	
	Cosmetic damage	
	Paint wall	32.16 m2
	Remove, dispose and replace lining paper	32.16 m2
Ceiling	Gib, Stipple (11.10 m2)	
	Cosmetic Damage	
	Gap fill and paint	11.1 m2
Door (External)	Single glass door, Timber (1.00 Item)	
Door (Internal)	Single Solid Core, Timber (1.00 No of)	

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Room - Comments: cracking top right door on east wall, cracking top right window on west wall, cracking top right door frame on north wall, gap fill paint ceiling (around beams)

Room - Additional Notes:

Bedroom West (L=3.6m W=3.0m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (10.80 m2)	
Ceiling	Gib, Stipple (10.80 m2)	
Wall covering	Gib, Lining paper / paint (31.68 m2)	
	Cosmetic damage	
	Paint wall	31.68 m2
	Remove, dispose and replace lining paper	31.68 ~~7.2~~ m2
Door (Internal)	Single Solid Core, Timber (1.00 No of)	

Room - Comments: crack to south wall top right door (only replace lining paper that wall)

Room - Additional Notes:

Kitchen & Dining area (L=10.0m W=3.1m H=2.9m)

Window	Aluminium Awning, Pane single glazed (3.00 No of)	
Floor	Chipboard, Vinyl (31.00 m2)	
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (75.98 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	75.98 m2
Ceiling	Gib, Stipple (31.00 m2)	
	Cosmetic Damage	
	Gap fill and paint	31 m2
Door (Internal)	Glass panel door, Timber (2.00 No of)	
Work top	Kitchen work top, Laminate (4.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Trim	Other, Timber (2.50 m)	
	Impact damage	
	Re- fix mantle piece to wall	50 Sum
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (Internal)	Single Solid Core, Timber (1.00 No of)	

Room - Comments: Cracks to walls around windows and cracking around ceiling beams

Room - Additional Notes:

Stairwell & landing (L=5.3m W=0.7m H=2.6m)

Room - Comments: Carpet to floor, paint and wallpaper to walls, stairs-4.8 m with timber handrails. Painted ceiling

Room - Additional Notes:

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EQC Claim Number CLM/2011/203781

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom South (L=3.9m W=3.6m H=2.1m)		
Room - Additional Notes:		
Bedroom North (L=3.8m W=3.8m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (14.44 m2)	
Wall covering	Gib, Paint (36.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	29.64 m2
Ceiling	Gib, Paint (14.44 m2)	
Door (Internal)	Single Solid Core, Timber (1.00 No of)	
Room - Comments:	shaped room with various angles and heights to ceiling and walls. Painted lining paper ceiling and walls (which are wallpapered up to 0.84m) carpeted chipboard floor, aluminium awning windows. Damage to open ceiling combined walls average 2.6 high	
Room - Additional Notes:		

GARAGE **Age** 1961 - 1980 **Area** 41.8m2 **Footprint** Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall)		
Wall framing	Timber Frame, Timber (13.20 m2)	
Wall cladding	Cement Board, Plaster (16.80 m2)	
	Cracking	
fill cracks 7-3m.	Gap fill and paint	16.79 m2
Comments:	cracks to textured hardies, plus gable end	

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall)		
Wall framing	Timber Frame, Timber (16.06 m2)	
Wall cladding	Cement Board, Plaster (16.06 m2)	
	Cracking	
3.6m to fill.	Gap fill and paint	16.06 m2
Comments:	cracks to textured hardies	

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall)		
Wall framing	Timber Frame, Timber (13.20 m2)	
Wall cladding	Cement Board, Plaster (18.00 m2)	
	Cracking	
cracks to fill 18m.	Gap fill and paint	18 m2
Comments:	cracks to textured hardies	

Element	Description / Damage / Repair Strategy	Measure

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Elevation (West wall)

Wall framing	Timber Frame, Timber (16.06 m2)		
Wall cladding	Cement Board, Plaster (16.06 m2)		
24 RM cracks.	Cracking		
	Gap fill and paint		16.06 m2

Comments: cracks to textured hardies

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete slab)		
Slab foundation	Concrete Slab, Concrete (43.80 m2)	
	Cosmetic cracking	
	Grind out and epoxy fill (up to 5mm)	4.5 m

Comments: cracks to garage floor

Element	Description / Damage / Repair Strategy	Measure
Roof (Iron)		

Comments: corrugated iron roof

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Internal Garage (L=7.1m W=5.8m H=2.2m)		

Room - Additional Notes:

End Of Assessment

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Scope Change Summary - MS-SF0405

Fletcher

Claim Number	2011/203781	Contractor Name	Penney Homes
Customer Name		Supervisor	3C
Main Contact		Date	28/5/17
Property Address	24 Broad St	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.

