

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.

EQR Property Overview Report

Released Under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010089107	2/9 CROHANE PLACE, ADDINGTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:			Property F2'd By:	System Generated Finalisation	F2 Completed Date:	24-06-2015
Cont Managing Hub:			Property F3'd By:	System Generated Finalisation	F3 Completed Date:	24-06-2015

Adjustments												
				Original Budget			Budget Variation			Gross Claimed	Gross Certified	
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated			
CLM/2011/075189 2/9 CROHANE PLACE	E009	F3	0	0.00	0.00	0.00	2,424.25	2,424.25	0.00	2,424.25	2,424.25	
Property Total			0	0.00	0.00	0.00	2,424.25	2,424.25	0.00	2,424.25	2,424.25	

Assignments												
EQC Claim Number + Address		Subcontractor		Workflow Status		Contractor Quote		Adjustment Line Count		Gross Claimed	Gross Certified	
CC + Hub Status	Assignment	Hub Comments										
CLM/2011/075189 2/9 CROHANE PLACE	Clean Heat Works - Install	CLOSED OUT-Black Diamond Technologies Limited ***** (S158)	COMPLETIONS	0.00	2	2,424.25	2,424.25					
Allocated To Hub -> Awaiting Claim File Review			Heat pump installed. EQW17202									
Property Total						0.00	2	2,424.25	2,424.25			

No Works Orders on this Property

Claims / Certs / Payables												
S158 CLOSED OUT-Black Diamond Technologies Limited *****												
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/075189	CleanH BV	CleanHeat Over (Delegated)	13	EQR\BarryF	\$0.00	15-Jul-2011	\$869.57					
CLM/2011/075189	CleanH BV	CleanHeat Over (Delegated)	13	EQR\BarryF	\$0.00	15-Jul-2011	\$1,554.68					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/075189	CleanH BV	CleanHeat Over (Delegated)	13	EQR\BarryF	\$0.00	15-Jul-2011	\$869.57	1839593				
CLM/2011/075189	CleanH BV	CleanHeat Over (Delegated)	13	EQR\BarryF	\$0.00	15-Jul-2011	\$1,554.68	1839593				
S158 CLOSED OUT-Black Diamond Technologies Limited ***** Total							Claims	\$2,424.25	Certs	\$2,424.25	Payables	\$0.00
Property Total							Claims	\$2,424.25	Certs	\$2,424.25	Payables	\$0.00

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2010089107	2/9 CROHANE PLACE, ADDINGTON		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:			Property F2'd By:	System Generated Finalisation	F2 Completed Date: 24-06-2015
Cont Managing Hub:		Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date: 24-06-2015

No Open Complaints / Remedial Issues on this Property

No Finalisation Documents on this Property

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/075189	2/9 CROHANE PLACE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 1**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S158 CLOSED OUT-Black Diamond Technologies Limited *****	Accredited	Heating	Heating Contractor	Clean Heat Works

Property Total **Number of Contractors: 1**

Black Diamond Technologies Ltd.

Released Under the Official Information Act 1982

1 FARMHUT STREET
 P.O. BOX 50-772, LOWER HUTT
 TELEPHONE: (04) 560 9100
 FAX: (04) 560 9130
 www.bdt.co.nz

TAX INVOICE

NO 1839593
 DATE 23/06/2011
 INT REF 0390123
 PAGE No. 1

SOLD TO: THE FLETCHER CONSTRUCTION COMPANY LTD
 P O BOX 9408
 TOWER JUNCTION
 CHRISTCHURCH

CUSTOMER NUMBER 1232000
 ORDER NO EQW17202 294057
 ORDER DATE 2/06/2011
 COY REP AC-OFFICE SALES
 GST REG No 42-299-774

HUB#
6

QTY ORD	BACK ORD	PRODUCT CODE	DESCRIPTION	WH NO	BIN	QTY DESP	Unit Price	Disc %	G.S.T.	TOTAL
CLM/2011/075189										
1		68965I	MSZ-FB50VA-A1/A2 PLASMA	P		1	630.00		94.50	724.50
1		68983X	MUZ-FB50VA-A1 PLASMA	P		1	944.25		141.64	1,085.89
1		698501A	Installation Type A	P		1	850.00		127.50	977.50

31/6/11
Evd

869-57
1554-68
54-41

APP	BF
ENT	BF
CERT	BF
SORT	BF

RECEIVED
28 JUN 2011

TERMS - E & OE. PAYMENT DUE 20TH OF THE FOLLOWING MONTH AFTER PURCHASE.
 INTEREST WILL BE CHARGED ON OVERDUE INVOICES AT THE RATE OF
 18% PER ANNUM.

Invoice Number must be quoted with all goods returned.
 All claims for Loss or Damage in Transit must be made against the Carrier
 when Goods are Delivered to Carrier our Responsibility Ceases
 WE ARE NOT RESPONSIBLE FOR GOODS BROKEN IN TRANSIT

No Claims for non-delivery will be
 accepted unless lodged within 14 days of invoice date.

06 77479990665
21

CONSIGNMENT NOTE

DELIVER TO
 THE FLETCHER CONSTRUCTION COMPANY L
 P O BOX 9408
 TOWER JUNCTION
 CHRISTCHURCH

BN 4 JULY

CARRIER		CONSIGNMENT NOTE No.
		1839593
SERVICE	WEIGHT KG.	ITEM No.
RECEIVER'S SIGNATURE		

GOODS RECEIVED IN GOOD ORDER AND CONDITION _____ DATE ____/____/____

Plus Freight
 G.S.T.

TOTAL 2,787.89
 TOTAL (Excl GST) 2,424.25

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.

Scope of Works



Document explanatory note:

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

Customer: [REDACTED]

Assessment of Property at 1-8/7-9 CROHANE PLACE, ADDINGTON, CHRISTCHURCH 8024 on 8/02/2013

Site

Element	Damage	Repair
Land (Under dwelling - Soil - 485.00 m2)		
Land (Exposed - Soil - 1200.00 m2)		
Main Access (Drive - Asphalt - 350.00 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	

Block A

Exterior

Foundations (Concrete Slab on Grade)

Element	Damage	Repair
No Damage		

Roof (Concrete Tile)

Element	Damage	Repair
Roof Covering (Pitched - Steel - 177.65 m2)	No Earthquake Damage	
Roof framing (Framed - Timber - 177.65 m2)	No Earthquake Damage	
Soffit (Cement Sheet - Cement sheet 4.5mm - 11.30 l/m)	Gap fill and Paint Soffit	Gap fill and Paint Soffit

Elevation (North Wall 7,6m x 5,6m)

Element	Damage	Repair
No Damage		

Elevation (South Wall 7,6m x 5,6m)

Element	Damage	Repair
No Damage		

Elevation (East Wall 20m x 5,6m)

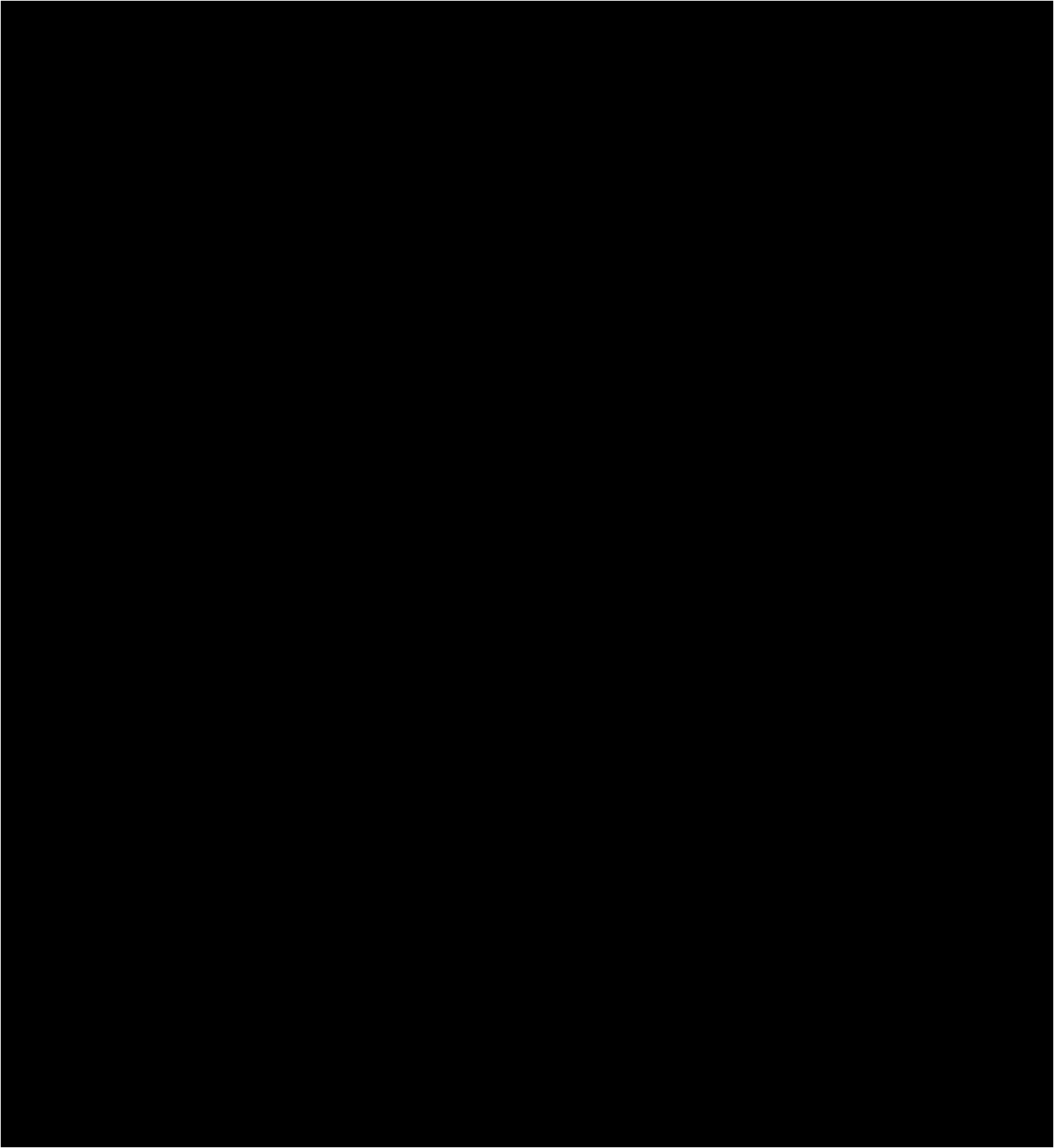
Element	Damage	Repair	
Wall Cladding (Polystyrene - Plaster - 56.00 m2)	Cracking	Gap fill and paint	2.80 m2
Wall framing (Timber Frame - Timber - 56.00 m2)	No Earthquake Damage		

Elevation (West Wall 20m x 5,6m)

Element	Damage	Repair
No Damage		

Interior

Unit 1



Unit 2

Exterior

Interior

Ground Floor - Kitchen (Open to lounge and dining, includes wall and ceiling of all rooms)

Room Size: 4.00 x 7.30 = 29.20 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.90 m

