

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.

Opt Out Scope of Works

Completed by: **Stefan Haig**
Assessment date: **16-Sep-2013**
Claim number: **2010/109866**



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.

Assessment of Property at: **4 MASHAM ROAD, RUSSLEY, CHRISTCHURCH 8042**

Quote to:
Company: Clearwater Painting
GST number: 68-754-054
Contact Person: David
Address: 6 Famille close
Phone: 3494-162
Email: clearwater.painting@xtra.co.nz

Quote Date: 19/09/13	
Quote #: 9866	
Total Excl. GST: \$	24,512.00
Total GST: \$	3,676.80
Total Including GST: \$	28,188.80

Opt Out Quote - Contractor to Complete

Line Items:			
Element	Damage	Repair	Size
Site			
Element	Damage	Repair	
Land	No Earthquake Damage		
Land	No Earthquake Damage		
Main Access	No Earthquake Damage		
Services			
Element	Damage	Repair	
Water Supply	No Earthquake Damage		
Sewerage	No Earthquake Damage		
Main Building			
Exterior Element(s)			
Elevation (East)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking	- Grind out and repoint mortar	2.00 m
Elevation (North)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking	- Grind out and repoint mortar	4.00m
Elevation (West)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking	- Grind out and repoint mortar	3.50 m
Elevation (South)			
Element	Damage	Repair	
Wall cladding	Cosmetic damage	Grind out and repoint mortar	1.80m
Foundations (Ring) - No Damage			
Roof (Concrete Tiles)			
Element	Damage	Repair	
Roof covering	Cosmetic damage	Repoint ridge cappings	7.00m
Scaffolding		Edge protection	15.00m
Ground Floor			
Kitchen (Dining)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Scrape off, rake out, fill and restipple	16.38m2
Ceiling	Cosmetic damage	Paint ceiling	16.38m2
Wall covering	Cosmetic damage	Scrape off, rake out, fill and restipple	39.50m2
Wall covering	Cosmetic damage	Paint walls	39.50m2
Window	Broken glass	Remove and reglaze 4mm single	1.30m2
Asbestos test			1
Laundry			

Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	Remove, dispose and replace lining paper	8.40m2
Wall covering	Cosmetic damage	Paint walls	16.80m2
Wash tub	No Earthquake Damage		
Window	No Earthquake Damage		
Entry (Back door) - No Damage			
Bathroom			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	Rake out, plaster and paint	20.16m2
Bath	No Earthquake Damage		
Bathroom Sink	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		
Shower	No Earthquake Damage		
Toilet	No Earthquake Damage		
Window	No Earthquake Damage		
Toilet			
Element	Damage	Repair	
Wall covering	Cosmetic damage	Rake out, plaster and paint	12.60m2
Bedroom (Southwest next to bathroom)			
Element	Damage	Repair	
Wall covering	Cosmetic damage	Remove, dispose and replace lining paper	8.21m2
Wall covering	Cosmetic damage	Paint walls	29.00m2
Door (Internal)	Cosmetic damage	Ease door	1
Bedroom (South east middle bedroom)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Remove, dispose, replace and paint lining paper	11.88m2
Wall covering	Cosmetic damage	Remove, dispose, replace wallpaper and paint	33.64m2
Bedroom (North next to front door)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Remove, dispose, replace and paint lining paper	9.90m2
Wall covering	Cosmetic damage	Remove, dispose, replace wallpaper and paint	31.10m2
Hallway			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Remove, dispose, replace and paint lining paper	9.10m2
Wall covering	Cosmetic damage	Scrape off, rake out, fill and restipple	44.50m2
Wall covering	Cosmetic damage	Paint walls	44.50m2
Internal Garage - None Earthquake Damage			
Lounge			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Scrape off, rake out, fill and restipple	16.20m2
Ceiling	Cosmetic damage	Paint ceiling	16.20m2
Wall covering	Cosmetic damage	Scrape off, rake out, fill and restipple	39.60m2
Wall covering	Cosmetic damage	Paint walls	39.60m2
Heating	Remove for other trades	Remove and reinstall heat pump	1
Asbestos test			1
P&G's			
Element	Damage	Repair	
Commercial clean			
Electrician			
Floor protection			81.03m2

				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	350.00	\$	52.50	\$	402.50
			\$	311.00	\$	46.65	\$	357.65
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	540.00	\$	81.00	\$	621.00
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	324.00	\$	48.60	\$	372.60
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	336.00	\$	50.40	\$	386.40
			\$	564.00	\$	84.60	\$	648.60
			\$	90.00	\$	13.50	\$	103.50
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	500.00	\$	75.00	\$	575.00
			\$	2,442.00	\$	366.30	\$	2,808.30
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	410.00	\$	61.50	\$	471.50
			\$	2,294.00	\$	344.10	\$	2,638.10
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	573.00	\$	85.95	\$	658.95
			\$	2,376.00	\$	356.40	\$	2,732.40
			\$	855.00	\$	128.25	\$	983.25
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	864.00	\$	129.60	\$	993.60
			\$	347.00	\$	52.05	\$	399.05
			\$	2,106.00	\$	315.90	\$	2,421.90
			\$	758.00	\$	113.70	\$	871.70
			\$	240.00	\$	36.00	\$	276.00
			\$	110.00	\$	16.50	\$	126.50
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
				\$	-	\$	-	
			\$	325.00	\$	48.75	\$	373.75
	10 fittings		\$	450.00	\$	67.50	\$	517.50
			\$	486.00	\$	72.90	\$	558.90