Alternative Repair Strategy	Additional Damage	Non-Earthquake Damage	Room (Dimensions)	Walls	Ceiling	Floor	Changes to original EQC scope	E.Q.C Approval
✓			Exterior Ground floor and 1st floor	✓			N/S/E/W = scaffold / edge protection.	
	✓		Lounge 4.7x3.8x2.4	✓			Plaster and paint = 24m2.	
✓			Bedroom 3.6x3.0x2.4	✓			remove/replace lining paper 31.68	ENTERED
✓			Garage North	✓			Roll cracks = 7.2m	Accept 30.5.17
✓			Garage South	✓			" " = 10m	
✓			Garage East	✓			" " = 3.6m	
✓			Garage west.	✓			" " = 2.4m	

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 3C Date: 28/5/17 Signature 3C.

Name of EQC Representative _____ Date: _____ Signature _____

Role _____

Key					
		SC	Scope Change		
		ARM	Alternative to EQC Repair Strategy		

Released under the Official Information Act 1982

Scope Change Summary

Claim No:	2011/203781	Penny Homes Chch EQRC 0804	
Claimant:	Philpott, Sue	PO Box 10-141, Christchurch 8145	
Property Address:	24 Broad St	Ph 03 366 5559	
		Michael or Paul	
Claimant Phone:	[redacted]	EQR Supervisor:	Justin Chamberlain
Date:	25/06/2012	EQR Hub	Lincoln

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Room:	Walls	Ceiling	Floor	Minor Amendments to Scope	Major Amendments to Scope
GGE East	✓			grind & MS sealant fill cracks	
GGE Nth	✓			grind & MS sealant fill cracks	
GGE Sth	✓			grind & MS sealant fill cracks	
GGE West	✓			grind & MS sealant fill cracks	
Lounge	✓			fill, sand & paint walls	

Released under the Official Information Act 1982

under TA-saved.

26 JUN 2012

Contract Quotation

Claim No:	2011/203781	Penny Homes Christchurch EQRC 0804	
Claimant:	Philpott, Sue	PO Box 10-141 Christchurch, 8145	
Property Address:	24 Broad St	Ph 03 366 5559	
Claimant Phone:	[redacted]	EQR Supervisor:	Justin Chamberlain
Date:	Monday, 25 June 2012	EQR Hub	Lincoln

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Rooms	Description of Work	Qty	Rate	Subtotal	Contractors Quote	Scope Change Quote
Bathroom 1	Ceiling: rake, plaster & paint ceiling **Total Scope of Bathroom 1:**	5.6	$27.00	$151.20	**$151.20**	
Bedroom - Master North	Walls: rake, plaster & paint walls **Total Scope of Bedroom - Master:**	30	$26.00	$769.60	**$769.60**	
Bedroom 1 Sth West	Walls: remove, replace lining paper & paint walls	32	$54.00	$1,736.64		
	Ceiling: fill, sand & paint ceiling	11	$28.00	$310.80		
	Total Scope of Bedroom 1:				**$2,047.44**	
Bedroom 2 West	Walls: remove, replace lining paper & paint walls	32	$54.00	$1,710.72		
	Total Scope of Bedroom 2:				**$1,710.72**	
Chimney	Sundry: Labour & materials - to strip & rebuild to roof level **Total Scope of Chimney:**	1	$2,000.00	$2,000.00	To be completed By Others **$2,000.00**	
East Elevation	Exterior: gap fill & paint **Total Scope of East Elevation:**	34	$38.00	$1,273.00	**$1,273.00**	
Garage	Floor: grind & epoxy cracks to floor **Total Scope of Garage:**	4.5	$120.00	$540.00	**$540.00**	
GGE East	Exterior: gap fill & paint **Total Scope of GGE East:**	16	$38.00	$611.80	**$611.80**	
	Scope Change to Exterior: grind & MS sealant fill cracks	3.6	$25.00	$90.00		$90.00
GGE Nth	Exterior: gap fill & paint **Total Scope of GGE Nth:**	17	$38.00	$638.40	**$638.40**	
	Scope Change to Exterior: grind & MS sealant fill cracks	7.2	$25.00	$180.00		$180.00
GGE Sth	Exterior: gap fill & paint **Total Scope of GGE Sth:**	18	$38.00	$684.00	**$684.00**	
	Scope Change to Exterior: grind & MS sealant fill cracks	10	$25.00	$250.00		$250.00