Element	Damage	Repair
Ceiling (Gib - Paint - 29.20 m ²)	No Earthquake Damage	

Door (External) (French doors - Glass - 2.00 No of)	Cosmetic damage	Realign	2.00 No of
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 20.40 m2)	No Earthquake Damage		
Floor (Concrete - Tiles - 8.00 m2)	Impact damage	Remove, dispose and replace tiles	8.00 m2
Kitchen joinery (Medium Spec item) (Medium Spec - MDF - 1.00 item)	Movement damage	Refix cabinets to wall	2.00 No of
Range (Free standing oven) (Gas - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 4.20 l/m)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 65.54 m2)	Structural damage	Remove, dispose and replace wallpaper	65.54 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Granite - 4.00 l/m)	No Earthquake Damage		

Ground Floor - Internal Garage (Concrete floor unpainted)

Room Size: 6.30 x 5.60 = 35.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.90 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 35.28 m2)	No Earthquake Damage		
Door (External) (Single glass door - Glass - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 35.28 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	10.00 l/m
Garage door (Sectional Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 69.02 m2)	Cosmetic damage	Rake out and stop	3.00 l/m
	Cosmetic damage	Paint wall	69.02 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Master)

Room Size: 4.90 x 3.10 = 15.19 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.19 m2)	No Earthquake Damage		
Door (External) (French doors - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 15.19 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 38.40 m2)	Cosmetic damage	Rake out and stop	0.70 l/m
	Cosmetic damage	Paint wall	38.40 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - En Suite (Off master)

Room Size: 2.10 x 2.20 = 4.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.62 m2)	No Earthquake Damage		

Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Tiles - 4.62 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.64 m2)	Cosmetic damage	Rake out and stop	0.60 l/m
	Cosmetic damage	Paint wall	20.64 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Walk In Wardrobe

Room Size: 1.80 x 2.20 = 3.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built In Shelves (Wall unit - MDF - .36 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 3.96 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 3.96 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 19.20 m2)	Cosmetic damage	Paint wall	19.20 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (West)

Room Size: 4.50 x 3.20 = 14.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - MDF - 1.47 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 14.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 14.40 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.96 m2)	Cosmetic damage	Rake out and stop	1.00 l/m
	Cosmetic damage	Paint wall	36.96 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Southwest)

Room Size: 3.90 x 3.90 = 15.21 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.21 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 15.21 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.44 m2)	Cosmetic damage	Rake out and stop	0.80 l/m
	Cosmetic damage	Paint wall	37.44 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom

Room Size: 1.40 x 2.90 = 4.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.06 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Tiles - 4.06 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.64 m2)	Cosmetic damage	Rake out and stop	0.60 l/m
	Cosmetic damage	Paint wall	20.64 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Toilet

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.71 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Chipboard - Tiles - 1.71 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 13.44 m2)	Cosmetic damage	Rake out and stop	0.60 l/m
	Cosmetic damage	Paint wall	13.44 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Room (Other) (Storage room)

Room Size: 0.80 x 1.00 = 0.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

First Floor - Hallway

Room Size: 1.80 x 4.40 = 7.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.92 m2)	Cosmetic Damage	Rake out and stop	0.40 l/m
	Cosmetic Damage	Paint Ceiling	7.92 m2
Floor (Chipboard - Carpet - 7.92 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 29.76 m2)	Paper lifted beside doors	Re glue	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Block B**Exterior****Foundations (Concrete Slab on Grade)**

Element	Damage	Repair	
No Damage			

Roof (Concrete Tile)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (North Wall Ground Floor 26,6m x 2,8m)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (South Wall Ground Floor 26,6m x 2,8m)

Element	Damage	Repair
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Wall Cladding (Polystyrene - Plaster - 2.80 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area	0.30 m2
	Cracking	Grind out, epoxy fill and repair stucco to affected area	2.00 m2
	Cracking to paint	Paint wall	2.80 m2
	Cracking to paint	Paint wall	1.00 m2
Wall framing (Timber Frame - Timber - 74.48 m2)	No Earthquake Damage		

Elevation (East Wall Ground Floor 10m x 2,8m)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (West Wall Ground Floor 10m x 2,8m)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (North Wall Level 1 - 24,2m x 2,8m)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (South Wall Level 1 - 24,2m x 2,8m)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (East Wall Level 1 - 10m x 2,8m)

Element	Damage	Repair
---------	--------	--------

No Damage

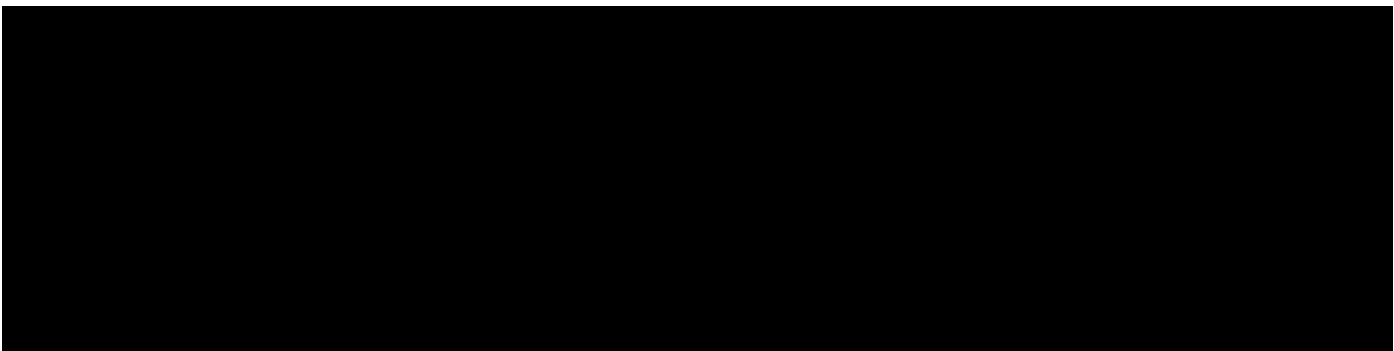
Elevation (West Wall Level 1 - 10m x 2,8m)

Element	Damage	Repair
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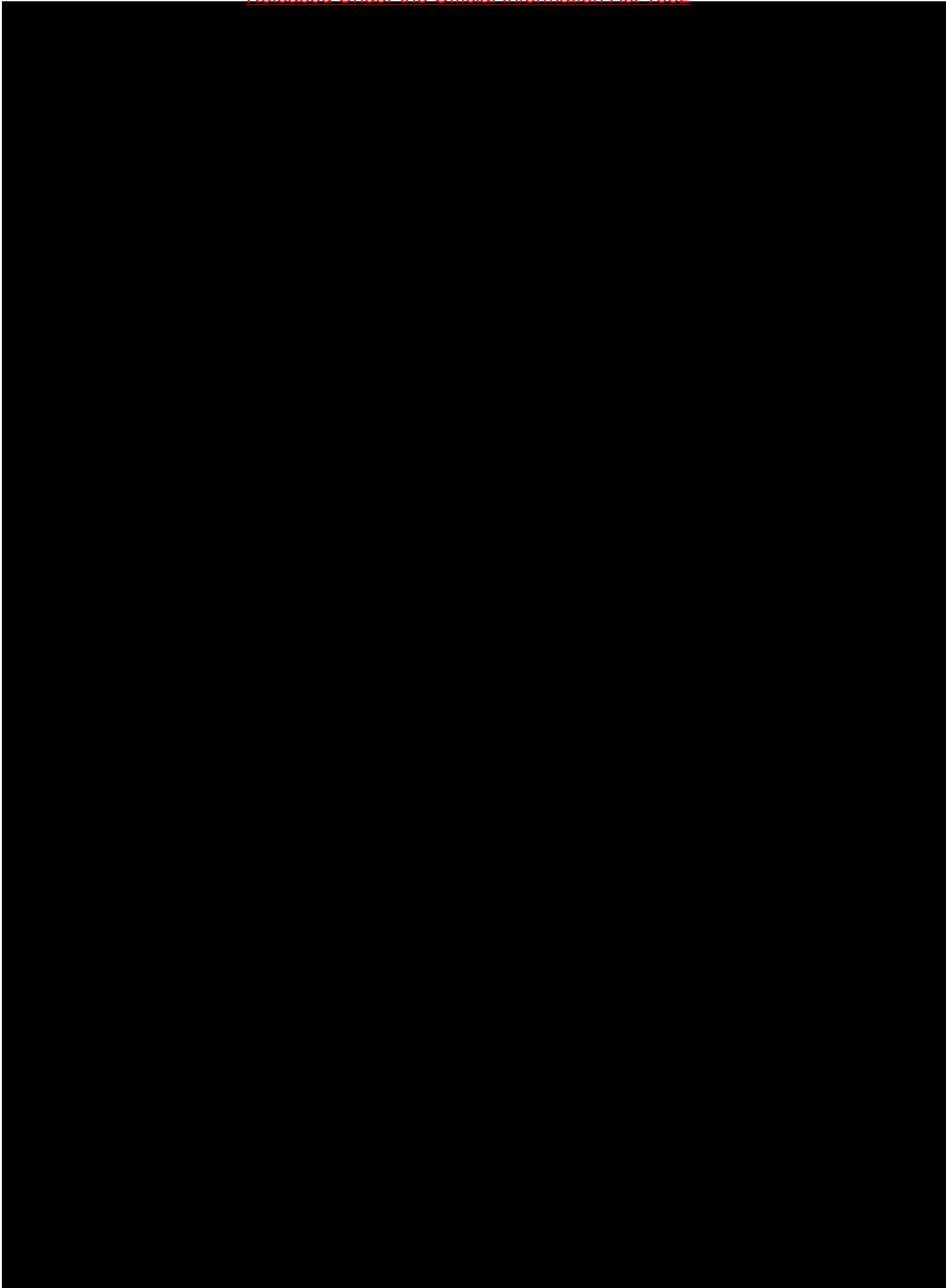
No Damage

