

6 November 2023

Mr M Heazlewood

Sent by email to: matthew.heazlewood@bayleys.co.nz

Kia ora Mr Heazlewood

Information request – CLM/2011/125134 – 70 Grays Road, Yaldhurst, Christchurch 8042

Thank you for your information request received on 17 October 2023. You asked for 'All documentation held on this property to market the home' in relation to 70 Grays Road. Your request has been considered under the Official Information Act (OIA).

Please find the enclosed documentation in response to your request.

If you require sign off or repair completion documents for the claim(s) that were paid out, they may be obtainable from the contractors who completed the substantive repairs at the property.

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/025602	Managed Repair Cash Settled	The damage lodged under this claim was assessed and repaired under the master claim Emergency Works
CLM/2011/125134 **Master Claim	Managed Repair	EQC Managed the repairs

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake EQC documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the real estate agent marketing the property you have an interest in understanding what assessments and repairs have been undertaken at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners, third parties and other neighbouring properties under section 9(2)(a) of the OIA and section 53(b) of the PA.

You have the option of approaching the Office of the Ombudsman should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,



Rachel Saolele

Senior OIA Advisor-Kaitohutohu OIA Matua

IN CONFIDENCE-CUSTOMER

Toka Tū Ake EQC
Level 11, Majestic Centre
100 Willis Street
Wellington 6011, New Zealand
Telephone: (04) 978-6400
Fax: (04) 978-6431

Corporate Mail: PO Box 790, Wellington 6140
Claims Mail: PO Box 311, Wellington 6140
www.eqc.govt.nz

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.



HAMMOND BUILDING CONTRACTORS LIMITED

28 Bateman Avenue, Christchurch 8053, N.Z., Telephone (021) 340-466, A.H. (03) 351-9975, Fax (03) 351-9129

darin@hammondbuilding.co.nz**TAX INVOICE**

T0: EQC
claims@eqc.govt.nz

10939	20.01.11		65-056-641
INVOICE NO.	INVOICE DATE	ORDER NO.	GST NO.

re: **B Sundstrum & T J Pavey, 70 Greys Road, Claim no. CLM/2010/025602**

Please pay on invoice as no statement will be issued

TERMS:		seven (7) days		
QTY	ITEM NO.	DESCRIPTION	PRICE	TOTAL
5	hrs	Oamaru Stone wall area that was damaged in earthquake was blown down in strong wind on 23 & 24 December, removed stone from garden, put building paper and ply onto wall area as required, removed other Oamaru stone from around house that had the possibility of falling		
		Labour	45.00	225.00
		Materials		
		Building paper		50.00
		Ply		25.00
PLEASE MAKE CHEQUES PAYABLE TO:			SUBTOTAL	300.00
Hammond Building Contractors Limited			TAX RATE	15.00%
28 Bateman Avenue				45.00
Christchurch 8053, N.Z.				
Our Bank Account # - NBNZ - 06-0851-0072846-00			TOTAL	\$ 345.00

This is a payment claim under the Construction Contracts Act 2002.

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains information relating to the repairs completed under the Canterbury Home Repair Programme (CHRP)





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Statement of Claim Checklist / Repair Strategy

Date: 30/03/11
Author: Dan Haddock

Claim No: 2010/ 025602
Claimant: Miranda Jane Kain
Situation of Loss: 70 Grays Rd
Yaldhurst

LA:

Estimator: Dan Haddock

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	✓	✓		Cracking to ceiling. Rake out, restop and re-paint ceiling
Dining Room	Y	✓		Combined	Cracking to walls. Rake out, re-stop and re-paint walls.
Kitchen	Y			Combined	
Family Room	N/A				
Bedroom 1	N				
Ensuite	Y	✓			Cracking to plaster shower surround. Grind out, re-plaster and re-paint surround.
Bedroom 2	N				
Bedroom 3	N				

SOC / Repair Strategy – Page 2

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Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	2010/025602
Bedroom 4 2.4 stud	Y	✓			cracking to walls. Rake out, re-stop re-paint walls
Bathroom	Y				
Toilet 1	N				
Toilet 2	N/A				
Office / Study	Y	✓			cracking to walls. Rake out, re-stop re-paint walls
T.V Room Rumpus	N				
Entry / Hall(s)	Y	✓			Mortar cracking to internal oamaru stone. Gib cracking above windows. Pre-existing cracking to concrete floor. Rakeout & re-paint. Rake out, stop and re-paint walls
Stairwell	N/A				
Laundry	Y	✓			Cracking to walls. Rake out, re-stop and re-paint walls.
car port Garage	N				
Other	N/A				

 (Initials)

ENTERED

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2010/025602

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	Y	Oamary stone dislodged at top two courses, gable ends and mortar cracking on all elevations.
	South	Y	
	East	Y	
	West	Y	
Decks		N	
CHIMNEY Steel flue	Base	N	
	Ceiling Cavity	N	
	Above Roof	Y	Oamary stone veneer dislodged. Mortar cracking
	Fireplace	N	Fire working o:k

ENTERED
Affix label here

SOC / Repair Strategy – Page 4

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N/A	
Services	N	
Other Dwelling Items	N/A	
Outbuildings	N/A	
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

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: George Michael KAIN Dated: 30-3-11

.....
(Initials)

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

Date:

Claim Number: 201

Estimator Name:

30/03/11

2010/025602

D. Haddock

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)
	T.V Room	Painted Gib

EQC
EARTHQUAKE COMMISSION

SCANNED

Date:

Claim Number: 2010/

Estimator Name:

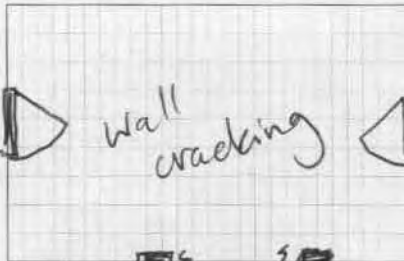
30/03/11

2010.025602

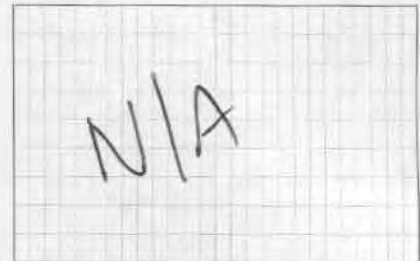
D. Hardlock

Dwelling Inspection Checklist: Show measurements indicate damage

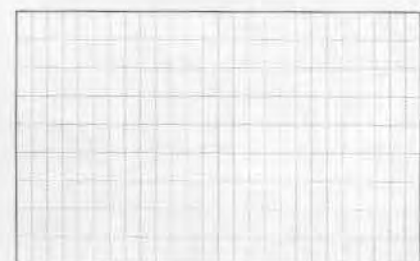
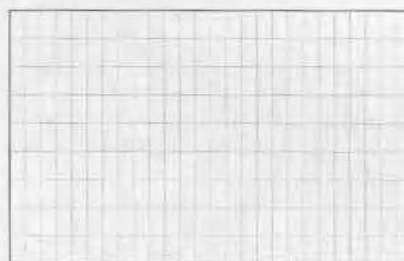
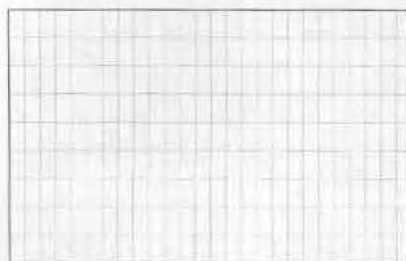
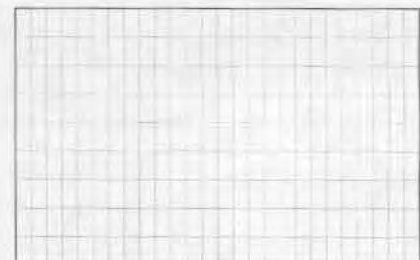
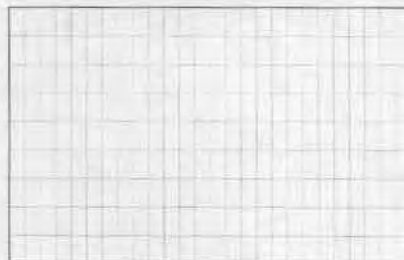
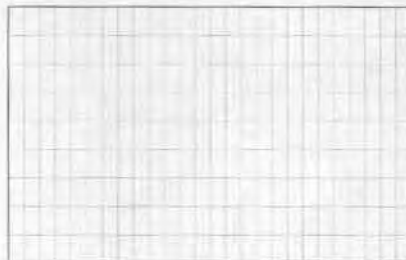
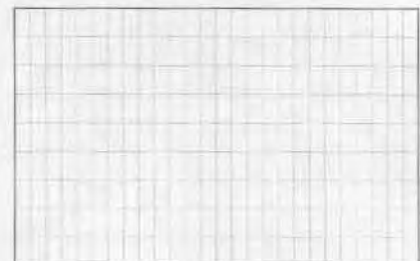
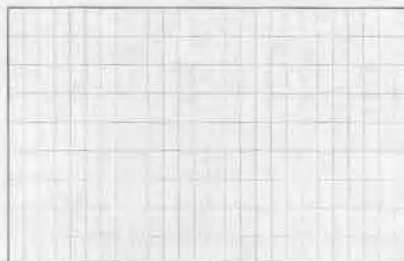
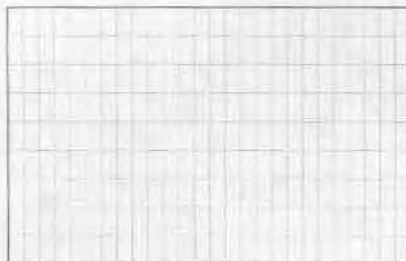
Stairwell



Laundry



Outbuilding/Garage

**Legend**

	Crack to ceiling (show length)
	Crack to wall (show length)
	External damage
	Foundation damage

EQC
EARTHQUAKE COMMISSION

SCANNED

Date:

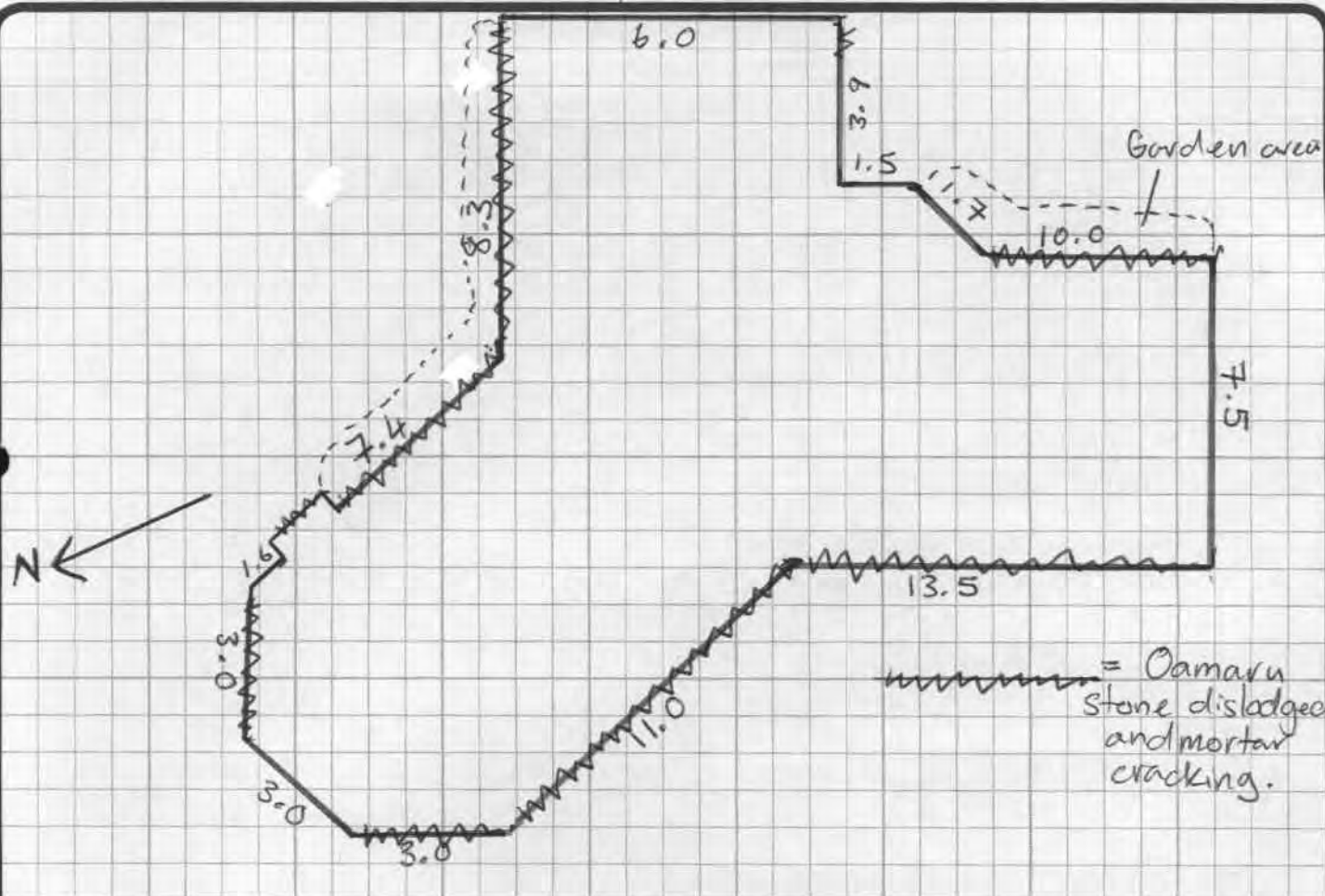
Claim Number: 2010/

Estimator Name:

30/03/11

2010/025602

D. Maddock

Dwelling Inspection Checklist: Show measurements indicate damage

Area m2:	265
Stud Heights:	2.4 Recessed Ceilings in Dining/Kitchen and Lounge
Wall Finish:	Wallpaper Plastered <u>Paint Finish</u>
Other:	Internal Oamaru stone veneer.
Services:	Specify Damage: NIL
Chimneys:	Construction Type: Damage to stone veneer Height: Damage Description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber Concrete Ring <u>Concrete Slab</u> Other (Specify): Minor Moderate Severe House Moved off Foundations? Concrete Slab Cracked? Crack Width: Crack Length:
Roof:	<u>Framed</u> <u>Trussed</u> Type: Clay Tiles Concrete Tiles <u>Rolled Metal</u> Other Damage:
Cladding Type:	Weatherboard <u>Brick Veneer</u> Hardi Plank Other

Scope of Works



Customer: MIRANDA KAIN

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 70 GRAYS ROAD, YALDHURST, CHRISTCHURCH 8042 on 24/04/2012

Site

Element	Damage	Repair
Land (Exposed - Soil - 40000.00 m2)		
Main Access (Drive - Concrete - 2200.00 m2)		

Services

Element	Damage	Repair
Sewerage (Septic Tank - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Storm Water (Soak Pit - PVC Pipe - 6.00 l/m)	No Earthquake Damage	
Water Supply (Bore/well - Plastic - 100.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (East face)

Element	Damage	Repair
Wall Cladding (Block - Oamaru Stone - 65.80 m2)	Cracking	Grind out and repoint mortar 6.00 l/m
	Structural damage	Remove, dispose and install Oamaru stone 7.56 m2
	Structural damage	Remove, dispose and install Oamaru stone 1.82 m2
	Structural damage	Remove, dispose and install Oamaru stone 14.88 m2
Wall framing (Timber Frame - Timber - 65.80 m2)	No Earthquake Damage	

Elevation (South face)

Element	Damage	Repair
Wall Cladding (Block - Oamaru Stone - 54.80 m2)	Cracking	Grind out and repoint mortar 15.00 l/m
	Cracking	Grind out and repoint mortar 10.00 l/m
	Structural damage	Remove, dispose and install Oamaru stone 3.84 m2
	Structural damage	Remove, dispose and install Oamaru stone 4.16 m2
Wall framing (Timber Frame - Timber - 54.80 m2)	No Earthquake Damage	

Elevation (West and south / west faces combined.)

Element	Damage	Repair	
Wall Cladding (Block - Oamaru Stone - 63.70 m2)	Cracking	Grind out and repoint mortar	15.00 l/m
	Structural damage	Remove, dispose and install Oamaru stone	40.00 m2
Wall framing (Timber Frame - Timber - 63.70 m2)	No Earthquake Damage		

Elevation (Aluminum / glazed section of lounge)

Element	Damage	Repair	
Wall Cladding (Other - Other - 23.40 m2)	Cracking	Repointed sill tiles	

Elevation (North faces)

Element	Damage	Repair	
Wall Cladding (Block - Oamaru Stone - 50.18 m2)	Cracking	Grind out and repoint mortar	15.00 l/m
	Structural damage	Remove, dispose and install Oamaru stone	13.20 m2
Wall framing (Timber Frame - Timber - 50.18 m2)	No Earthquake Damage		

Roof (Rolled metal)

Element	Damage	Repair	
No Damage			

Foundations (Concrete slab)

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Kitchen (Dining)**

Room Size: 5.60 x 7.30 = 40.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Built In Oven (Other - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 40.88 m2)	No Earthquake Damage		
Door (External) (Bi Fold doors - Aluminium - 2.00 No of)	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 4.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 40.88 m2)	No Earthquake Damage		
Hob (Gas - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Standard Spec - Other - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 82.56 m2)	Cosmetic damage	Rake out, plaster and paint	82.56 m2
	Cosmetic damage	Grind out and re-mortar	4.00 l/m
Window (Aluminium Casement - Pane double glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Concrete - 7.00 l/m)	Impact damage	Repair concrete bench top	0.96 m2

Ground Floor - Lounge

Room Size: 7.90 x 7.40 = 58.46 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 58.46 m2)	Cosmetic Damage	Rake out, plaster and paint	58.46 m2
Door (External) (Bi Fold doors - Aluminium - 5.00 No of)	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 58.46 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 73.44 m2)	Cosmetic damage	Rake out, plaster and paint	73.44 m2
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry (Hallway)

Room Size: 3.20 x 7.60 = 24.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 24.32 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 24.32 m2)	No Earthquake Damage		
Wall covering (Brick - Brick - 51.84 m2)	Cosmetic damage	Grind out and re-mortar	8.00 l/m
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.90 x 5.70 = 10.83 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.83 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 10.83 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.48 m2)	Cosmetic damage	Rake out, plaster and paint	36.48 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Casement - Pane double glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 1.60 l/m)	No Earthquake Damage		

Ground Floor - Bedroom (Main Bedroom First Right from front door)

Room Size: 5.00 x 5.00 = 25.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - En Suite

Room Size: 1.70 x 3.00 = 5.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Vanity single specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.10 m2)	No Earthquake Damage		

Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 5.10 m2)	No Earthquake Damage		
Shower (Other - Tile - 1.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 22.56 m2)	Cosmetic damage	Remove, dispose and replace solid plaster	11.04 m2
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet (Off Main Bedroom Ensuite)

Room Size: 1.40 x 1.00 = 1.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Office/Study

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

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 10.54 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 10.54 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 31.20 m2)	Cosmetic damage	Rake out, plaster and paint
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	No Earthquake Damage	
		31.20 m2

Ground Floor - Toilet (Second door from front entry)

Room Size: 1.80 x 2.40 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Hallway

Room Size: 1.40 x 7.00 = 9.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 9.80 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Concrete - 9.80 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 40.32 m2)	Cosmetic damage	Rake out, plaster and paint
Window (Aluminium Casement - Pane double glazed - 3.00 No of)	No Earthquake Damage	
		40.32 m2

Ground Floor - Bedroom (First on the right down hall)

Room Size: 5.80 x 2.90 = 16.82 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 16.82 m2)	No Earthquake Damage	
Door (External) (Single glass door - Aluminium - 1.00 No of)	No Earthquake Damage	

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

Floor (Concrete - Carpet - 16.82 m2) No Earthquake Damage

Wall covering (Gib - Paint - 41.76 m2) Cosmetic damage Rake out, plaster and paint 41.76 m2

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Bedroom (Second bedroom on the right of hall)