ENTERED

Quotation outlines - w/o - EQ0 05755
TH complete EQC verified
11/07/12

Released under the Official Information Act 1982

Contract Quotation

Claim No:	2011/203781	Penny Homes Christchurch EQRC 0804				
Claimant:	Philpott, Sue	PO Box 10-141 Christchurch, 8145				
Property Address:	24 Broad St	Ph 03 366 5559				
GGE West	Exterior: gap fill & paint	16	$38.00	$608.00		
	Total Scope of GGE West:				**$608.00**	
	Scope Change to Exterior: grind & MS sealant fill cracks	2.4	$25.00	$60.00		$60.00
Kitchen	Walls: rake, plaster & paint walls	76	$26.00	$1,975.48		
	Trim: refix trims - Mantle	6	$9.00	$54.00		
	Ceiling: fill, sand & paint ceiling	31	$28.00	$868.00		
	Total Scope of Kitchen:				**$2,897.48**	
Lounge	Scope Change to Walls: fill, sand & paint walls	38	$27.00	$1,036.80		$1,036.80
North Elevation	Exterior: gap fill & paint	23	$38.00	$855.00		
	Total Scope of North Elevation:				**$855.00**	
South Elevation	Exterior: gap fill & paint	23	$38.00	$855.00		
	Total Scope of South Elevation:				**$855.00**	
Upper North Elevation	Exterior: gap fill & paint	10	$38.00	$383.80		
	Total Scope of Upper North Elevation:				**$383.80**	
Upper South Elevation	Exterior: gap fill & paint	10	$38.00	$383.80		
	Total Scope of Upper South Elevation:				**$383.80**	
Upper West Elevation	Exterior: gap fill & paint	14	$38.00	$513.00		
	Total Scope of Upper West Elevation:				**$513.00**	
West Elevation	Exterior: gap fill & paint	34	$38.00	$1,273.00		
	Total Scope of West Elevation:				**$1,273.00**	
P&G	**Total Preliminary and General Costs:** Subcontractor Travel $561.60 Skip Bins & Rubbish removal $490.59 Flooring protection $170.00 Scaffold $3645 Dump fees - hardfill / tonne $432.00 Cleaning $378.00				**$5,677.19**	
PM	**Contractor Management Fee**				**$900.00**	
	Total Excluding GST (Excludes Chimney Works)				~~$24,772.43~~ $22,772.43	$1,616.80
	GST at 15%				$3,715.86	$242.52
	Total Including GST Total = $24,389.23				**$28,488.29**	**$1,859.32**

Released under the Official Information Act 1982

Contract Quotation

Claim No:	2011/203781	Penny Homes Christchurch EQRC 0804
Claimant:	Philpott, Sue	PO Box 10-141 Christchurch, 8145
Property Address:	24 Broad St	Ph 03 366 5559

Grand Total with Scope Changes Excl GST	**$26,389.23**
Grand Total with Scope Changes Incl GST	**$30,347.61**

Estimated time of completion:

# of Working Days: 35

Start Date:

Finish Date:

Contractors Signature:

Tags	Tag Details
General	No allowance to repair non-compliant pre-existing work

Released under the Official Information Act 1982

Tony Smyth Builders Ltd

15 AUG 2012

13th August 2012

Quote for Lincoln Hub

Ref: CLM / 2012 / 043206
24 Broad Street, Southbridge

Demolish chimney to roof level
Relocate Sky dish so new iron can be installed
Remove cupboard for plumber to disconnect wetback and remove firebox
Remove fire surround
Tiling - for a raised hearth that flows into the fire cavity and tiling the face of the fireplace, includes trin
Replacement of existing cupboard

Scaffold	$ 850.00
Tiles	$ 760.00
Replace roof iron	$ 350.00
Relocate Sky dish	$ 80.00
Dump Fee	$ 150.00
Project Management Fee (9 hours x $45/hr)	~~$405.00~~ 405.00
Labour: 48 hours x $45.00	$2160.00
Mileage	$ 120.00
No allowance for painting and gibstopping	
Sub Total	$4875.00
GST	$ 731.25
Total:	**$5606.25**

Regards

Tony Smyth
Director

Authorised - w/o EQW - 05753. 17/08/12.

APPROVED

14/8/12

EQC 1202

1 Stables Drive, Lincoln 7608
Mobile (0275) 900-101
Email: smythfamily@clear.net.nz

RECEIVED

Released under the Official Information Act 1982

RECEIVED 14/6/12 RJ.

EQC - 05805.
R Johnson.
Lincoln Hub.
15/06/12.

Quote

Quote No	**Q000151/1**
Job No.	J000138
Date	30 May 2012
Valid To	27 June 2012

4 Seasons Home and Leisure
Tower Junction Mega Centre
Shop 6
Blenheim Road
Christchurch 8011
cliff@4seasonschch.co.nz

GST Number: 097-557-047

EQR Hub 9 Lincoln
3 Springs Rd
Lincoln University
Christchurch
7647

2011/203781

Sue Phillpott 24 Broad St Southbridge clm2012/043206

Costs

Description	Quantity	Rate	Amount
Flue shield	1.00	157.39	157.39
Osburn 1600 wet	1.00	2,725.22	2,725.22
Plumbing	1.00	550.00	550.00
Selwyn free standing permit	1.00	304.35	304.35
Temp Valve	1.00	425.22	425.22
Install single free standing flue	1.00	1,520.00	1,520.00
Building works as per attached varation	1.00	1,008.35	1,008.35
		Sub Total	6,690.53
		GST	1,003.57
		Total	**7,694.10**

5682.18

✓ RCM.

by Works $1008.35

EQC budget $1000.00

All works to be completed under 2011/203781

Released under the Official Information Act 1982

Works Order

Fletcher

To: Tony Smyth Builders Ltd

SMYTHFAMILY@CLEAR.NET.NZ.