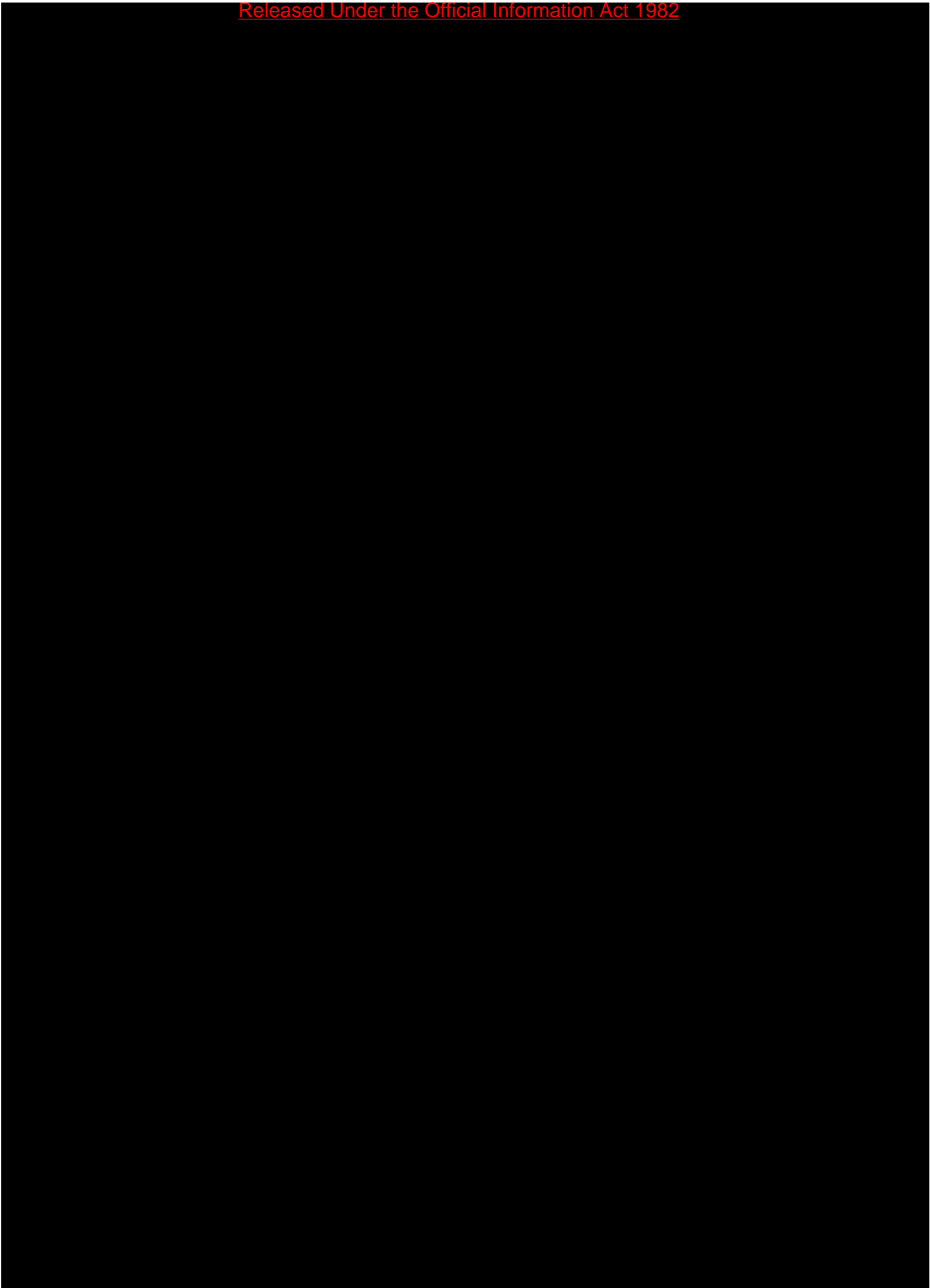
Interior

Unit 3



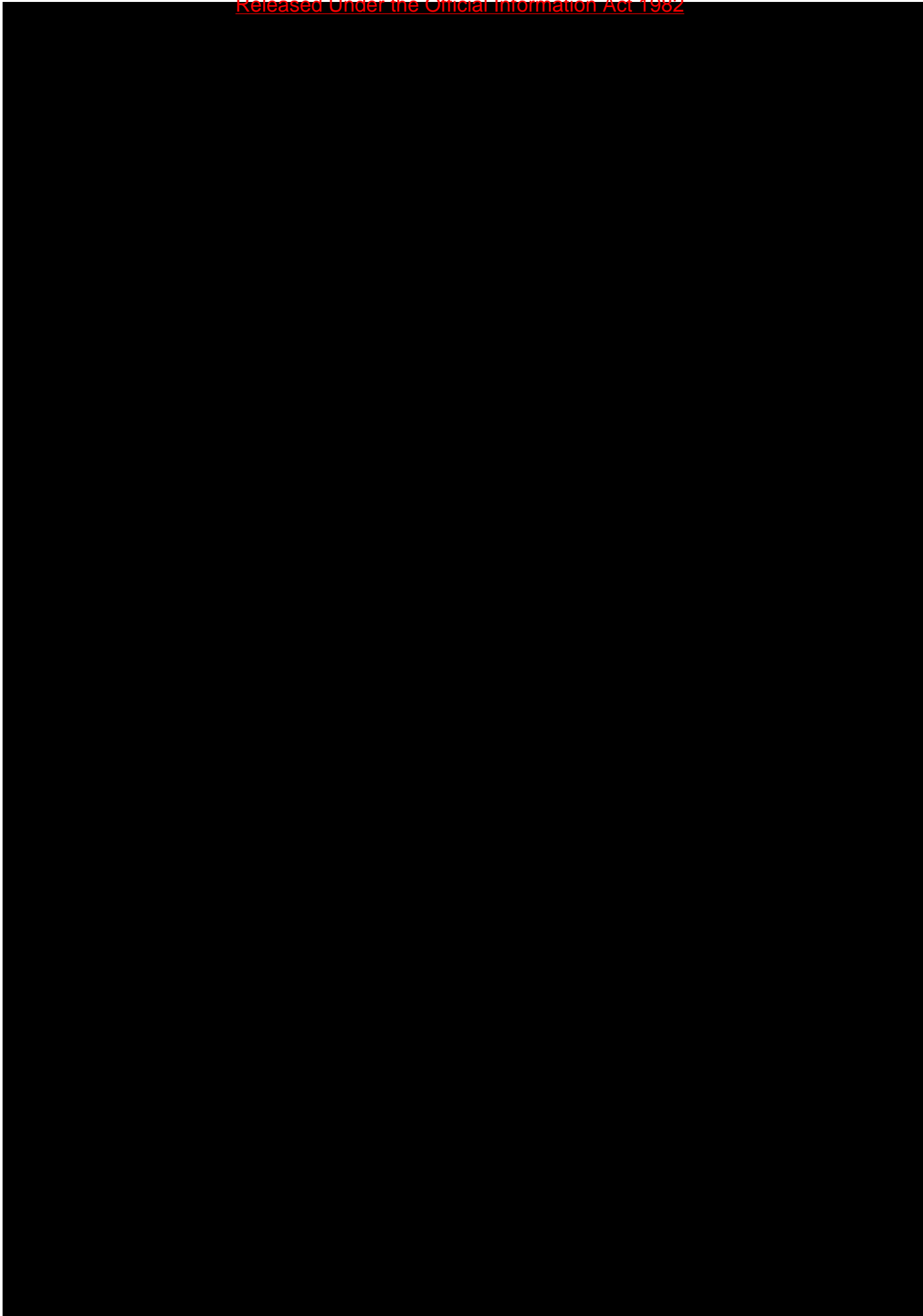
Unit 4

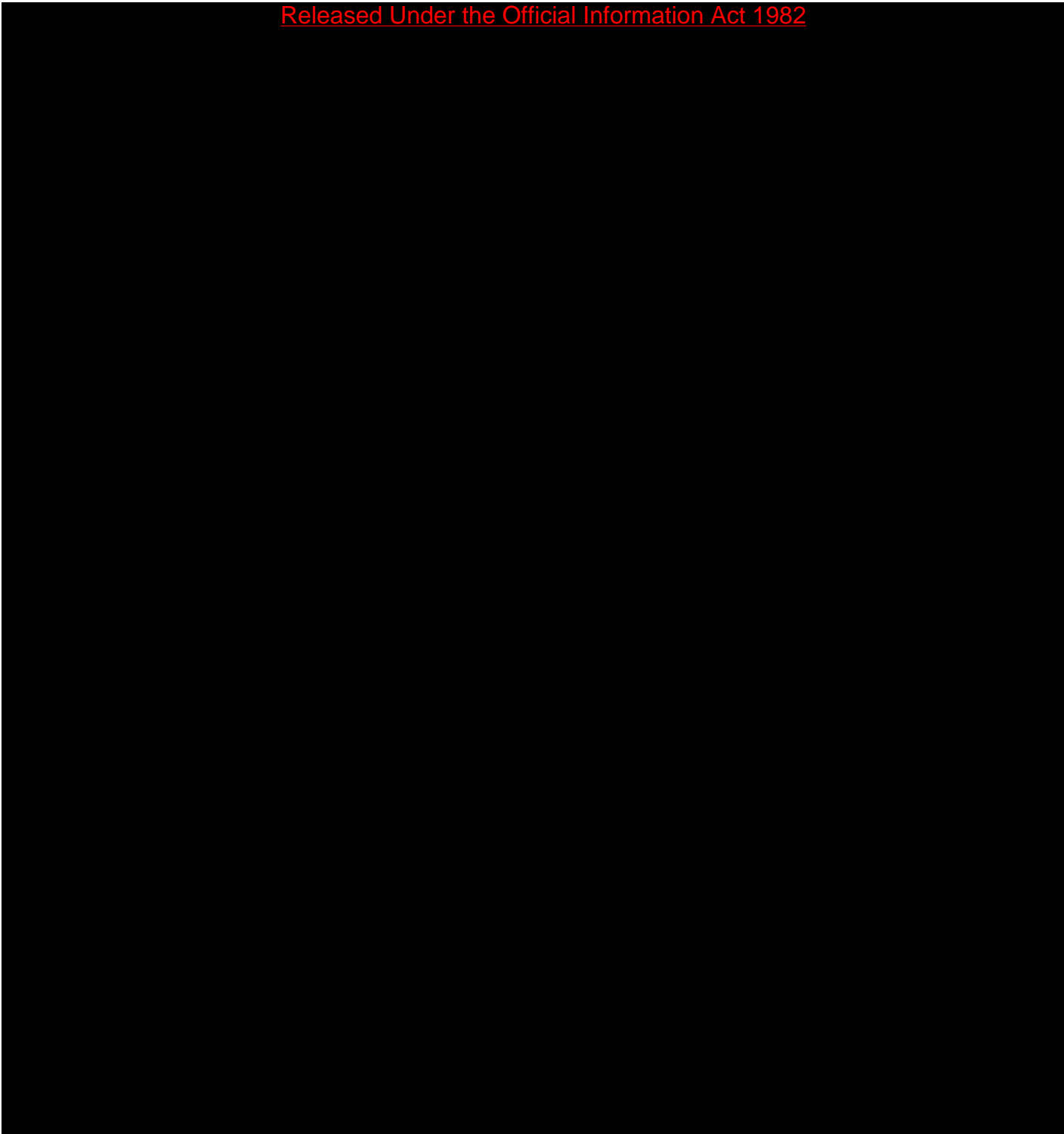




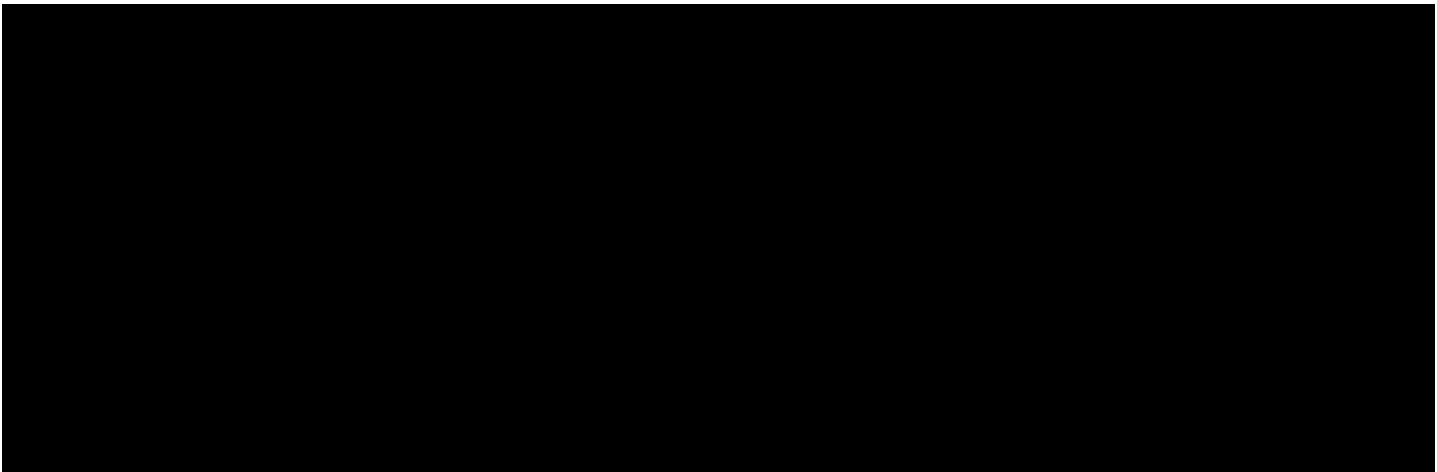
Unit 7

Unit 8





Block C



Unit 5

Unit 6

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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Released Under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/206039
Claimant: [REDACTED]
Property Address: 1-8/7-9 CROHANE PLACE
ADDINGTON
CHRISTCHURCH 8024