Room Size: 3.00 x 5.80 = 17.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 17.40 m2)	No Earthquake Damage	
Door (External) (Single glass door - Aluminium - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 17.40 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 42.24 m2)	Cosmetic damage	Rake out, plaster and paint 42.24 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bathroom (Main Bathroom off Hallway)

Room Size: 2.30 x 2.70 = 6.21 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Last on the right down hallway)

Room Size: 5.20 x 3.60 = 18.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 18.72 m2)	No Earthquake Damage	
Door (External) (Single glass door - Aluminium - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 18.72 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 42.24 m2)	Cosmetic damage	Rake out, plaster and paint 42.24 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Room (Other) (Open carport)

Room Size: 6.00 x 7.60 = 45.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 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/2011/125134
Claimant: MIRANDA KAIN
Property Address: 70 GRAYS ROAD
 YALDHURST
 CHRISTCHURCH 8042

Assessment Date: 24/04/2012 12:12
Assessor: Green, Ross
Estimator: Marquet, Doug
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	MIRANDA, KAIN				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

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: Nil Detected
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Other	301.82

Full Assessment

Site

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

General Comments: Driveway, first part 350 asphalt, remainder to house gravel 200.

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Septic Tank	PVC Pipe	No Earthquake Damage			
Storm Water	Soak Pit	PVC Pipe	No Earthquake Damage			
Water Supply	Bore/well	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (East face)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Oamaru Stone	Cracking			
			Grind out and repoint mortar	6.00 l/m	30.00	180.00
			Structural damage			
			Remove, dispose and install Oamaru stone	7.56 m2	355.00	2,683.80
			Structural damage			
			Remove, dispose and install Oamaru stone	1.82 m2	355.00	646.10
			Structural damage			
			Remove, dispose and install Oamaru stone	14.88 m2	355.00	5,282.40
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 18.8m x 3.5m, Oamaru stone veneer, aluminum windows x 6 and 2 x exterior doors. Replace and relay sections of veneer and the repointing.

Elevation (South face)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Oamaru Stone	Cracking			
			Grind out and repoint mortar	15.00 l/m	30.00	450.00
			Cracking			
			Grind out and repoint mortar	10.00 l/m	30.00	300.00
			Structural damage			
			Remove, dispose and install Oamaru stone	3.84 m2	355.00	1,363.20
			Structural damage			
			Remove, dispose and install Oamaru stone	4.16 m2	355.00	1,476.80
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 13.7m x 4m, Oamaru stone veneer, windows x 2 and a steel framed open carport, with truss's between posts. Replace and repointed sections of veneer

Elevation (West and south / west faces combined.)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Oamaru Stone	Cracking			
			Grind out and repoint mortar	15.00 l/m	30.00	450.00
			Structural damage			
			Remove, dispose and install Oamaru stone	40.00 m2	355.00	14,200.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 24.5m x 2.6m, Oamaru stone veneer, windows x 5, French doors x 1, bi folding doors x 1 and single exterior doors x 3
Separation to mainly the top two rows of veneer, cracking to pointing.

Elevation (Aluminum / glazed section of lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Other	Other	Cracking			
			Repointed sill tiles	100.00 \$	0.00	100.00

General Comments: 9m x 2.6m, , Bi folding doors x 2 and a fixed glazed section, between galv posts.
Repointed sill tiles

Elevation (North faces)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Oamaru Stone	Cracking			
			Grind out and repoint mortar	15.00 l/m	30.00	450.00
			Structural damage			
			Remove, dispose and install Oamaru stone	13.20 m2	355.00	4,686.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 19.3m x 2.6m, Omarua stone veneer, windows x 3, a set of French doors and a set of Bi folding doors
Mainly the replacement of the top two x courses of the veneer and some repointing.

Roof (Rolled metal)

Damage: No damage

Require Scaffolding? No

General Comments: unpainted corrugated iron and unpainted metal spouting

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: damage to the slab has been recorded in the rooms

Ground Floor - Kitchen (Dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Other	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Hob	Gas	Standard Spec	No Earthquake Damage			
Kitchen joinery	Standard Spec	Other	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	82.56 m2	27.00	2,229.12
			Cosmetic damage			
			Grind out and re-mortar	4.00 l/m	15.00	60.00

Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Concrete	Impact damage			
			Repair concrete bench top	0.96 m2	67.00	64.32

General Comments: Ceiling, no apparent damage. Walls, fine cracking to gib, and Oamaru Stone has some loose mortar joints. Concrete bench top has a crack.

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	58.46 m2	27.00	1,578.42
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	73.44 m2	27.00	1,982.88
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments: Floor, has crack to concrete which is not earthquake related.

Ground Floor - Entry (Hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Brick	Brick	Cosmetic damage			
			Grind out and re-mortar	8.00 l/m	15.00	120.00
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments: Ceiling, painted gib, no damage. Walls, Oamaru Stone veneer, some mortar joints cracked, re-point. Floor, bare concrete, has pre-existing cracking, non earthquake damage. Front door, solid, no damage.

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	36.48 m2	27.00	984.96
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Walls, some popped nails above door to carport, some fine cracking to square stop, top right, as you come through door from entry, otherwise nothing else.

Ground Floor - Bedroom (Main Bedroom First Right from front door)

Damage: No damage

Require Scaffolding? No

General Comments: Walls and ceiling, painted gib. Floor, carpet over concrete. Windows, two casement, double glazed. External door, french, aluminium, double glazed. Internal door, single hollow, timber, painted. Wardrobe, built in, one to left and right of entrance to ensuite, two hinged bi-fold doors for each side, one set on left hand side come away, not earthquake damage.

Ground Floor - En Suite**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Shower	Other	Tile	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, dispose and replace solid plaster	11.04 m2	85.00	938.40
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments: Shower, solid plaster walls damaged, damage and repair recorded under "Walls"....they have fine cracking only and it may be possible to grind out and re-plaster. (only repair strategy available was to remove dispose and replace solid plaster)

Ground Floor - Toilet (Off Main Bedroom Ensuite)**Damage:** No damage**Require Scaffolding?** No

General Comments: Walls and ceiling, painted gib. Floor, bare concrete. Window, double glazed, casement. Door, internal, mdf, hinged, painted timber.

Ground Floor - Office/Study**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	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	31.20 m2	27.00	842.40
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments: Walls, fine crack above window.

Ground Floor - Toilet (Second door from front entry)**Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Hallway****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	Concrete	Concrete	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.32 m2	27.00	1,088.64
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (First on the right down hall)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			

Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	41.76 m2	27.00	1,127.52

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Cracking to gib walls and popped nails.

Ground Floor - Bedroom (Second bedroom on the right of hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	42.24 m2	27.00	1,140.48

Window Aluminium Awning Pane double glazed No Earthquake Damage

General Comments: Cracking to painted gib wall.