Order Number EQW 05753

Please quote on all invoices, correspondences etc

Accreditation no.: EQRC 2483. PA code: SE04

Authorised by: R Johnson. Date:

[redacted]

10.	2011/203781	24 Broad St, Cheat Repl.	4875.00	17/05	
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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

Released under the Official Information Act 1982

Works Order

Fletcher

To: Penrith Homes

Order Number EQW 05755

Please quote on all invoices, correspondences etc

Accreditation no.: EQRC 0882. PA code: SH76.

[redacted]

*13.	2011/203781	24 Broad Street	c/w	$24,389.23 (Revised)	11/07/12.

[redacted]

26.					
27.					
28.					
29.					
30.					

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

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Works Order

Fletcher

To: Four Seasons
Tower Jnct, Shop 6
CHCH 8011
03 341 1220

Order Number EQW 05808

Please quote on all invoices, correspondences etc

Accreditation no.: Heating PA code: 5648

[redacted]

9	2011/203781	24 Broad St,	appliance	$ 6690.53	18/06/12	5682.18
10	2011/203781	" " "	C/Heat Pump	$ 1008.35	18/06/12	1008.35
11						6690.53
12.						
13.	As per contractor quotations,					
14.	Total Works Value should be $6690.53 only ex GST.					
15.	Correction to Works Order Value.					
16.	R Johnson					
17.	QS Lincoln. 09/07/12.					
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ENTERED

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

Released under the Official Information Act 1982

Variation to Works Order

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

Claim Number	2011/203781	Contractor Name:	Penny Homes EQRC 0804
Customer Name	Philpott	Supervisor	Justin Chamberlain
Main Contact	Sue	Date	11/10/2012
Property Address	24 Broad St	Customer email	
Phone		Variation Number	5070VO1

For all Variations please contact your Supervisor before proceeding with work.

Reason for Submitting a Variation
Decoration work associated with Clean Heat fire replacement

Item		Description of Work	QTY	Unit	Rate	Amount
Kitchen	Trim	sand, gap & paint trim Note; follow up work for Clean Heat	8.5	Lm	12.5	$ 106.25
Kitchen	Walls	fill, sand & paint walls Note; follow up work for Clean Heat	2	m2	27	$ 54.00

Authorised - R Flynn - QS Limited - 15/10/12.

ENTERED

Kitchen back to Kitchen - R Flynn - QS.

Total excl GST | $ 160.25

Section 2 — Completed by Contract Supervisor

Instruction given to proceed Yes [ ] No [ ] Work Sighted Yes [✓] No [ ]

Notes: Seen at sign off with Penny Homes. Above is Fair

Name: Jhe. Date: 15/10/12. Signed: Jhe

Section 4 — Completed by Quantity Surveyor

Claimed $ _____ Hub Name Linwood

Hub Number 9 E 12

Variation Total $ $160.25 Tax invoice / Payment Claim No. _____

Name: Richard Flynn Date: 15/10/12. Signed: RF

Section 5 — Completed by EQC Representative

Instruction given to proceed Yes [✓] No [ ] Work Sighted Yes [ ] No [ ]

Notes: APPROVED

Name: DAN CHARTERIS Date: 15 OCT 2012 Signed: DC

Released under the Official Information Act 1982

Variation to Works Order

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

Claim Number	clm2012/043206	Contractor Name	4 Seasons Home and Leisure
Customer Name	Phillpott	Supervisor	Cliff Kinraid
Main Contact	Sue Phillpott	Date	29/05/2012
Property Address	24 Broad St Southbridg	Customer email	cliff@4seasonschch.co.nz
Phone			

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

Section 1 — **Completed by Contractor**

Reason for Submitting a Variation

Building works as per site visit with Ray Morgan
plumbing ,Gib and painting

Chimney To Ceiling Only - Other remedials for removal of cylinder cupboard in hammer.