Assessment Date: 08/02/2013 15:41
Assessor: Robinson, Paul
Estimator: Sadler, Lane
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	[REDACTED]		[REDACTED]	[REDACTED]	
Owner	BODY CORPORATE 81717				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Dwelling	[REDACTED]	Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

Individual owners so will need to determine each owners position.

Unit 1

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? Yes

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Block A	[REDACTED]				
Unit 1	[REDACTED]				
Unit 2	2	Standard	Post 1980	Rectangular	135.88
Block B	[REDACTED]				
Unit 3	[REDACTED]				
Unit 4	[REDACTED]				
Unit 7	[REDACTED]				
Unit 8	[REDACTED]				
Block C	[REDACTED]				
Unit 5	[REDACTED]				
Unit 6	[REDACTED]				

Full Assessment

Site

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

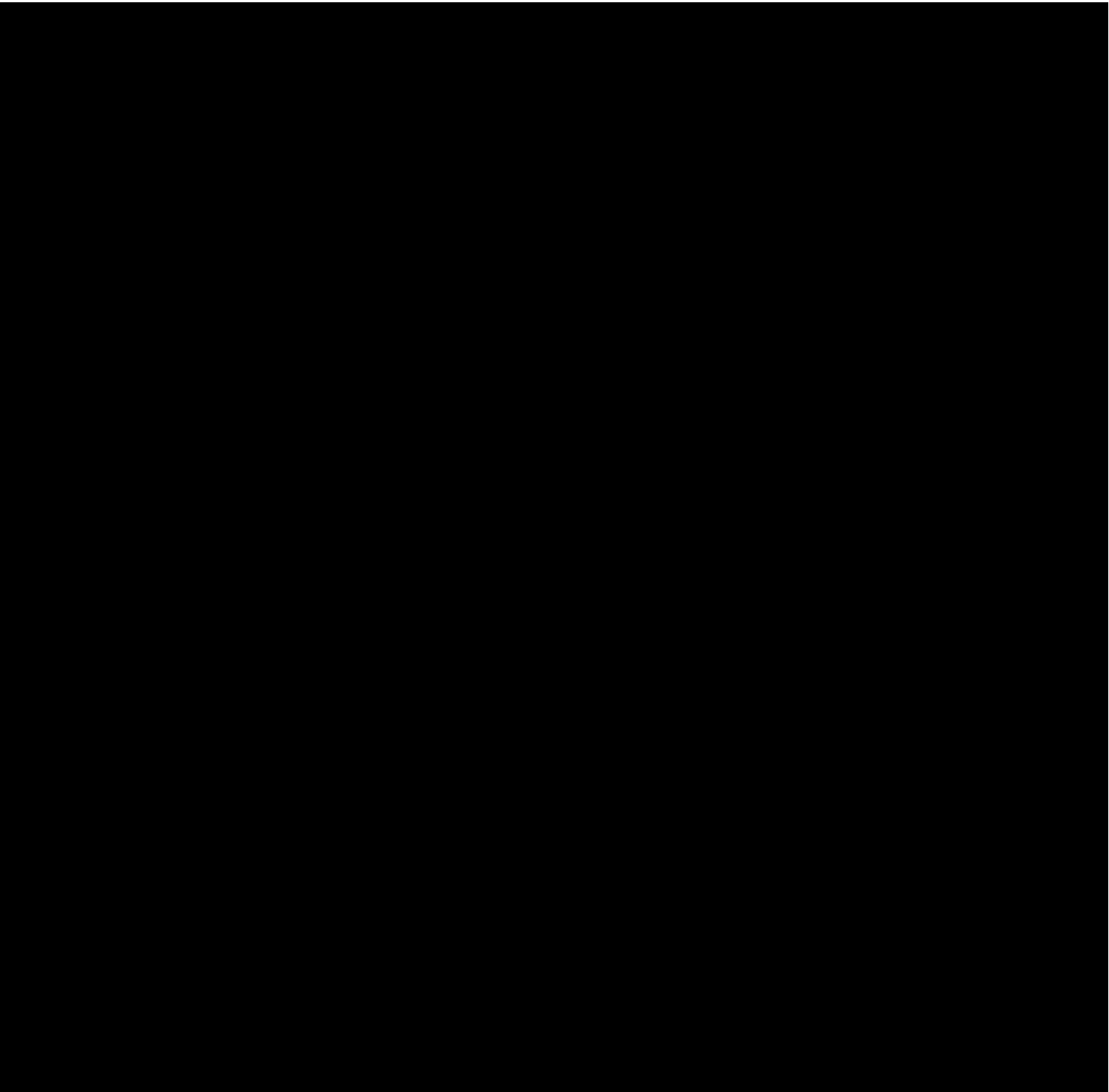
General Comments:

Services

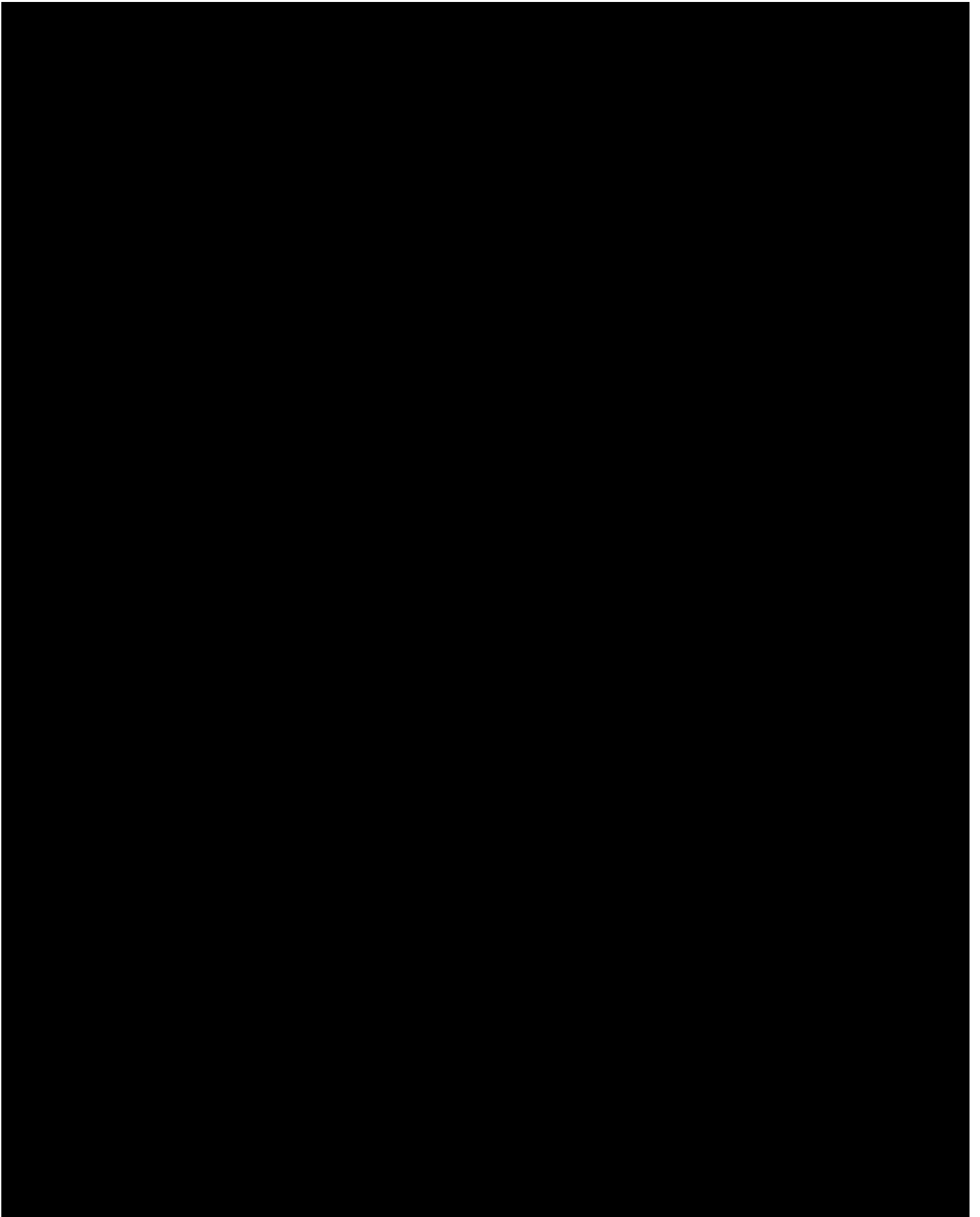
Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Block A



Unit 1



Unit 2

Exterior

Ground Floor - Kitchen (Open to lounge and dining, includes wall and ceiling of all rooms)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	French doors	Glass	Cosmetic damage			
			Realign	2.00 No of	90.00	180.00
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Floor	Concrete	Tiles	Impact damage			
			Remove, dispose and replace tiles	8.00 m2	170.00	1,360.00
Kitchen joinery	Medium Spec	MDF	Movement damage			
			Refix cabinets to wall	2.00 No of	60.00	120.00
Range (Free standing oven)	Gas	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Structural damage			
			Remove, dispose and replace wallpaper	65.54 m2	43.00	2,818.22
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Granite	No Earthquake Damage			

General Comments: Open plan kitchen dining to lounge area, wallpaper on all walls including kitchen, tiles in kitchen area. Granite top in kitchen, mdf copboards. Owner advises that following sept event a crack appeared from patio door on western wall directly thru kitchen, minor wall paper damage to southern wall behind tv. Impct damage to tiles in kitchen from tins and material from fridge.

Ground Floor - Internal Garage (Concrete floor unpainted)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Glass	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	10.00 l/m	60.00	600.00
Garage door	Sectional Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	3.00 l/m	10.00	30.00
			Cosmetic damage			
			Paint wall	69.02 m2	24.00	1,656.48
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Cracks to walls above sink in garage. Garden fork went thru wall on northern side, crack also inside storage area on northern side of garage, need to open small to view.

