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Scope of Works

CLM/2011/117143

EARTHQUAKE COMMISSION
KŌMIHANA RŪWHENUA

Customer: JR CONGREVE

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 202 CURRIES ROAD, SPRINGSTON 7674 on 11/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 17250.00 m2)		
Land (Exposed - Soil - 85.00 m2)		

Services

Element	Damage	Repair
Sewerage (Septic Tank - PVC Pipe - 6.00 l/m)	No Earthquake Damage	
Water Supply (Bore/well - Plastic - 20.00 l/m)	Well started running excessively after June eq	Well capped, cost $270

Main Building

Exterior

Elevation (West Wall weather boards 3 x 12.3)

Element	Damage	Repair
No Damage		

Elevation (East Wall weather boards 3 x 12.3)

Element	Damage	Repair
No Damage		

Elevation (North Wall weather boards 3 x 13.8)

Element	Damage	Repair
No Damage		

Elevation (South Wall weather boards 3 x 13.8)

Element	Damage	Repair
No Damage		

Roof (Cgi not painted)

Element	Damage	Repair
No Damage		

Foundations (Piles)

Element	Damage	Repair
No Damage		

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Interior

Ground Floor - Porch

Room Size: 2.40 x 19.30 = 46.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bathroom

Room Size: 2.70 x 5.00 = 13.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 13.50 m2)	No Earthquake Damage		
Door (Internal) (Glass panel door - MDF - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 13.50 m2)			
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	Remove and install for other trades	Remove and install for other trades	1.00 item
Wall covering (Gib - Paint - 38.50 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 4.00 x 3.50 = 14.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Softboard - Softboard tiles - 14.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 14.00 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 37.50 m2)	Cosmetic damage	Remove, dispose and replace lining paper	37.50 m2
	Cosmetic damage	Paint wall	37.50 m2

Ground Floor - Room (Other) (Fire snug)

Room Size: 2.50 x 1.60 = 4.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Entry

Room Size: 1.30 x 3.60 = 4.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
No Damage			

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Ground Floor - Room (Other) (Nursery)

Room Size: 1.80 x 2.60 = 4.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Master)

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

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (T and G - Paint - 12.96 m2)	No Earthquake Damage		
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 (T&G - Carpet - 12.96 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 38.88 m2)	Cosmetic damage	Gap fill cracks	1.00 l/m
	Cosmetic damage	Paint wall	38.88 m2
	Cosmetic damage	Remove dispose replace frieze	
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Off lounge)

Room Size: 3.50 x 3.60 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
No Damage			

Ground Floor - Kitchen

Room Size: 6.00 x 2.70 = 16.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
No Damage			

Ground Floor - Dining Room

Room Size: 6.30 x 3.20 = 20.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
No Damage			

Concrete block garage

Exterior

Elevation (West Wall concrete blocks 2 .7 x 8.9)

Element	Damage	Repair	
Wall framing (Block - Block - 24.03 m2)	Cosmetic damage	Grind out and epoxy fill cracks	6.00 l/m

Elevation (East Wall concrete blocks 2 .7 x 8.9)

Element	Damage	Repair

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No Damage

Elevation (North Wall concrete blocks 2 .7 x 12.2)

Element	Damage	Repair	
Wall framing (Block - Block - 32.94 m2)	Cosmetic damage	Grind out and re-mortar	4.00 l/m

Elevation (South Wall concrete blocks 2 .7 x 12.2)

Element	Damage	Repair	
Wall framing (Block - Block - 32.94 m2)	Structural Damage	Remove, dispose and replace concrete block 200mm	0.12 m2

Roof (Cgi)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Internal Garage

Room Size: 11.70 x 8.60 = 100.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Concrete - 109.62 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	20.00 l/m
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)			
Wall framing (Timber Frame - Timber - 109.62 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 5.00 No of)	No Earthquake 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/2011/117143
Claimant: JR CONGREVE
Property Address: 202 CURRIES ROAD SPRINGSTON 7674

Assessment Date: 11/10/2011 15:15
Assessor: Smith, John
Estimator: Penney, Hugh

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JR, CONGREVE	[redacted]	[redacted]	[redacted]	

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid

Insurance Details - Comments

Rollover date 27/01/2011

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
WESTPAC NEW ZEALAND LIMITED

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: Dogs. Two.
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	<1935	Rectangular	153.27
Concrete block garage	1	Standard	1961 - 1980	Rectangular	101.64

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Full Assessment

Site

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

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Septic Tank	PVC Pipe	No Earthquake Damage			
Water Supply	Bore/well	Plastic	Well started running excessively after June eq			
			Well capped, cost $270	270.00 $	0.00	270.00

General Comments: Allied water invoice to be forwarded to Eqc.

Main Building

Exterior

Elevation (West Wall weather boards 3 x 12.3)

Damage: No damage
Require Scaffolding? No
General Comments:

Elevation (East Wall weather boards 3 x 12.3)

Damage: No damage
Require Scaffolding? No
General Comments:

Elevation (North Wall weather boards 3 x 13.8)

Damage: No damage
Require Scaffolding? No
General Comments:

Elevation (South Wall weather boards 3 x 13.8)

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Rot to weather boards
General Comments:

Roof (Cgi not painted)

Damage: No damage
Require Scaffolding? No
General Comments:

Foundations (Piles)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Porch

Damage: No damage
Require Scaffolding? No
General Comments: board floor, wooden support posts, clearlite panel roof