Item	Description	Quantity	Unit	Rate	Amount
1	Materials	1			408.50
2	extra flashings	1			193.50
3	Labour for above remove old	1			406.35
				Total	1,008.35

Section 2 — **Completed by Contract Supervisor**

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

Notes

Name _____ **Date** _____ **Signature** _____

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ **Date** _____ **Signature** _____

Section 5 — **Completed by EQC Representative**

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

Notes

Name _____ **Date** _____ **Signature** _____

Released under the Official Information Act 1982

Fletcher

Defects Liability Certificate

Claim Number	CLM/2011/203781		
Date of Completion	12/10/2012	**Date defect period ends**	10/01/2013
Property address	24 BROAD STREET, SOUTHBRIDGE		
Main contractor	Penny Homes (Christchurch) 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 **Adam Lliff** **Date of issue** **9/05/2014**

on behalf of Fletcher EQR acting as agent to EQC

Released under the Official Information Act 1982

Fletcher

Defects Liability Certificate

Claim Number	CLM/2011/203781		
Date of Completion	12/10/2012	**Date defect period ends**	10/01/2013
Property address	24 BROAD STREET, SOUTHBRIDGE		
Main contractor	Penny Homes (Christchurch) 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 **Adam Iliff** **Date of issue** **11/06/2014**

on behalf of Fletcher EQR acting as agent to EQC

Released under the Official Information Act 1982

MS-SF0702 100% Complete

Fletcher

CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/203781

Customer/Authorised Representative: Philpott.

Street Address: 24 Broad St Southbridge.

Contractor: Penny Homes.

Description of Works

As Per Scope + VO

Defects

N/A.

ENTERED
Agorex
15.10.12

Deferred Works

N/A.

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:

Print Name	Signature	Date
PAUL MAYNARD		12/10/2012

Owner/Agent Signature:

Print Name	Signature	Date
Sue Philpott		12.10.12.

Fletcher Construction Company Ltd – EQR:

Print Name	Signature	Date
Justin C		12/10/12.

Released under the Official Information Act 1982

Schedule E3 Practical Completion Certificate

Contract: ~ CLM · 2011 · 203781 .

Location: ~ 24 Broad Street, Southbridge .

Principal: ~ Penny Homes

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

(a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and

(b) minor omissions and minor defects which the Principal and the Contractor agree

(i) the Contractor has reasonable grounds for not correcting promptly; and

(ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and

(iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~. 12 · 10 · 12 .

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~. 90 days

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date: _____ 15 · 10 · 12
(Date signed)

ENTERED Accepted 15 · 10 · 12

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Practical Completion Certificate

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

Claim Number	2011/203781	Contractor Name	Penny Homes ChCh Ltd
Claimant Name	PHILPOTT	Supervisor	JUSTIN C
Property Address	24 BROAD ST SOUTHBRIDGE		
Phone	[redacted]	Date	12/10/2012

Description of Works

AS PER SCOPE OF WORKS EXCLUDING :

* CRACK REPAIR TO GARAGE FLOOR - PROPERTY OWNER REQUEST REPAIR NOT TO BE UNDERTAKEN

* CHIMNEY REMOVAL DONE BY OTHERS

ENTERED

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed to their [the contractors] satisfaction as per EQC Scope and EQR. Variations. The Homeowner/Representative acknowledges that they will notify the Supervisor prior to the expiration of 3 Months from the date of this certificate of any defects arising from the repair work which requires remedying and permit the Contractor to perform such repairs.

Name of Contractor/Representative	PAUL MAYNARD	Signature & Date	12/10/2012
Name of EQR Representative	[signature]	Signature & Date	12/10/12
Name of Owner/Representative	Sue Philpott	Signature & Date	12.10.12

Great Job! - Thank you Adrian + Paul.

Released under the Official Information Act 1982

CONTRACTORS FINAL ACCOUNT AGREEMENT

Fletcher

Hub	Lincoln	**Company**	Penny Homes Christchurch Ltd
Claim no	~~2012/034151~~ 2011/20781	**Address**	2B/157 Lichfield St, Christchurch
Customer Name	Philpott, S	**Phone**	03 366-5559
Site Address	24 Broad St, Southbridge	**Mobile**	
EQR Contracts Supervisor	Justin Chamberlain	**Accreditation No**	EQRC0804
Date	17/10/2012	**GST**	93-760-654

(a)	Original Contract Value	$30,347.61	W/O $24,389.23 excl.
(b)	Variations	$184.29 ✓	
	Final Contract Value	$30,531.90 ✓	
	Less Previous Payments		
	Less credits for work not completed	-$2,921.00	($2,000 already off W/O) have done extra $920 credit garage ftr.
	Amount for Final payment	$27,610.90	

ENTITLED

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: 10/9/2012

Finish Date: 12/10/2012

Signature of contractor: _____ Date: 17-10-12

Signature of supervisor: _____ Date: _____

Signature of quantity surveyor: _____ Date: _____

Released under the Official Information Act 1982

MS-SF0515

Fletcher

FINAL ACCOUNT STATEMENT

Claim No. CLM/2011/203781

** All amounts are GST EXCLUSIVE unless otherwise noted

Claim Address:	24 Broad Street	**Contractor:**	Penny Homes
	Southbridge	**Hub:**	Lincoln
Date:	10 Feb 2015		