First Floor - Bedroom (Master)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	French doors	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.70 l/m	10.00	7.00
			Cosmetic damage			
			Paint wall	38.40 m2	24.00	921.60
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Wall damage

First Floor - En Suite (Off master)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.60 l/m	10.00	6.00
			Cosmetic damage			
			Paint wall	20.64 m2	24.00	495.36

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Wall damage**First Floor - Walk In Wardrobe****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	19.20 m2	24.00	460.80

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Wall damage**First Floor - Bedroom (West)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic damage			
			Paint wall	36.96 m2	24.00	887.04

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Wall damage**First Floor - Bedroom (Southwest)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.80 l/m	10.00	8.00
			Cosmetic damage			
			Paint wall	37.44 m2	24.00	898.56

Window Aluminium Awning Pane single glazed No Earthquake Damage

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.60 l/m	10.00	6.00
			Cosmetic damage			
			Paint wall	20.64 m2	24.00	495.36
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

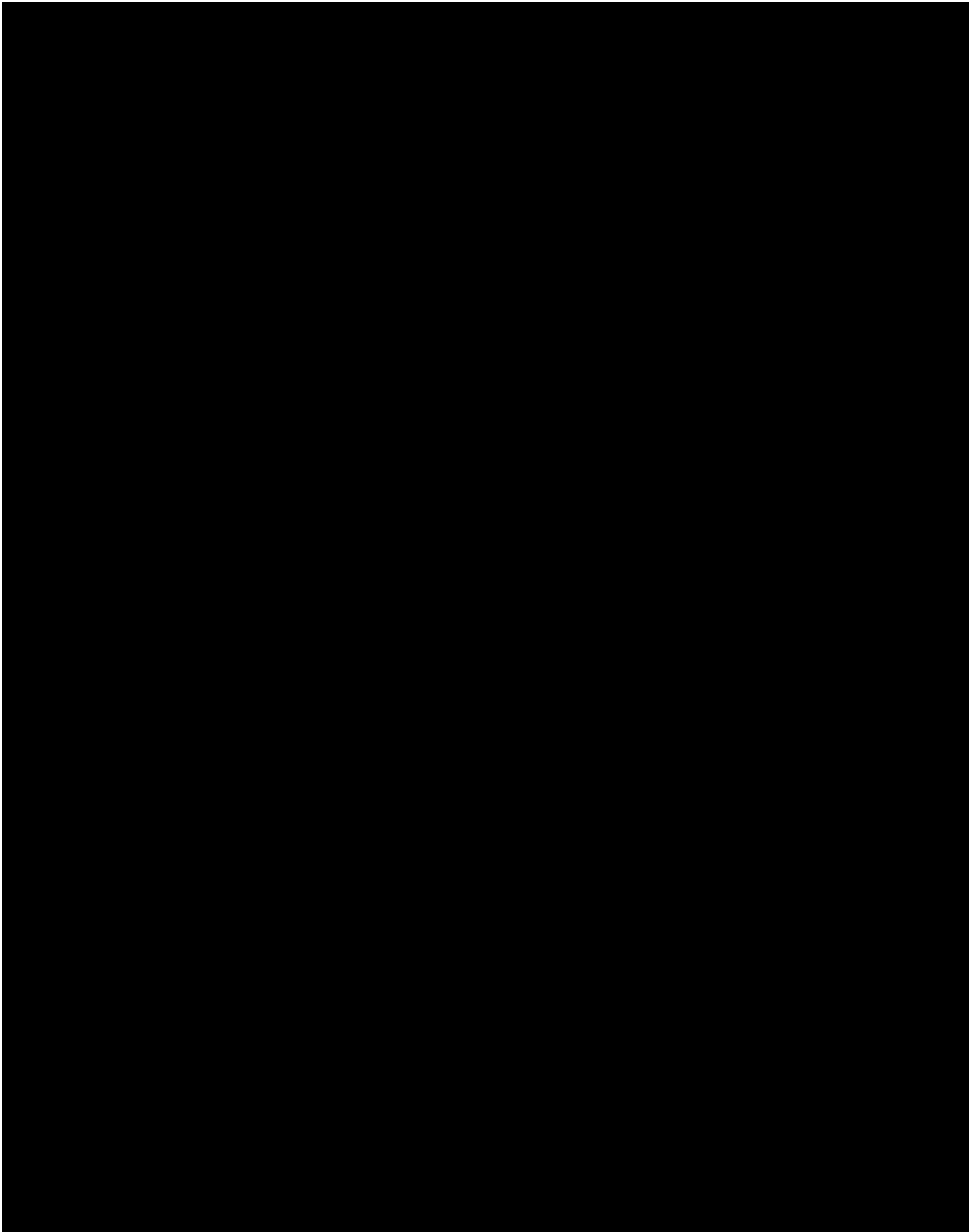
Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	Chipboard	Tiles	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.60 l/m	10.00	6.00
			Cosmetic damage			
			Paint wall	13.44 m2	24.00	322.56
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Wall,door damage**First Floor - Room (Other) (Storage room)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Storage of toys abd boxes**First Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

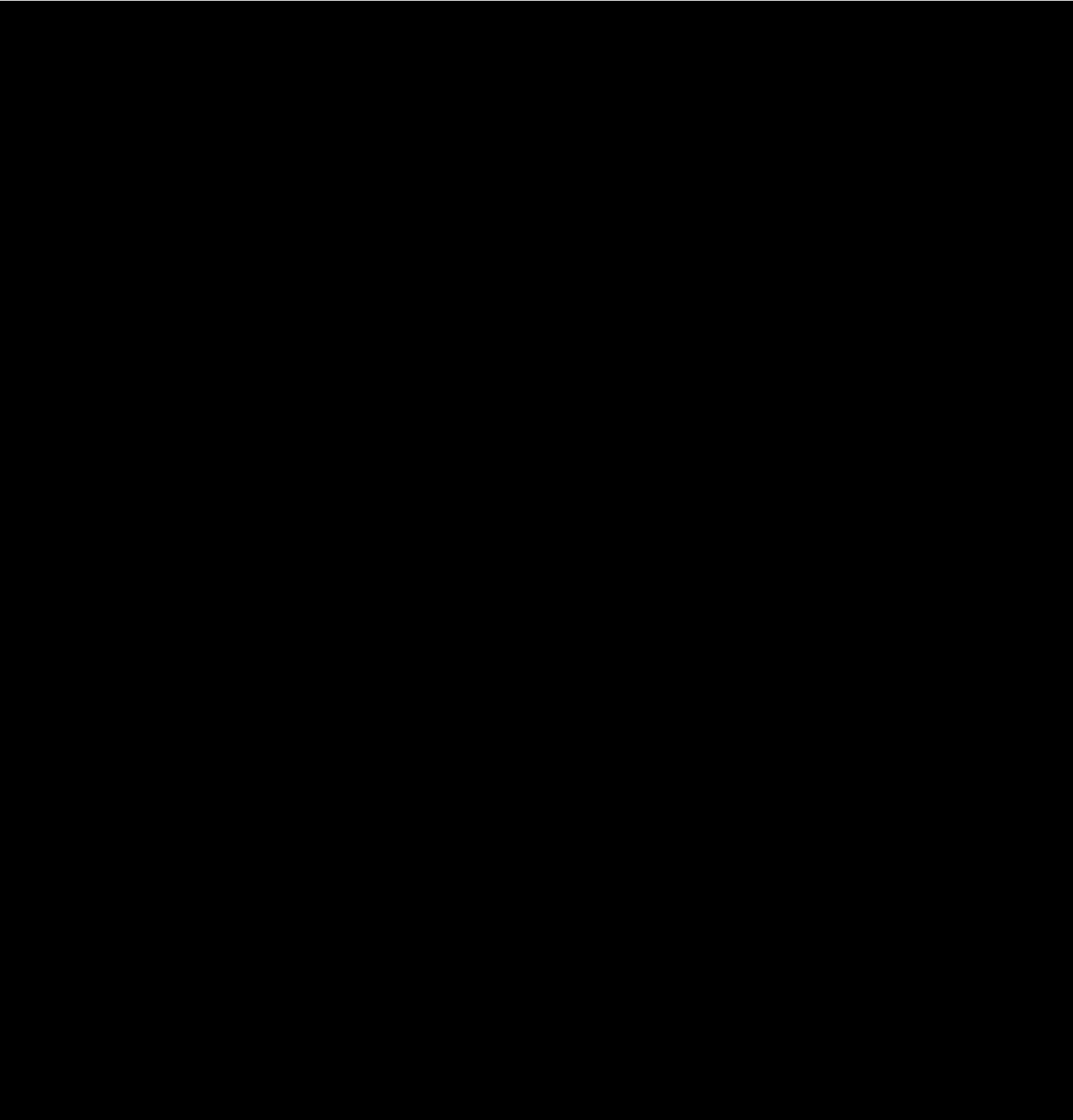
Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	0.40 l/m	10.00	4.00
			Cosmetic Damage			
			Paint Ceiling	7.92 m2	24.00	190.08
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Paper lifted beside doors			
			Re glue	30.00 \$	0.00	30.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Wall,CeilingDamage**Block B**