Ground Floor - Bathroom (Main Bathroom off Hallway)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Last on the right down hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	42.24 m2	27.00	1,140.48

Window Aluminium Awning Pane double glazed No Earthquake Damage

General Comments: Cracking to painted gib walls

Ground Floor - Room (Other) (Open carport)

Damage: No damage

Require Scaffolding? No

General Comments: Steel post set into the ground, steel beam between and then rafters running to longer length. No concrete slab but has a metal base.

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	3,645.27
Margin	4,921.12
GST	8,119.85

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Elevation (Aluminum / glazed section of lounge)	100.00
	Foundations (Concrete slab)	0.00
	Elevation (East face)	8,792.30
	Elevation (North faces)	5,136.00
	Roof (Rolled metal)	0.00
	Elevation (South face)	3,590.00
	Elevation (West and south / west faces combined.)	14,650.00
		32,268.30

Floor	Description	Estimate
Ground Floor	Bathroom (Main Bathroom off Hallway)	0.00
	Bedroom (First on the right down hall)	1,127.52
	Bedroom (Last on the right down hallway)	1,140.48
	Bedroom (Main Bedroom First Right from front door)	0.00
	Bedroom (Second bedroom on the right of hall)	1,140.48
	En Suite	938.40
	Entry (Hallway)	120.00
	Hallway	1,088.64
	Kitchen (Dining)	2,353.44
	Laundry	984.96
	Lounge	3,561.30
	Office/Study	842.40
	Room (Other) (Open carport)	0.00
	Toilet (Off Main Bedroom Ensuite)	0.00
	Toilet (Second door from front entry)	0.00
		13,297.62

13,297.62

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	3,645.27
Margin	4,921.12
GST	8,119.85
	16,686.24

Total Estimate	62,252.16
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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	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Not known

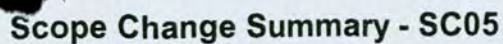
File Notes

Date Created:	24/04/2012 10:09
Created :	Green, Ross
Subject:	Property Description. Comet A. Full Assessment.
Note:	Weatherproof and Habitable. A flat easy access rural block of ten acres. Built in the 1990's, this is a single level, four bedroom, Oamaru Stone clad dwelling, galvanised unpainted corrugated iron roof and spouting, with large attached Carport, on concrete slab foundation. Roof and ceiling cavity checked, no apparent damage. No subfloor. Foundation, no damage, flooring is bare/exposed concrete, has some pre-existing cracking, not earthquake damage. External cladding, top two rows of Oamaru stone to be replaced, and two small sections of stone on two elevations to be replaced from foundation to soffit, other elevations have require repointing. Internal linings, minor cosmetic cracking, and one section of concrete benchtop is cracked.
Next Action:	
Date Created:	28/04/2012 01:45
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 28/04/2012
Note:	COMET sent to EQR on 28/04/2012
Next Action:	

Urgent Works Items

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.

Key	SG	Scope Change		
	ARM	Alternative to EQC Repair Strategy		



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.

Key	SC	Scope Change		
	ARM	Alternative to EQC Repair Strategy		

EQC Claim Assessment

Address	70 GRAYS ROAD, YALDHURST, CHRISTCHURCH, 8042	EQC Claim Number	CLM/2011/125134
Hazards	Nil Detected	EQC Assessor (L,F)	Green, Ross
Inspection Date	24-Apr-2012	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Marquet, Doug

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
KAIN MIRANDA				

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Bore/well, Plastic	100 m
Sewerage	Septic Tank, PVC Pipe	20 m
Storm Water	Soak Pit, PVC Pipe	6 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	40000 m2
Main Access	Drive, Concrete	2200 m2

MAIN BUILDING	Age	Post 1980	Area	301.8m2	Footprint	Other
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (East face)		
Wall framing	Timber Frame, Timber (65.80 m2)	
Wall cladding	Block, Oamaru Stone (65.80 m2)	
	Cracking	
	Grind out and repoint mortar	6 m
	Structural damage	
	Remove, dispose and install Oamaru stone	7.56 m2
	Remove, dispose and install Oamaru stone	1.82 m2
	Remove, dispose and install Oamaru stone	14.88 m2

Comments: 18.8m x 3.5m, Oamaru stone veneer, aluminum windows x 6 and 2 x exterior doors. □ Replace and relay sections of veneer and the repointing.

Element	Description / Damage / Repair Strategy	Measure
Elevation (South face)		
Wall framing	Timber Frame, Timber (54.80 m2)	
Wall cladding	Block, Oamaru Stone (54.80 m2)	
	Cracking	
	Grind out and repoint mortar	15 m
	Grind out and repoint mortar	10 m
	Structural damage	

EQC Claim Number CLM/2011/125134

Remove, dispose and install Oamaru stone	3.84 m2
Remove, dispose and install Oamaru stone	4.16 m2

Comments: 13.7m x 4m, Oamaru stone veneer, windows x 2 and a steel framed open carport, with truss's between posts. ☐ Replace and repointed sections of veneer

Element	Description / Damage / Repair Strategy	Measure
Elevation (West and south / west faces combined.)		
Wall framing	Timber Frame, Timber (63.70 m2)	
Wall cladding	Block, Oamaru Stone (63.70 m2)	
	Cracking	
	Grind out and repoint mortar	15 m
	Structural damage	
	Remove, dispose and install Oamaru stone	40 m2

Comments: 24.5m x 2.6m, Oamaru stone veneer, windows x 5, French doors x 1, bi folding doors x 1 and single exterior doors x 3 ☐ Separation to mainly the top two rows of veneer, cracking to pointing.

Element	Description / Damage / Repair Strategy	Measure
Elevation (Aluminum / glazed section of lounge)		
Wall cladding	Other (23.40 m2)	
	Cracking	
	Repointed sill tiles	100 Sum

Comments: 9m x 2.6m, , Bi folding doors x 2 and a fixed glazed section, between galv posts. ☐ Repointed sill tiles

Element	Description / Damage / Repair Strategy	Measure
Elevation (North faces)		
Wall framing	Timber Frame, Timber (50.18 m2)	
Wall cladding	Block, Oamaru Stone (50.18 m2)	
	Cracking	
	Grind out and repoint mortar	15 m
	Structural damage	
	Remove, dispose and install Oamaru stone	13.2 m2

Comments: 19.3m x 2.6m, Omarua stone veneer, windows x 3, a set of French doors and a set of Bi folding doors ☐ Mainly the replacement of the top two x courses of the veneer and some repointing.