AMOUNTS:	
Original Contract Value (excl. GST)	24,389.23
plus Variation VO1 (excl. GST)	160.25
plus Variation VO2 (excl. GST)	-540.00
plus Variation VO3 (excl. GST)	
plus Variation VO4 (excl. GST)	
Final Contract Value (excl. GST)	24,009.48
less Previous Payments (excl. GST)	24,009.48
Amount for Final Payment (excl. GST)	0.00
plus GST Amount	0.00
Amount for Final Payment (incl. GST)	0.00

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: **Contract Finish Date:**

Name: [signature] **Date:** 12 FEB 2015

Signature: [signature]

on behalf of Fletcher EQR acting as agent to EQC

Released under the Official Information Act 1982

Selwyn DISTRICT COUNCIL

Code Compliance Certificate 121287

Section 95, Building Act 2004

The Owner

Name of Owner:	Philpott Jamie William & Philpott Susan Barbara
Mailing address:	24 Broad Street, Southbridge 7602
Street address/registered office:	
Phone number:	
Landline:	Daytime: [redacted]
Mobile: [redacted]	After hours:
Facsimile number:	
Email address:	
Website:	

The Building Work

Street Address of Building:	24 Broad Street, Southbridge
Legal Description of land where building is located:	LOT 74A DP 44
Valuation Number:	2417010200
Current lawfully established use:	Detached Dwelling
Type of work:	Solid Fuel Heater
Estimated Value:	$3,500
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2012

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that the Building work complies with the Building Consent

GD Stevenson

Geoff Stevenson
Selwyn District Council Building Consent Authority Signatory

Issue Date: 25/09/12

www.selwyn.govt.nz
Selwyn District Council, 2 Norman Kirk Drive Rolleston /PO Box 90, Rolleston 7643
Tel: 03 347 2800 Fax: 03 347 2799 Email: admin@selwyn.govt.nz

Released under the Official Information Act 1982

As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

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.

Released under the Official Information Act 1982

EQC
EARTHQUAKE COMMISSION

Statement of Claim Checklist

Date: 8/11/10

Author: Zach Stiven

CLM/2010/076307
SUE PHILPOTT
24 BROAD STREET
SOUTHBRIDGE 7602
H: [redacted]
W:
M:

LA: Zach Stiven Estimator: Cam Lockie

Room	Damage Y / N	Walls √	Ceiling √	Floor √	Description of Damage
Lounge	N				
Dining Room	N				
Kitchen	Y				Bench Seperated From wall
Family Room					
Bedroom 1					
En Suite					
Bedroom 2					
Bedroom 3					
Bedroom 4					
Bathroom					
Toilet 1					
Toilet 2					
Office/Study					
Rumpus					
Entry/Hall(s)					
Stairwell					
Laundry					
Other					

NO DAMAGE

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Item		Event Damage Y / N	Description of Damage	Appoint Engineer Y / N
Roof				
External Walls	North			
	South			
	East			
	West			
Decks				
Chimney	Base			
	Ceiling Cavity	N		
	Above Roof			
	Fireplace			
Foundations				
Piling				
Services				
Other Dwelling Items				
Outbuildings		Y	Garage - Cracked floor.	
Land & Retaining Walls		N		
(Discuss with Supervisor)		N		

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: _____ **Dated:** 8/11/10

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EQC
EARTHQUAKE COMMISSION

File Note

Date: 8/11/2010

Author: Zuth Stiver

CLM/2010/076307
SUE PHILPOTT
24 BROAD STREET
SOUTHBRIDGE 7602
H: [redacted]
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Topic	☐ Telephone	☑ General	☐ Settlement
☐ Insurance	☐ Legal	☐ Recommendation	☐ Title Search
☐ Engineer's Report	☐ Valuer's Report	☐ Estimator's Report	
☐ EQC Advice Required	☐ Decline claim	☐ Issue	

Subject: FIRST INSPECTION :

Related To: None (Claim Level)

Confidential: ☐ Yes ☑ No

Notes: Attended Property: 8/11/10 Meeting with: Sue Philpott
Contact details [redacted]
Owner: Sue Philpott
Mortgage: Yes Company: BNZ
Policy & claim no: AMI [redacted]
House area: 165 m²
Building: NO structural damage to dwelling
Kitchen bench seperated from wall
hairline crack in garage floor

Contents: Nil

Land: Nil
Building: $646-21 Contents: Nil Land: Nil
Next Action: Settle Claim

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Scope of Works

EQC
EARTHQUAKE CO

Completed By: Cam Lockie

Date: 9 11 10

Page 1 of 1 2pgs

CLM/2010/076307
SUE PHILPOTT
24 BROAD STREET
SOUTHBRIDGE 7602
H: [redacted]
W:
M:

Element Details:

Land		Building		Bridges/culverts		Retaining walls	✓	Other			
Lounge		Dining		Kitchen		Family Room		Bedroom			
Office/Study		Rumpus		Hallway		Stairwell		Toilet			
Laundry		Bathroom		Ensuite		Chimney		Foundations			
Piling		Services		Kitchen Ovens		Hot Water Cylinders		Header Tanks			
Glazing/windows		Fireplace/woodburner		Floor		External Walls		Roof			
Outbuildings		Other									

DESCRIPTION: Bench seperated from wall & rangehood flashing is leaking

REPAIR STRATEGY: Silicone Bench/wall intersection & Silicone rangehood flashing

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
labour	WS				4	45	180
Silicone (bench)	ea				1	19	19
Silicone (roof)	ea				1	19	19

APPROVED

Subtotal	218
+ P&G, Margin & GST Figure	79.83
TOTAL	297.83

* 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.

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Scope of Works

EQC
EARTHQUAKE COMMISSION

Completed By: Cam Lockie

Date: 9 11 10

Page 1 of 1

2pgs

CLM 2010 1076307

Claimant Name: S Phillpott

24 Broad st

Southbridge

Element Details:

Land		Building		Bridges/culverts		Retaining walls		Other			
Lounge		Dining		Kitchen		Family Room		Bedroom			
Office/Study		Rumpus		Hallway		Stairwell		Toilet			
Laundry		Bathroom		Ensuite		Chimney		Foundations			
Piling		Services		Kitchen Ovens		Hot Water Cylinders		Header Tanks			
Glazing/windows		Fireplace/woodburner		Floor		External Walls		Roof			
Outbuildings Garage		Other									

DESCRIPTION: floor has longtime cracking 15cm

REPAIR STRATEGY: Epoxy inject cracks

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Epoxy Kit	ea				1	75	75
labour	WS				4	45	180

APPROVED

Subtotal	255
+ P&G, Margin & GST Figure	93.38
TOTAL	348.38

* 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.

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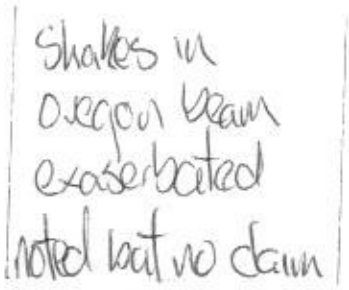
Phillpott

Date 9/11/10 Claim Number 2010/076307

Estimators Name Cam Lockie 24 Beach St

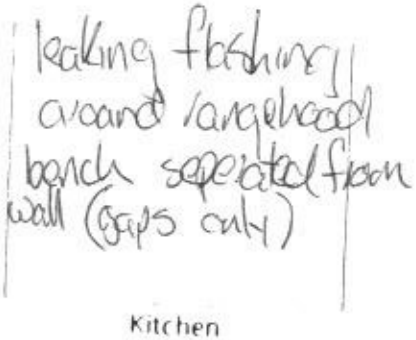
Dwelling Inspection Checklist: Show measurements indicate damage



Lounge



Dining Room



Kitchen



Family Room



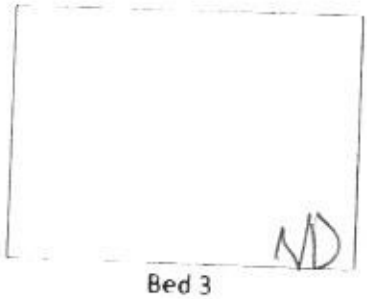
Bed 1



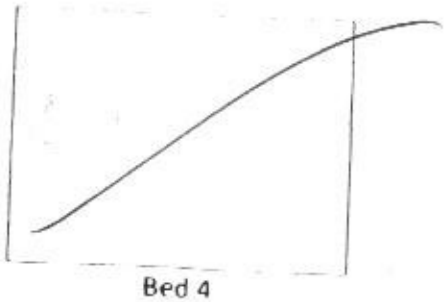
Ensuite



Bed 2



Bed 3

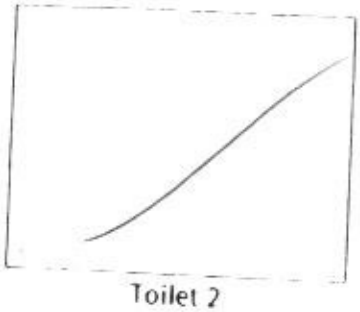

Bed 4



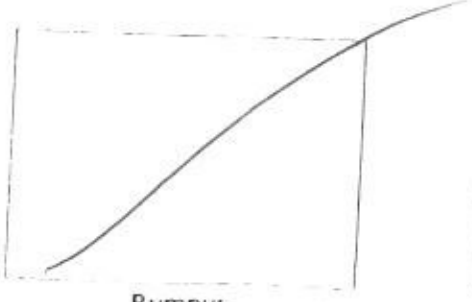
Bathroom

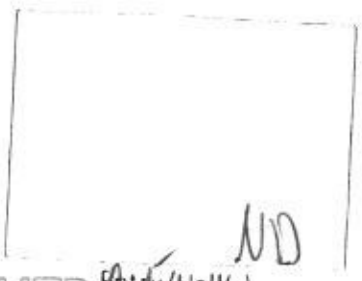


Toilet 1


Toilet 2


Office/Study


Rumpus



Entry/Hall(s)