Unit 3



Unit 8



Block C

Unit 5

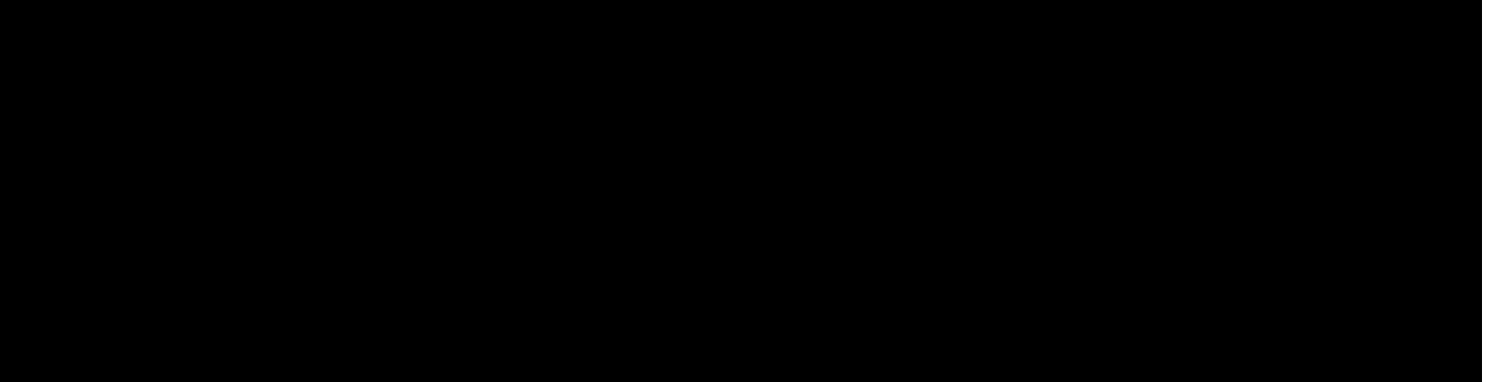
Unit 6

Scope Of Works Estimate

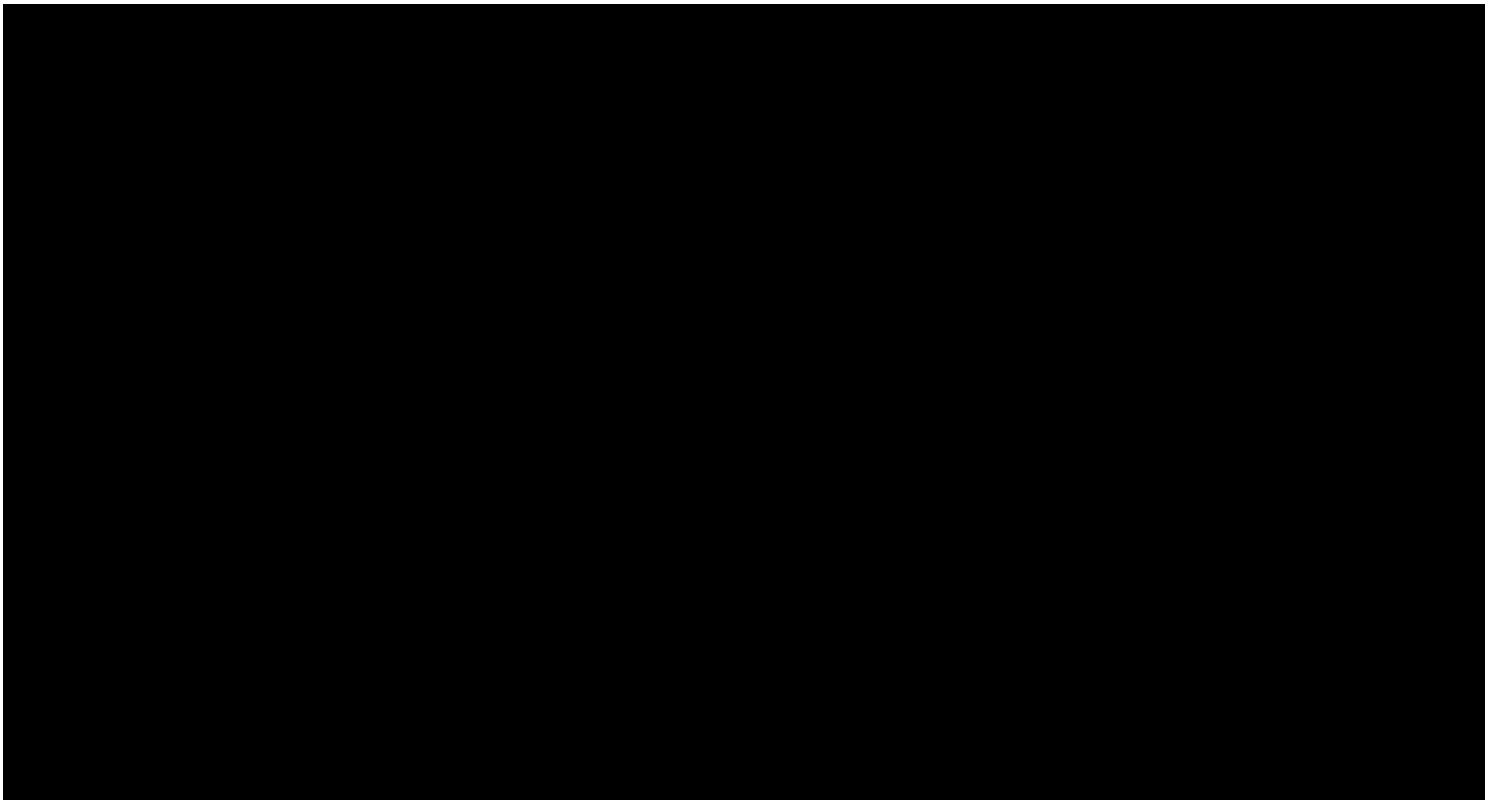
Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Block A



Unit 1

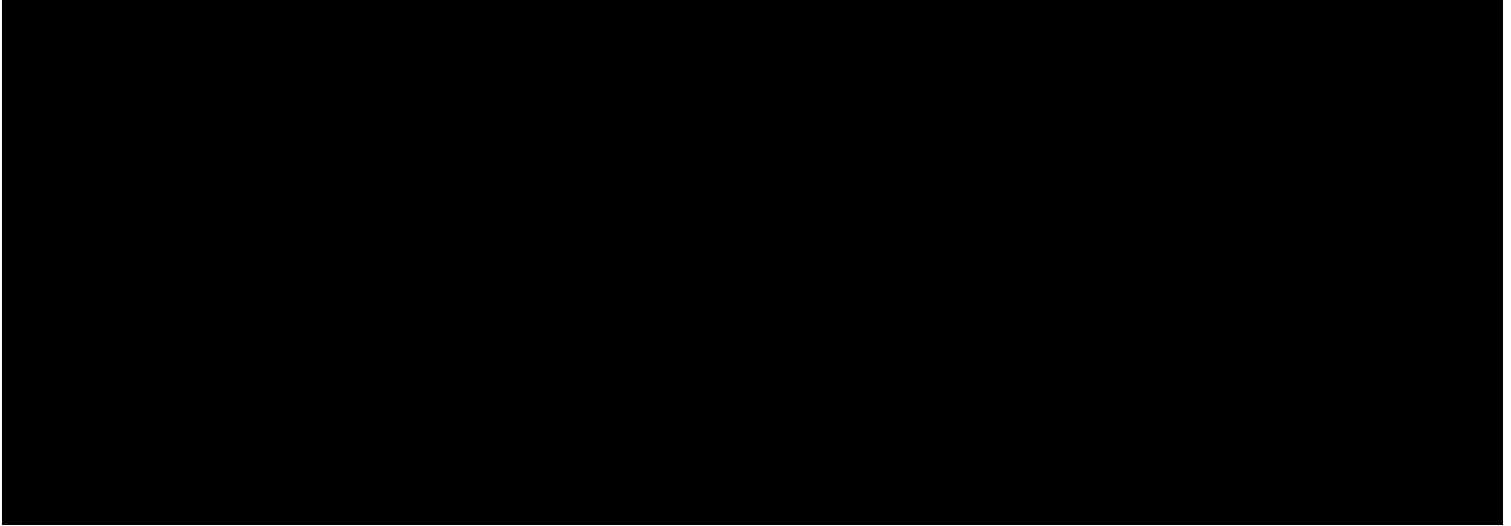


Unit 2

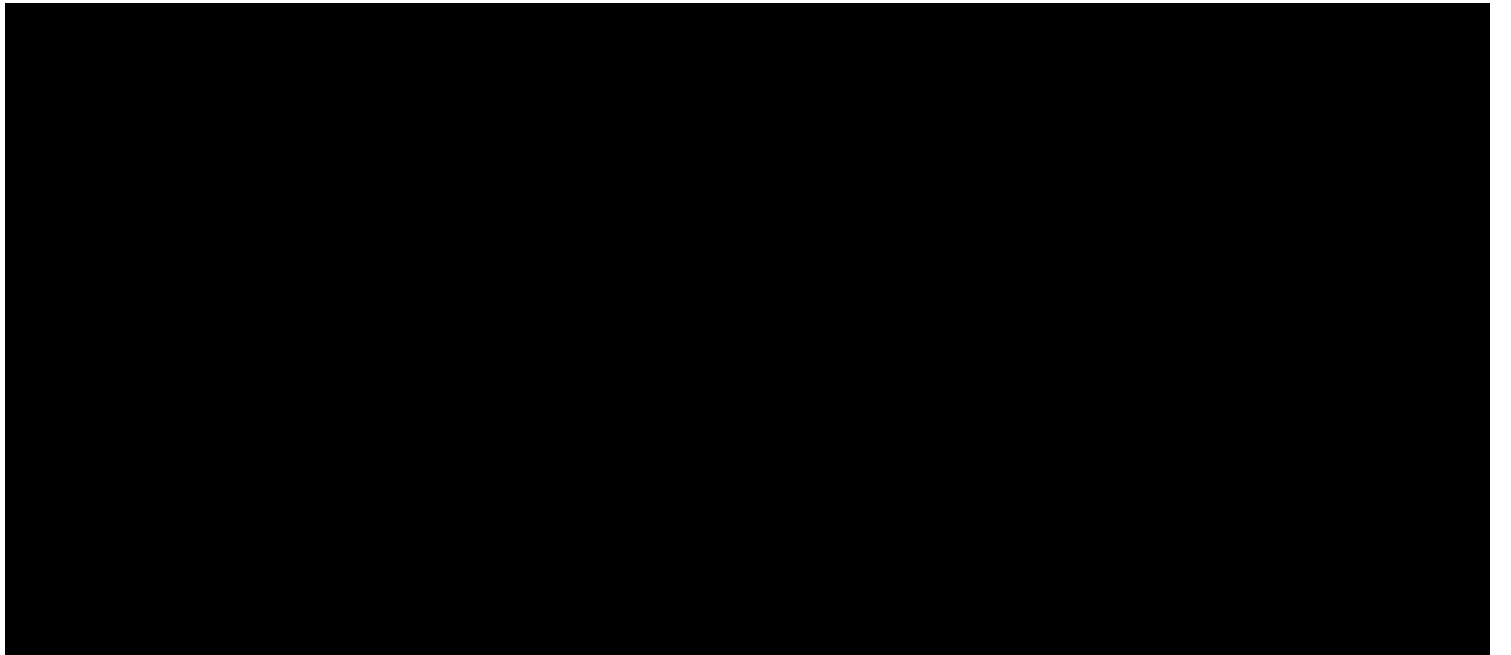
Name	Description	Estimate
Floor	Description	Estimate
First Floor	Bathroom	501.36
	Bedroom (Master)	928.60
	Bedroom (Southwest)	906.56
	Bedroom (West)	897.04
	En Suite (Off master)	501.36
	Hallway	224.08
	Room (Other) (Storage room)	0.00
	Toilet	458.56

First Floor	Walk In Wardrobe	460.80
		<hr/>
		4,878.36
Ground Floor	Internal Garage (Concrete floor unpainted)	2,286.48
	Kitchen (Open to lounge and dining, includes wall and ceiling of all rooms)	4,478.22
		<hr/>
		6,764.70
		<hr/>
		11,643.06