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete slab)		

Comments: damage to the slab has been recorded in the rooms

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

Comments: unpainted corrugated iron and unpainted metal spouting

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Kitchen Dining (L=7.3m W=5.6m H=3.2m)		
Window	Aluminium Casement, Pane double glazed (2.00 No of)	
Door (External)	Bi Fold doors, Aluminium (2.00 No of)	
Door (Internal)	Cavity Slider, MDF (4.00 No of)	
Floor	Concrete (40.88 m2) Crack 3 LH.	
Hob	Gas, Standard Spec (1.00 Item)	

EQC Claim Number CLM/2011/125134

✓ Wall covering Gib, Paint (82.56 m2)
 Cosmetic damage
 Grind out and re-mortar *R+S 1 LM* 4 m
 Rake out, plaster and paint 82.56 m2

Ceiling Gib, Paint (40.88 m2)

Work top Kitchen work top, Concrete (7.00 m)
 Impact damage
 Repair concrete bench top *? Repair* 0.96 m2

Built in oven Other, Steel (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Kitchen joinery Standard Spec, Other (1.00 Item)

Room - Comments: Ceiling, no apparent damage. Walls, fine cracking to gib, and Oamaru Stone has some loose mortar joints. Concrete bench top has a crack.

Room - Additional Notes:

Lounge (L=7.4m W=7.9m H=2.4m)

Window Aluminium Fixed, Pane double glazed (1.00 No of)

Door (External) Bi Fold doors, Aluminium (5.00 No of)

Door (Internal) Cavity Slider, MDF (2.00 No of)

* Floor Concrete (58.46 m2) *Cracks to floor - 3 LM*

Wall covering Gib, Paint (73.44 m2) *R+S 4 LM*
 Cosmetic damage
 Rake out, plaster and paint 73.44 m2

Ceiling Gib, Paint (58.46 m2) *R+S 8 LM*
 Cosmetic Damage
 Rake out, plaster and paint 58.46 m2

Heating Wood, Wood burner (1.00 Item)

Room - Comments: Floor, has crack to concrete which is not earthquake related.

Room - Additional Notes:

Entry Hallway (L=7.6m W=3.2m H=2.4m)

✓ Window Aluminium Fixed, Pane double glazed (1.00 No of)

Wall covering Brick (51.84 m2)
 Cosmetic damage
 Grind out and re-mortar 8 m

Floor Concrete (24.32 m2)

Ceiling Gib, Paint (24.32 m2)

Door (External) Single solid Door, Timber (1.00 No of)

Room - Comments: Ceiling, painted gib, no damage. Walls, Oamaru Stone veneer, some mortar joints cracked, re-point. Floor, bare concrete, has pre-existing cracking, non earthquake damage. Front door, solid, no damage.

Room - Additional Notes:

EQC Claim Number CLM/2011/125134

✓ **Laundry (L=5.7m W=1.9m H=2.4m)**

Window	Aluminium Casement, Pane double glazed (2.00 No of)
Floor	Concrete (10.83 m2)
Wall covering	Gib, Paint (36.48 m2) <i>R+S 1 m</i>
	Cosmetic damage
	Rake out, plaster and paint 36.48 m2
Ceiling	Gib, Paint (10.83 m2)
Work top	Kitchen work top, Laminate (1.60 m)
Wash tub	Single, Stainless Steel (1.00 Item)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Door (External)	Single solid Door, Timber (1.00 No of)

Room - Comments: Walls, some popped nails above door to carport, some fine cracking to square stop, top right, as you come through door from entry, otherwise nothing else.

Room - Additional Notes:

✓ **Bedroom Main Bedroom First Right from front door (L=5.0m W=5.0m H=2.4m)**

Room - Comments: Walls and ceiling, painted gib. Floor, carpet over concrete. Windows, two casement, double glazed. External door, french, aluminium, double glazed. Internal door, single hollow, timber, painted. Wardrobe, built in, one to left and right of entrance to ensuite, two hinged bi-fold doors for each side, one set on left hand side come away, not earthquake damage.

Room - Additional Notes: *Wall - Gap fill + paint 5 m2*

✓ **En Suite (L=3.0m W=1.7m H=2.4m)**

Window	Aluminium Casement, Pane double glazed (1.00 No of)
Door (Internal)	Cavity Slider, MDF (1.00 No of)
Floor	Concrete (5.10 m2)
Ceiling	Gib, Paint (5.10 m2)
Wall covering	Gib, Paint (22.56 m2)
	Cosmetic damage
	Remove, dispose and replace solid plaster 11.04 m2
Shower	Other, Tile (1.60 m2)
Bathroom sink	Vanity single, Standard specification (1.00 Item)

Room - Comments: Shower, solid plaster walls damaged, damage and repair recorded under "Walls"....they have fine cracking only and it may be possible to grind out and re-plaster. (only repair strategy available was to remove dispose and replace solid plaster)

Room - Additional Notes:

✓ **Toilet Off Main Bedroom Ensuite (L=1.0m W=1.4m H=2.4m)**

Room - Comments: Walls and ceiling, painted gib. Floor, bare concrete. Window, double glazed, casement. Door, internal, mdf, hinged, painted timber.

Room - Additional Notes:

✓ **Office/Study (L=3.4m W=3.1m H=2.4m)**

EQC Claim Number CLM/2011/125134

✓ Window	Aluminium Casement, Pane double glazed (1.00 No of)
Floor	Concrete, Carpet (10.54 m2)
Wall covering	Gib, Paint (31.20 m2) <i>R+S 1 LM.</i>
	Cosmetic damage
	Rake out, plaster and paint 31.2 m2
Ceiling	Gib, Paint (10.54 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Comments: Walls, fine crack above window.**Room - Additional Notes:**✓ **Toilet Second door from front entry (L=2.4m W=1.8m H=2.4m)****Room - Additional Notes:**✓ **Hallway (L=7.0m W=1.4m H=2.4m)**

Window	Aluminium Casement, Pane double glazed (3.00 No of)
Floor	Concrete (9.80 m2)
Wall covering	Gib, Paint (40.32 m2) <i>R+S 2 LM.</i>
	Cosmetic damage
	Rake out, plaster and paint 40.32 m2
Ceiling	Gib, Paint (9.80 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Additional Notes:✓ **Bedroom First on the right down hall (L=2.9m W=5.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Concrete, Carpet (16.82 m2)
Wall covering	Gib, Paint (41.76 m2)
	Cosmetic damage
	Rake out, plaster and paint 41.76 m2
Ceiling	Gib, Paint (16.82 m2)
Door (External)	Single glass door, Aluminium (1.00 No of)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Comments: Cracking to gib walls and popped nails.**Room - Additional Notes:**✓ **Bedroom Second bedroom on the right of hall (L=5.8m W=3.0m H=2.4m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)
Floor	Concrete, Carpet (17.40 m2)
Wall covering	Gib, Paint (42.24 m2)
	Cosmetic damage
	Rake out, plaster and paint 42.24 m2

EQC Claim Number CLM/2011/125134

Ceiling	Gib, Paint (17.40 m2)
Door (External)	Single glass door, Aluminium (1.00 No of)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Comments: Cracking to painted gib wall.**Room - Additional Notes:**✓ **Bathroom Main Bathroom off Hallway (L=2.7m W=2.3m H=2.4m)****Room - Additional Notes:**✓ **Bedroom Last on the right down hallway (L=3.6m W=5.2m H=2.4m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)
Floor	Concrete, Carpet (18.72 m2)
Ceiling	Gib, Paint (18.72 m2)
Wall covering	Gib, Paint (42.24 m2) <i>R+S 42M</i>