Ground Floor - Bathroom

Damage: Earthquake damage
Require Scaffolding? No

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

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Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage				
Ceiling	Gib	Paint	No Earthquake Damage				
Door (Internal)	Glass panel door	MDF	No Earthquake Damage				
Fans	Extract	Manrose fan	No Earthquake Damage				
Floor	Concrete	Tiles					
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage				
Toilet	Standard	Standard Spec	Remove and install for other trades				
			Remove and install for other trades	1.00	item	120.00	120.00
Wall covering	Gib	Paint	No Earthquake Damage				
Window	Timber medium	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	Softboard	Softboard tiles	No Earthquake Damage				
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage				
Floor	T&G	Carpet	No Earthquake Damage				
Wall covering	Gib	Lining paper / paint	Cosmetic damage				
			Remove, dispose and replace lining paper	37.50	m2	30.00	1,125.00
			Cosmetic damage				
			Paint wall	37.50	m2	24.00	900.00

General Comments: Crack above fire.

Ground Floor - Room (Other) (Fire snug)

Damage: No damage

Require Scaffolding? No

General Comments: pinex tiles ceiling, wood panelling, log burner, tg and carpet

Ground Floor - Entry

Damage: No damage

Require Scaffolding? No

General Comments: Pinex ceiling, tg and carpet floor , wallpaper and paint gib walls, sliding solid door

Ground Floor - Room (Other) (Nursery)

Damage: No damage

Require Scaffolding? No

General Comments: Tg ceiling painted, gib and paint walls, timber sg window, solid timber door

Ground Floor - Bedroom (Master)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure		Rate	Cost
Ceiling	T and G	Paint	No Earthquake Damage				
Door (External)	Single glass door	Timber	No Earthquake Damage				
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage				
Floor	T&G	Carpet	No Earthquake Damage				
Wall covering	Hardboard	Paint	Cosmetic damage				
			Gap fill cracks	1.00	l/m	12.00	12.00
			Cosmetic damage				
			Paint wall	38.88	m2	24.00	933.12
			Cosmetic damage				
			Remove dispose replace frieze	200.00	$	0.00	200.00
Window	Timber medium	Pane single glazed	No Earthquake Damage				

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General Comments:

Ground Floor - Bedroom (Off lounge)

Damage: No damage

Require Scaffolding? No

General Comments: Tg and paint ceiling, hardboard walls, wood framed window sg, solid timber door, tg and carpet floor

Ground Floor - Kitchen

Damage: No damage

Require Scaffolding? No

General Comments: Gib and paint ceiling and walls, tg polished floor, 3 wood framed sg windows, glass panel ext door, laminate worktop 3 m, electric freestanding range, range hood ,

Ground Floor - Dining Room

Damage: No damage

Require Scaffolding? No

General Comments: painted pinex tiles ceiling and gib and wallpaper walls, concrete and carpet floor, timber awning sg window, sg panel ext door

Concrete block garage

Exterior

Elevation (West Wall concrete blocks 2 .7 x 8.9)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and epoxy fill cracks	6.00 l/m	30.00	180.00

General Comments:

Elevation (East Wall concrete blocks 2 .7 x 8.9)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North Wall concrete blocks 2 .7 x 12.2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	4.00 l/m	30.00	120.00

General Comments:

Elevation (South Wall concrete blocks 2 .7 x 12.2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Structural Damage			
			Remove, dispose and replace concrete block 200mm	0.12 m2	295.00	35.40

General Comments:

Roof (Cgi)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

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Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	20.00 l/m	60.00	1,200.00
Garage door	Tilt-a-door Metal	Steel				
Wall framing	Timber Frame	Timber	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	2,166.67
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	407.64
Margin	784.98
GST	1,295.22

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Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	270.00
	270.00

Main Building

Name	Description	Estimate
Exterior	Roof (Cgi not painted)	0.00
	Elevation (East Wall weather boards 3 x 12.3)	0.00
	Elevation (North Wall weather boards 3 x 13.8)	0.00
	Foundations (Piles)	0.00
	Elevation (South Wall weather boards 3 x 13.8)	0.00
	Elevation (West Wall weather boards 3 x 12.3)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	120.00
	Bedroom (Master)	1,145.12
	Bedroom (Off lounge)	0.00
	Dining Room	0.00
	Entry	0.00
	Kitchen	0.00
	Lounge	2,025.00
	Porch	0.00
	Room (Other) (Fire snug)	0.00
	Room (Other) (Nursery)	0.00
		3,290.12
		3,290.12

Concrete block garage

Name	Description	Estimate
Exterior	Roof (Cgi)	0.00
	Foundations (Concrete slab)	0.00
	Elevation (East Wall concrete blocks 2 .7 x 8.9)	0.00
	Elevation (North Wall concrete blocks 2 .7 x 12.2)	120.00
	Elevation (South Wall concrete blocks 2 .7 x 12.2)	35.40
	Elevation (West Wall concrete blocks 2 .7 x 8.9)	180.00
		335.40

Floor	Description	Estimate
Ground Floor	Internal Garage	1,200.00
		1,200.00
		1,200.00

Fees

Description	Estimate
Contents movement fee	2,166.67
Small Job Fee	180.00
	2,346.67

Overheads

Description	Estimate
Preliminary and general	407.64

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Margin	784.98
GST	1,295.22
	2,487.85
Total Estimate	9,930.04

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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	No access house too low
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Contents [redacted]

File Notes

Date Created: 11/10/2011 14:58

Created : Smith, John

Subject: Other matters

Note: Green zoned.
Habitable and being lived in.

1920's cottage, weatherboard and cgi on small piles, minor inerior cracking.

Next Action:

Urgent Works Items