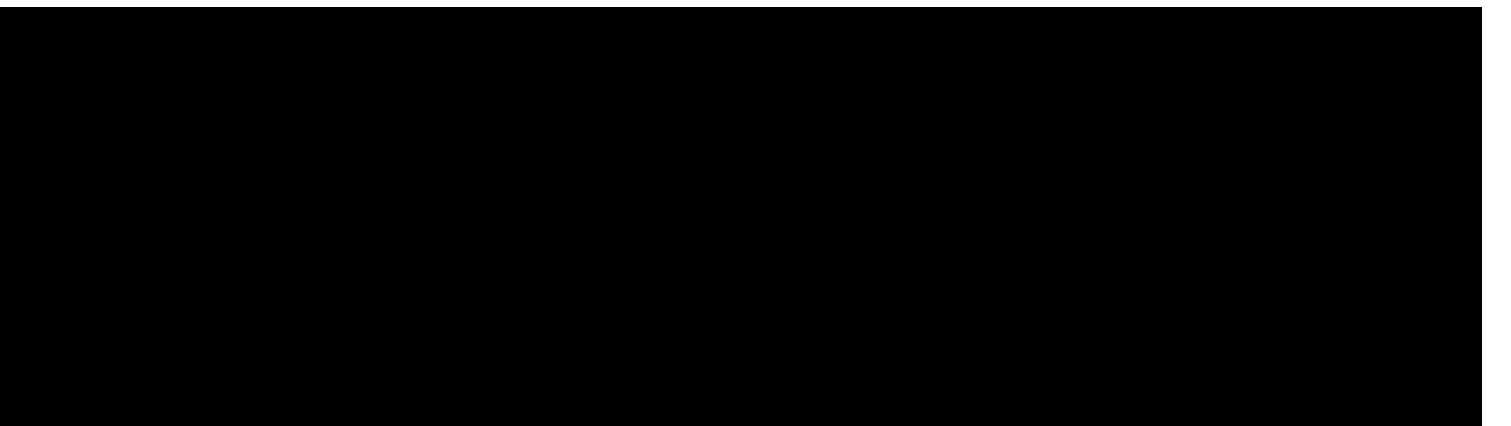
Block B



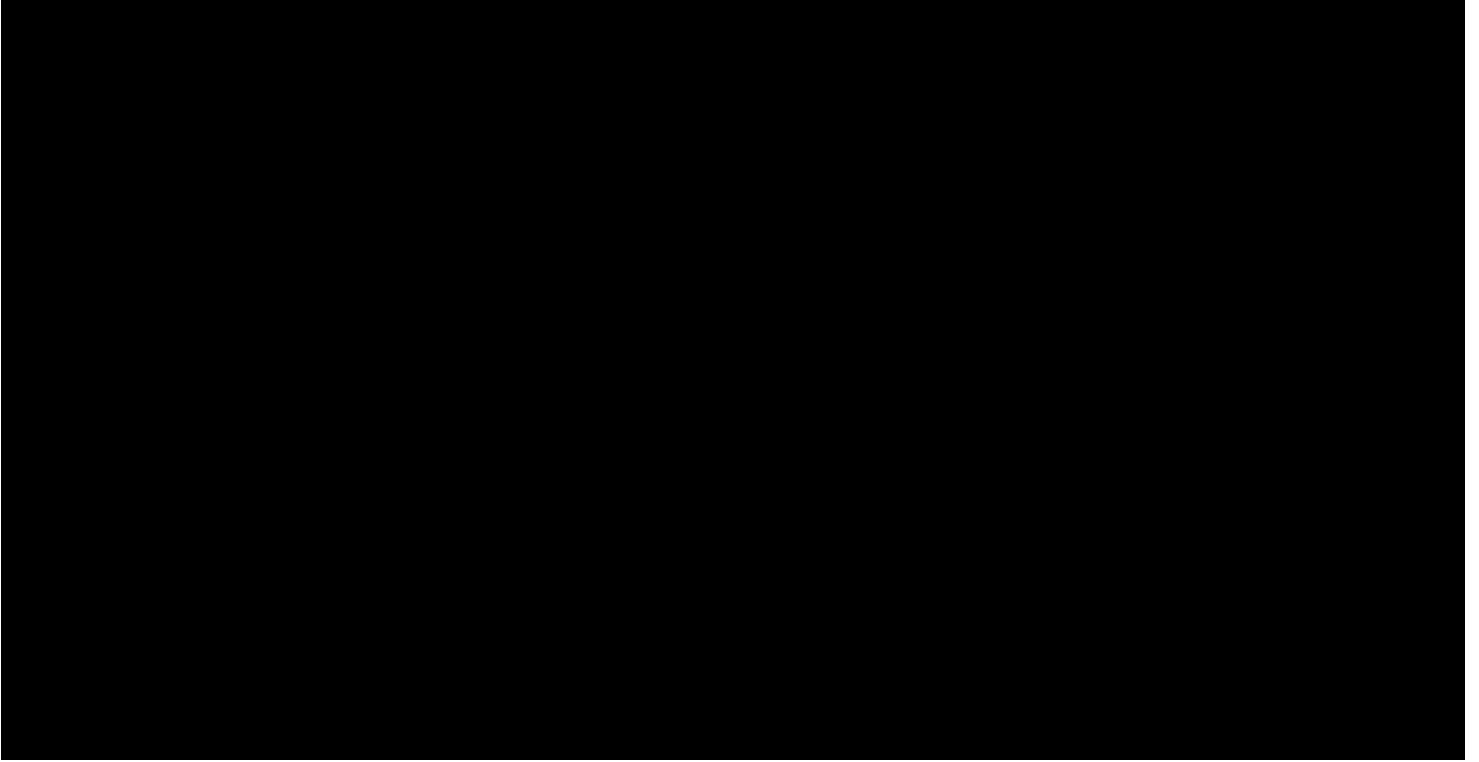
Unit 3



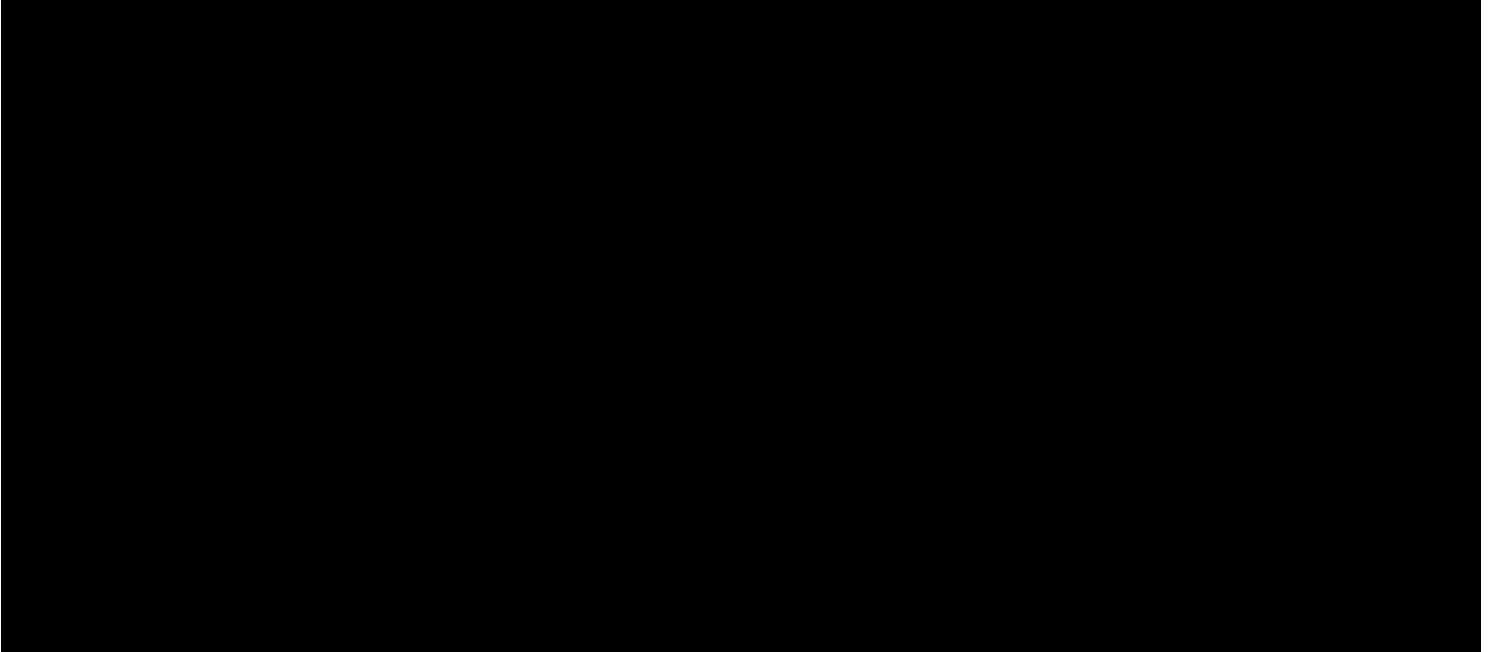
Unit 4



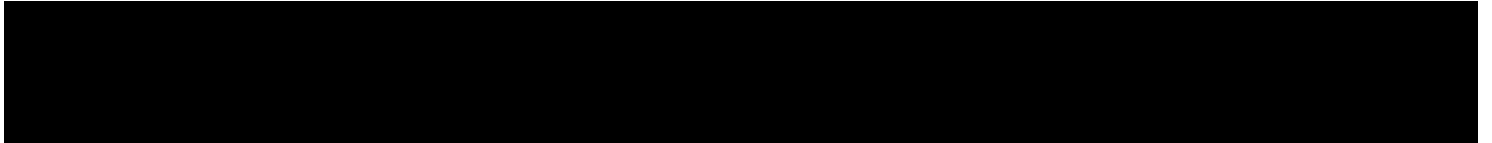
Unit 7



Unit 8



Block C



Unit 5

Unit 6

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/060496
- 2011/051277
- 2011/206039
- 2011/042422 for unit 5

File Notes

Date Created:	04/11/2011 15:34
Created :	Robinson, Paul
Subject:	Cladding
Note:	Exterior cladding is insuclad and questions raised in past over effectiveness and ability to leak. Many cracks are evident in the exterior of the building which is difficult to determine whether they are EQ related or are inherent to nature of the cladding. One owner advised that a engineers report was undertaken recently which provided a good report of the buildings integrity.
Next Action:	
Date Created:	04/11/2011 16:27
Created :	Sadler, Lane
Subject:	Hairline Cracks to Insulclad Polystyrene and Plaster System
Note:	Having worked on a number of Projects with E2 type issues it is apparent that these buildings have the same issues. Because the wall faces are so Large with minimal expansion joints you are presented with hairline cracks under and over window and door openings. These buildings are 20m and 26m Long x 5.6m High with only one Vertical expansion joint which is on Level 1 Only hence the hairline cracking which is not Earthquake related.
Next Action:	
Date Created:	04/11/2011 16:37
Created :	Sadler, Lane
Subject:	Damage
Note:	There are three 2 Story Buildings with concrete tile roofs, Insulclad Polystyrene and concrete plaster system to the exterior with Aluminium Joinery on a concrete slab on Grade. The buildings are watertight and habitable with minor cosmetic damage to the interior and exterior.
Next Action:	
Date Created:	05/03/2013 06:50
Created :	Administrator, Alchemy

Subject: Assessment Address Changed

Note: From:7-9 CROHANE PLACE, ADDINGTON, CHRISTCHURCH
To:1-8/7-9 CROHANE PLACE, ADDINGTON, CHRISTCHURCH

Next Action:

Urgent Works Items

Scope of Works

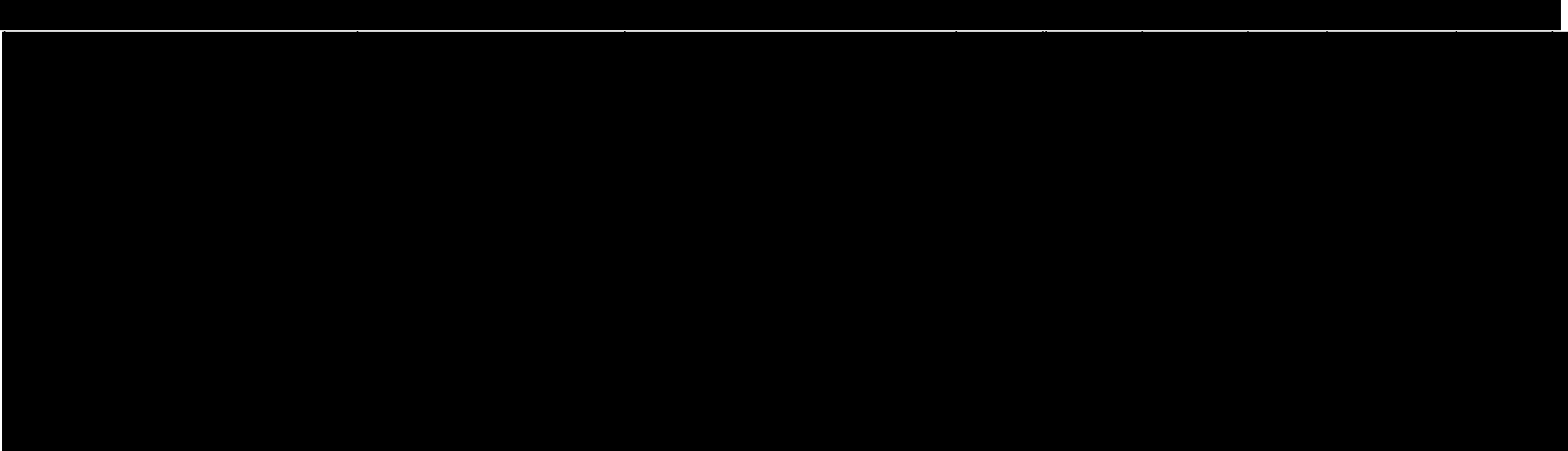


Completed by: Wayne Smith
 Date: 7-Mar-2016
 Claim number: CLM: 2012/047375
 SOW Type: Additional
 Assessment of Property at: 7-9 / 1-8 Crohane Place , Addington , Christchurch

Document explanatory note:
 This document provides a summary of the earthquake damage identified by the QC 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.

Subtotal	\$	
P&G	\$	
Margin	\$	
GST	\$	
Subtotal	\$	
Total	\$	

Line Items:				Strat ID	Measure	Size	Cost per unit	Sum
Element	Damage	Repair	Size					
BLOCK " A " Unit 1 & 2								
External Elements								
Elevation (North Wall) ground and first floor								
Element	Damage	Repair						
Wall Cladding	Cosmetic Damage	Supply and paint Walls	42.56 m2					
Elevation (South Wall) ground and first floor								
Element	Damage	Repair						
Wall Cladding	Cosmetic Damage	Supply and paint Walls	42.56 m2					
Heat Pump	Remove for other trades	Remove and reinstate for other trades	1					
Fence	Remove for other trades	Remove and reinstate for other trades	1					
Elevation (East Wall) ground and first floor								
Element	Damage	Repair						
Wall Cladding	Cosmetic Damage	Supply and paint Walls	112 m2					
Wall Cladding	Cosmetic Damage	Re- silicon Expansion Joint	3.4 m					
Down Pipes	Remove for other trades	Remove and reinstate for other trades	4					
Buglar Alarm Light	Remove for other trades	Remove and reinstate for other trades	2					
Elevation (West Wall) ground and first floor								
Element	Damage	Repair						
Wall Cladding	Cosmetic Damage	Supply and paint Walls	112 m2					
Down Pipes	Remove for other trades	Remove and reinstate for other trades	4					
Exterior Light	Remove for other trades	Remove and reinstate for other trades	2					
Heat Pump	Remove for other trades	Remove and reinstate for other trades	1					
Balcony Hand Rail	Remove for other trades	Remove and reinstate for other trades	2					
Fence	Remove for other trades	Remove and reinstate for other trades	2					
Unit " 1 "								
Unit " 2 "								
Ground Floor - Internal access Garage								
Element	Damage	Repair						
Floor	Cosmetic Damage	Paint floor - Acid wash ,etch primer , 2 top coats of epoxy paint	31.28 m2			31.28	\$ 37.50	\$ 1,173.00
BLOCK " B " Unit 3 , 4 , 7 , 8								



Unit " 3 "										

Unit " 4 "										

Unit " 7 "										

Unit " 8 "										

Blank "C" Unit 5 & 6

Unit "E"

Unit "E"

Fees:		Weeks	Count	Cost per unit	Sum
Fee	Weeks				
Scaffold hire - Tube & Clip for EXT repairs - (M2)					
Scaffold hire - Weekly rental & Health & Safety checks					

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

LAND DOCUMENTS

The following information contains documents relating to the land assessments that were either cash settled or declined:

The attached land document(s) help NHC Toka Tū Ake identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received

Scope of Works

EQC

Completed by: M. DINGWALL

C L M / 2 0 1 2 / 0 0 6 2 4 4
 BODY CORPORATE 81717
 '7-9 CROHANE PLACE
 ADDINGTON
 CHRISTCHURCH
 H: & W:
 M:

Date: 16/7/13 Page: 1 of 1
dd / mm / yyDescription: **Damage to Land**Repair Strategy: Removal and/or import materials and labour to repair land 10 m²

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

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

SMALL JOB FEE 250.00

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	m ²	5.0	2.0		10	\$12	120.00
Land Under Lawn Areas (Type 'C') - Level and Seed	m ²					\$10	
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

* Unit categories to be used as follows:

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

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

Square metre calculations must include length and breadth figures.

Sub-total 370.00

P&G, Margin & GST (Figure x 1.3662) 135.49

Total 505.49



CHECKED
 V135, FEB 2013

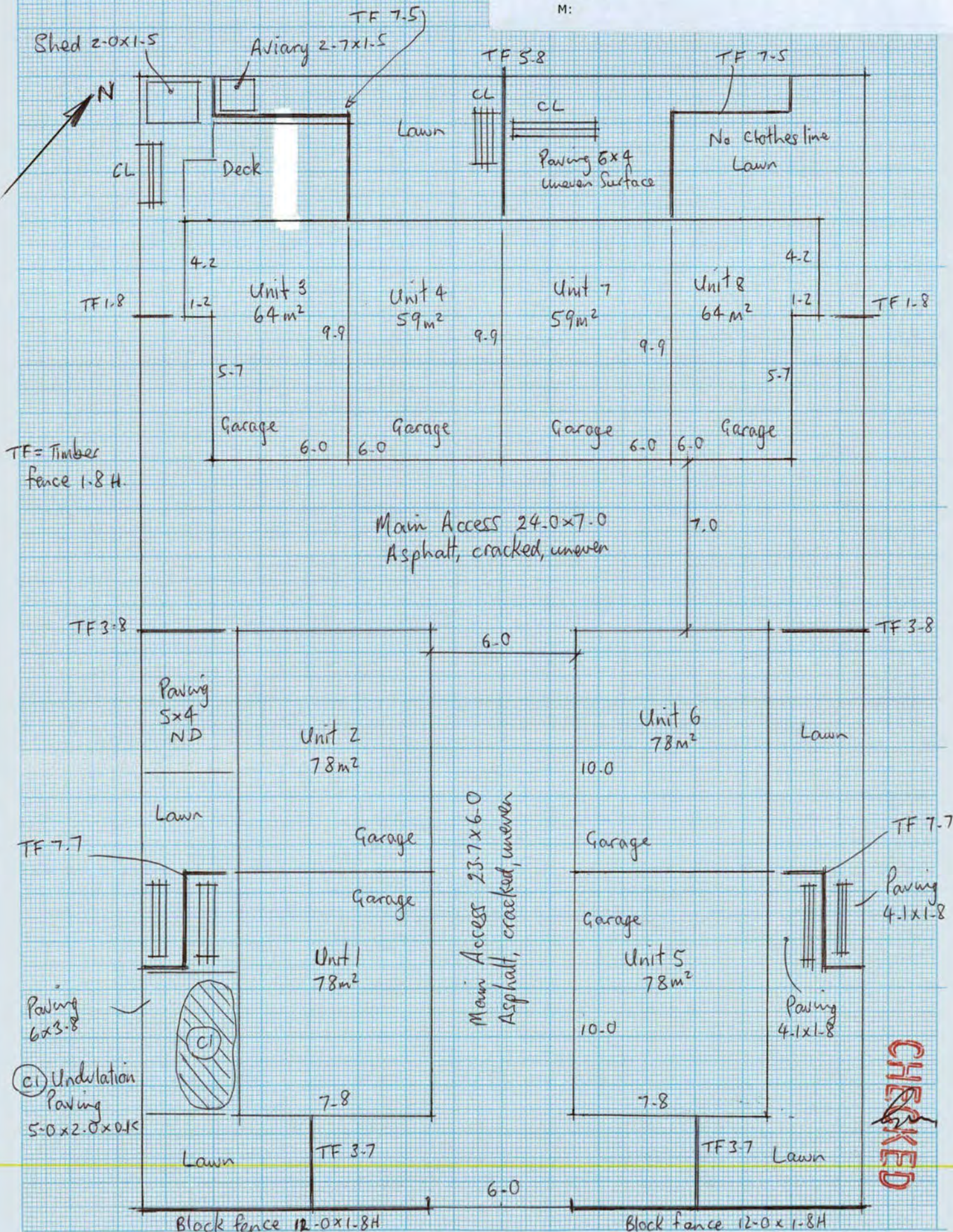


G. Penhall

16/7/15

BODY CORPORATE 81717
7-9 CROHANE PLACE
ADDINGTON
CHRISTCHURCH
H: & W:
M:

Land Area: 1409 m²
Entire site within EOC cover.



CHECKED

Inspection Summary



Completed by: M. DINGWALL

Date: 16/7/13 Page: 1 of 1
dd/mm/yy



C L M / 2 0 1 2 / 0 0 6 2 4 4
 BODY CORPORATE 81717
 7-9 CROHANE PLACE
 ADDINGTON
 CHRISTCHURCH
 H: & W:
 M:

Time arrived at site: 13 : 15 Time left site: 13 : 45 Was an inspection carried out? Yes No

Customer present: Yes No Customer Name: [REDACTED]
 Access denied Loose dogs Other If other, please provide reason:

If No inspection carried out, why not?

Where an inspection has been conducted:	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIME OF POSSESSION
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

- If there was nil damage, why was that? Building removed Building repairs have fixed No visible damage
 - If a potential or actual 8/9 property, was the dwelling present? Building removed Building present

Land Damage to Area A? If Yes, add details
 Yes No

Land Damage to Area B? If Yes, add details
 Yes No

Land Damage to Area C? If Yes, add details
 Yes No CI = 10m²

Total m² of Damaged Land: m² Notional Land Damage Value @\$300/m² (Incl GST):

Next action REFER TO SETTLEMENT



V1.32 FEB 2013
CHECKED

Released Under the Official Information Act 1982



7-9 Crohane Place, Addington Christchurch