Cosmetic damage

Rake out, plaster and paint

42.24 m2

Door (External)	Single glass door, Aluminium (1.00 No of)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Comments: Cracking to painted gib walls**Room - Additional Notes:**✓ **Room (Other) Open carport (L=7.6m W=6.0m H=2.6m)****Room - Comments:** Steel post set into the ground, steel beam between and then rafters running to longer length. No concrete slab but has a metal base.**Room - Additional Notes:****End Of Assessment**

Contract Quote**Michael Stratford Developments****Revision**

Claim No:	2011/125134	Contractor	Michael Stratford Builders
Claimant:	Kain Miranda	Address:	Shands Road, RD 6
Site Location:	70 Grays Rd	Accreditation No:	EQR 1041
EQR Supervisor:	Gary Shaw	Contractor Phone:	021 061 3696
		GST No:	44-071-694
Date:	17/09/2012	Total Price (Incl. GST)	\$40,819.54

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

The work described in this document covers the full scope of work stated in EQC Statment of Claim.

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge:	7 - Wall Covering - Paint Wall	73.44	\$19.40	\$1,424.74		
	2 - Ceiling - Paint Ceiling	58.46	\$21.00	\$1,227.66		
	3 - Ceiling - Rake out and stop Gib lining costs	8	\$12.00	\$96.00		
	8 - Wall Covering - Rake out and stop	4	\$12.00	\$48.00		
				\$0.00	\$2,796.40	
Lounge:				\$0.00		
Continued				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Kitchen:	30 - Wall Cladding - Grind out and re-point mortar	4	\$30.00	\$120.00		
	7 - Wall Covering - Paint Wall	82.56	\$27.00	\$2,229.12		
				\$0.00		
	8 - Wall Covering - Rake out and stop	1	\$12.00	\$12.00		
				\$0.00	\$2,361.12	
Kitchen:				\$0.00		
Continued				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Bedroom:1				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Bedroom 2:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Bedroom 3: Last on right	7 - Wall Covering - Paint Wall	43	\$21.00	\$903.00		
	8 - Wall Covering - Rake out and stop	4	\$12.00	\$48.00		
				\$0.00		
				\$0.00		
				\$0.00	\$951.00	

Contract Quotation

Michael Stratford Developments

Address: 70 Grays Rd

Claim #: 2011/125134

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:	Wall - Gap fill and paint - round door	5	\$11.00	\$0.00		\$55.00
Main room				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Bedroom 5:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Ensuite:	Wall - Remove, dispose and replace solid plaster	11.04	\$135.00	\$1,490.04		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$1,490.04	
Bathroom 1:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Bathroom 2:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Toilet 1:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Toilet 2:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Office/Study:	7 - Wall Covering - Paint Wall	31.2	\$19.40	\$605.28		
	8 - Wall Covering - Rake out and stop	1	\$12.00	\$12.00		
				\$0.00		
				\$0.00		
				\$0.00	\$617.28	
Rumpus:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	

Contract Quotation

Michael Stratford Developments

Address: 70 Grays Rd

Claim #: 2011/125134

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry/ Hallway:	30 - Wall Cladding - Grind out and re-point mortar	8	\$30.00	\$ 240.00		
				\$ -		
				\$ -		
				\$ -		
				\$ -	\$ 240.00	
Hallway:	7 - Wall Covering - Paint Wall	40.32	\$19.40	\$ 782.21		
	8 - Wall Covering - Rake out and stop	2	\$12.00	\$ 24.00		
				\$ -		
				\$ -		
				\$ -	\$ 806.21	
Stairwell:				\$ -		
				\$ -		
				\$ -		
				\$ -		
				\$ -	\$ -	
Laundry:	7 - Wall Covering - Paint Wall	36.48	\$19.40	\$ 707.71		
	8 - Wall Covering - Rake out and stop	1	\$12.00	\$ 12.00		
				\$ -		
				\$ -		
				\$ -	\$ 719.71	
Garage:				\$ -		
				\$ -		
				\$ -		
				\$ -		
				\$ -	\$ -	
Conservatory:				\$ -		
				\$ -		
				\$ -		
				\$ -		
				\$ -	\$ -	
Other:				\$ -		
				\$ -		
				\$ -		
				\$ -		
				\$ -	\$ -	
Roof:				\$ -		
				\$ -		
				\$ -		
				\$ -		
				\$ -	\$ -	
External Walls: North	30 - Wall Cladding - Grind out and re-point mortar	15	\$30.00	\$ 450.00		
	Remove, dispose and install Oamaru stone	13.2	\$225.00	\$ 2,970.00		
				\$ -		
				\$ -		
				\$ -	\$ 3,420.00	

Contract Quotation

Michael Stratford Developments

Address: 70 Grays Rd

Claim #: 2011/125134

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South	30 - Wall Cladding - Grind out and re-point mortar	15	\$30.00	\$450.00		
	30 - Wall Cladding - Grind out and re-point mortar	10	\$30.00	\$300.00		
	Remove, dispose and install Oamaru stone	3.84	\$225.00	\$864.00		
	Remove, dispose and install Oamaru stone	4.16	\$225.00	\$936.00		
				\$0.00	\$2,550.00	
External Walls: East	Remove, dispose and install Oamaru stone	7.56	\$225.00	\$1,701.00		
	Remove, dispose and install Oamaru stone	1.82	\$225.00	\$409.50		
	Remove, dispose and install Oamaru stone	14.88	\$225.00	\$3,348.00		
	30 - Wall Cladding - Grind out and re-point mortar	6	\$30.00	\$180.00		
				\$0.00	\$5,638.50	
External Walls: West West/south faces combined	30 - Wall Cladding - Grind out and re-point mortar	15	\$30.00	\$450.00		
	Remove, dispose and install Oamaru stone	40	\$225.00	\$9,000.00		
				\$0.00		
				\$0.00		
				\$0.00	\$9,450.00	
Elevation glazed section of lounge	Repoint sill tiles	1	\$100.00	\$100.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$100.00	
Chimney Base:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Chimney:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Other				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Fireplace:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Foundation:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	

Contract Quotation

Michael Stratford Developments

Address: 70 Grays Rd

Claim #: 2011/125134

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Piling:				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
Scaffolding	40 - Scaffolding	1	\$425.00	\$425.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$425.00	
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	
	Cleaning	1	\$285.00	\$285.00		
	Rubbish removal	1	\$690.00	\$690.00		
	Site Management fee, Induction, site safety etc	1	#####	\$2,275.00		
	Electical services	1	\$285.00	\$285.00		
	Floor protection	1	\$340.00	\$340.00	\$3,875.00	
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00	\$0.00	