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Date 8/11/10 Claim Number 2010/076307

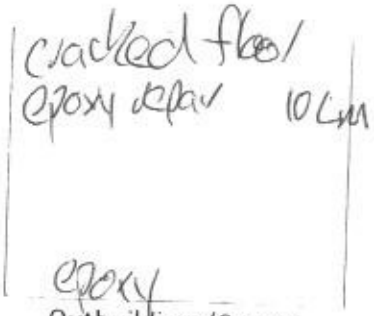
Estimators Name Cam Lockie



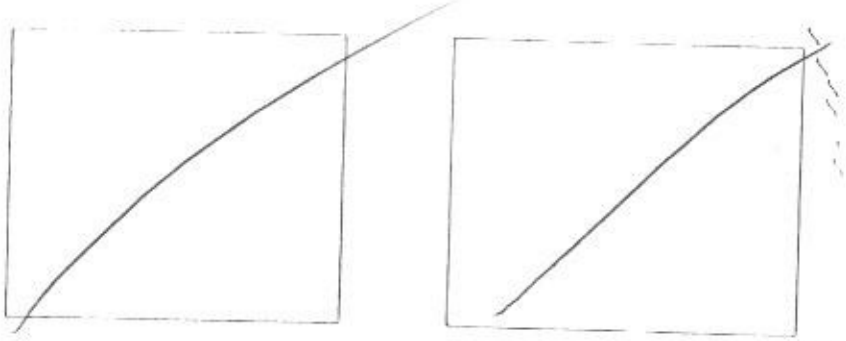
Stairwell

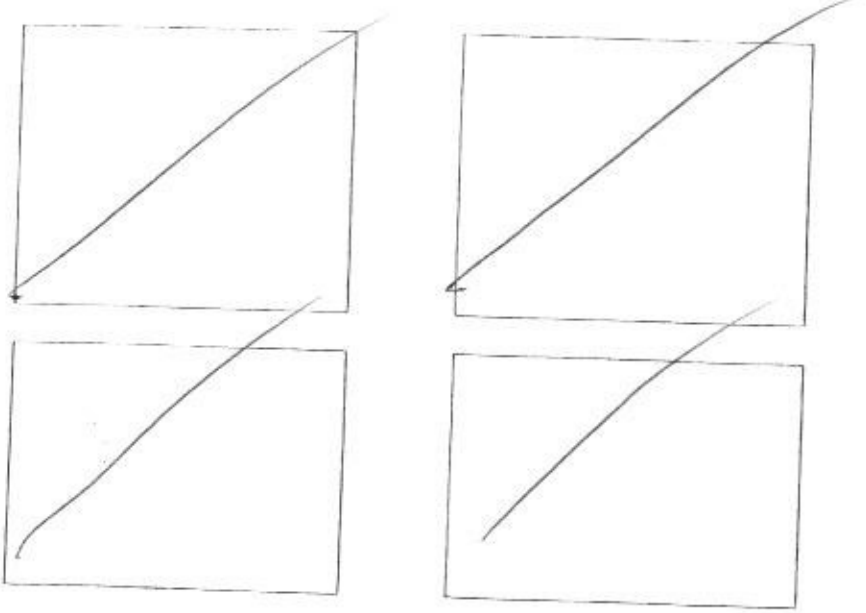


Laundry



Outbuildings/Garage





Legend

ND	No damage
/	NA

APPROVED

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Date 8/11/10 Claim Number: 2010/076307

Estimators Name Cam Lockie



Area m2:	170
Stud Heights:	2.4
Wall Finish:	Wallpaper Plastered Paint finish
Other	
Services: ND	Specify damage:
Chimneys: ND	Construction type: Brick w steel flue Height: Brick 2m steel 3.3 Damage description: Above Roof Below Roof Total Repair Nil
Foundations Damage: ND	Timber Concrete Ring Concrete Slab Other (Specify): Conc pile Minor Moderate Severe House moved off foundations?: N Concrete slab cracked? Crack width: 0 Crack length: 0
Roof: ND	Framed Trussed Type: Clay Tiles Concrete tiles Metal tiles Rolled Metal Other Damage: Hardiboard/plaster
Cladding Type:	Weatherboard Brick Veneer Hardi Plank Other

Additional Information

APPROVED N