Subtotal (excl. GST)

\$35,440.26

\$55.00

Add 15% GST

\$5,316.04

\$8.25

Total Incl. GST

\$40,756.29

\$63.25

Grand Total with Scope Changes Ext GST

\$35,495.26

Grand Total with Scope Changes Incl. GST

\$40,819.54

Works Order



To: Michael Stratford

Order Number **EQW 08066**

Please quote on all invoices, correspondences etc

Accreditation no.: EQRC 1041

PA code: SA92

Authorised by: Mark Mc Ginty

Date: 24/10/12

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
13/11/12	Gary Shaw		E 16	14

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
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2011/125134 70 Grays Road MMG \$35,495.26

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

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

Works Order V2.0. 12/12/11

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

Contract: EQW08066
Claim Number: CLM/2011/125134
Location: 70 GRAYS ROAD, YALDHURST

ENTERED

End of Defects Liability period

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

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

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

This Certificate

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

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date:


GARY SHAW

13.5.15
(Date signed)

email sent to H/O 25/1/13

ENTERED

 Fletcher

CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/125134

Customer/Authorised Representative: Miranda Kain

Street Address: 70 Craigs Rd

Contractor: Michael Stratford

Description of Works

- 90 days maintenance period begins today

Defects

Deferred Works

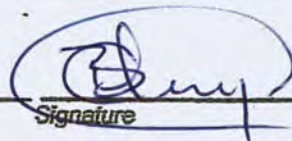
No deferred works

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

Contractor Signature:

Brian Lloyd

Print Name



Signature

21/01/13

Date

NOTE: HO has returned to Australia.

Owner/Agent Signature:

Rental property.

Print Name

Signature

Date

Fletcher Construction Company Ltd - EQR:

G SHAW

Print Name



Signature

21.1.13

Date

FINAL ACCOUNT AGREEMENT



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Kain Miranda	Contractor:	Michael Stratford
Claim No:	2011/125134	Accreditation No:	EQRC1041
Site Address:	70 Grays Road	Mobile No:	027 320 047
	Burnside	Hub:	Burnside
Date:		EQR Site Supervisor:	Gary Shaw

Amounts:	Original Contract Value (excl. GST)	\$	35,495.26
	plus Variation VO1 (excl. GST)		
	plus Variation VO2 (excl. GST)		
	plus Variation VO3 (excl. GST)		
	plus Variation VO4 (excl. GST)		
	Final Contract Value (excl. GST)	\$	35,495.26
	less Previous Payments (excl. GST)		
	Amount for Final Payment (excl. GST)	\$	35,495.26
	plus GST Amount	\$	5,324.29
	Amount for Final Payment (incl. GST)	\$	40,819.55

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:

Contractor name:

Signature:

Date:

OFFICE USE ONLY

Supervisor name:

Signature:

Date:

QS name:

Signature:

Date:

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		
2010025602	70 GRAYS ROAD, YALDHURST		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Michael Stratford Builder Limited ***** (SA92)		Property F2'd By:	EQR\AndreR	F2 Completed Date:	29-08-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\AndreR	F3 Completed Date:	29-08-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/125134 70 GRAYS ROAD	E016	F3	0	35,440.26	35,440.26	0.00	55.00	55.00	0.00	35,495.26	35,495.26
CLM/2010/025602 70 GRAYS ROAD	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Total			0	35,440.26	35,440.26	0.00	55.00	55.00	0.00	35,495.26	35,495.26

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
	CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified
CLM/2011/125134	70 GRAYS ROAD	Emergency Works - Primary	<UNASSIGNED>	COMPLETIONS	0.00	0	0.00	0.00
	Allocated To Hub -> Claim File Review Complete		Weather proofing issues with top of walls requiring repair, has been ongoing issue since Feb ref stakeholder notes					
CLM/2011/125134	70 GRAYS ROAD	Substantive Works - Primary	CLOSED OUT-Michael Stratford Builder Limited ***** (SA92)	COMPLETIONS	35,495.26	9	35,495.26	35,495.26
	Transmitted To Hub -> Claim File Review Complete							
CLM/2010/025602	70 GRAYS ROAD	Substantive Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
	Transmitted To Hub -> Not Required - Superseded		2011/125134 TO SUPERSEDE THIS CLAIM					
Property Total					35,495.26	9	35,495.26	35,495.26

No Works Orders on this Property

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		
2010025602	70 GRAYS ROAD, YALDHURST		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Michael Stratford Builder Limited ***** (SA92)		Property F2'd By:	EQR\AndreR	F2 Completed Date:	29-08-2014
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	EQR\AndreR	F3 Completed Date:	29-08-2014

Claims / Certs / Payables

SA92		CLOSED OUT-Michael Stratford Builder Limited *****									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim				
CLM/2011/125134	Subst OB	Substantive Works	27	EQR\MarkMcG	\$8,818.82	12-Dec-2012	\$26,621.44				
CLM/2011/125134	Subst OB	Substantive Works	30	EQR\MarkMcG	\$0.00	24-Jan-2013	\$8,818.82				
CLM/2011/125134	Subst BV	Scope Addition	30	EQR\MarkMcG	\$0.00	24-Jan-2013	\$55.00				
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes			
CLM/2011/125134	Subst OB	Substantive Works	26	EQR\MarkMcG	\$0.00	12-Dec-2012	\$26,621.44	INV3048			
CLM/2011/125134	Subst OB	Substantive Works	29	EQR\MarkMcG	\$0.00	24-Jan-2013	\$8,818.82	INV 405559			
CLM/2011/125134	Subst BV	Scope Addition	29	EQR\MarkMcG	\$0.00	24-Jan-2013	\$55.00	INV 405559			
SA92	CLOSED OUT-Michael Stratford Builder Limited ***** Total					Claims	\$35,495.26	Certs	\$35,495.26	Payables	\$0.00
Property Total						Claims	\$35,495.26	Certs	\$35,495.26	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/125134	Defects Liability Certificate	Burnside Hub	06/02/2014
CLM/2011/125134	Construction Completion Inspection	Burnside Hub	06/02/2014
CLM/2011/125134	Final Account Agreement	Burnside Hub	06/02/2014
Property Total			Finalisation Documents Present: 3

No Technical Services Referrals on this Property

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		
2010025602	70 GRAYS ROAD, YALDHURST		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Michael Stratford Builder Limited ***** (SA92)		Property F2'd By:	EQR\AndreR	F2 Completed Date:	29-08-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\AndreR	F3 Completed Date:	29-08-2014

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result			
CLM/2011/125134	70 GRAYS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>			
CLM/2010/025602	70 GRAYS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>			

Property Total **Number of Claims:** 2

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property		
SA92 CLOSED OUT-Michael Stratford Builder Limited *****	Rationalised	EQRC1041	Main Contractor	Substantive Works		

Property Total **Number of Contractors:** 1