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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/2010/109866
Claimant: E Pollard
Property Address: 4 MASHAM ROAD
 RUSSLEY
 CHRISTCHURCH 8042

Assessment Date: 11/11/2011 14:19
Assessor: Hunter, Paul
Estimator: Russell, Geoff
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	E, Pollard				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling		Yes	

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
ANZ BANK LENDING SERVICES CENTRE

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: None at the time of inspection
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	1961 - 1980	L Shape	109.76

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

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

General Comments: facing road,

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	2.50 l/m	30.00	75.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	3.50 l/m	30.00	105.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Historic lifting of sills,

General Comments: 17 x 2.4. Summerhill stone veneer,

Foundations (Ring)

Damage: No damage

Require Scaffolding? No

General Comments: 51.8. Lm, concrete ring foundation and concrete piles,

Roof (Concrete tile)

Damage: No damage

Require Scaffolding? No

General Comments: 35 degrees, trim deck metal roof to garage,

Ground Floor - Kitchen (Dining)

Damage: No damage

Require Scaffolding? No

General Comments: Painted stipple walls and ceiling. Vinyl floor. Three window. One door

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Floor	Timber	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.80 m2	27.00	453.60
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Timber small	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Entry (Back door)

Damage: No damage

Require Scaffolding? No

General Comments: Painted stipple walls and ceiling. Vinyl floor. One door

Ground 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	Timber	No Earthquake Damage			
Floor	Timber	Vinyl	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	0.50 l/m	10.00	5.00
Window	Timber small	Pane single glazed	No Earthquake Damage			

General Comments: No paint as gib walls have most paint falling off due to steam.

Ground Floor - Toilet

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old repaired cracks to wall.

General Comments:

Ground Floor - Bedroom (South west next to bathroom)

Damage: No damage

Require Scaffolding? No

General Comments: Painted wallpaper walls and ceiling. Carpet floor. One window. One door

Ground Floor - Bedroom (South east middle bedroom)

Damage: No damage

Require Scaffolding? No

General Comments: Painted wallpaper walls and ceiling. Carpet floor. One window. One door

Ground Floor - Bedroom (North next to front door)

Damage: No damage

Require Scaffolding? No
General Comments: Painted wallpaper walls and ceiling. Carpet floor. Two window. One door

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments: Painted stipple walls and ceiling. Carpet floor. Two door

Ground Floor - Internal Garage

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Historic cracks to gib,

General Comments: Ceiling and walls painted gib, floor concrete, alum window, Coloursteel tilt door,

Ground Floor - Lounge

Damage: No damage

Require Scaffolding? No

General Comments: Painted stipple walls and ceiling. Carpet floor. Three window. Two door

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	55.89
Margin	75.45
GST	124.49

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Roof (Concrete tile)	0.00
	Elevation (East)	60.00
	Elevation (North)	75.00
	Foundations (Ring)	0.00
	Elevation (South)	0.00
	Elevation (West)	105.00
		240.00

Floor	Description	Estimate
Ground Floor	Bathroom	5.00
	Bedroom (North next to front door)	0.00
	Bedroom (South east middle bedroom)	0.00
	Bedroom (South west next to bathroom)	0.00
	Entry (Back door)	0.00
	Hallway	0.00
	Internal Garage	0.00
	Kitchen (Dining)	0.00
	Laundry	453.60
	Lounge	0.00
	Toilet	0.00
		458.60
		458.60

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	55.89
Margin	75.45
GST	124.49
	255.83
Total Estimate	954.43

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?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/109866

File Notes

Date Created: 11/11/2011 14:08

Created : Hunter, Paul

Subject: Damage

Note: The home is clad in summer hill stone, with a concrete tile roof. Concrete ring foundation and concrete piles. There is minor step cracking to the exterior west north and east elevations. Internally there was one crack in the gib wall in the laundry. There is no damage to the land. The home is being lived in and is weathertight.

Next Action:

Urgent Works Items

Scope of Works



Customer: E Pollard

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 4 MASHAM ROAD, RUSSLEY, CHRISTCHURCH 8042 on 11/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 400.00 m2)		
Land (Under dwelling - Soil - 120.00 m2)		
Main Access (Drive - Concrete - 40.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (East)

Element	Damage	Repair
Wall Cladding (Block Veneer - Summer Hill Stone - 21.36 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 21.36 m2)	No Earthquake Damage	

Elevation (North)

Element	Damage	Repair
Wall Cladding (Block Veneer - Summer Hill Stone - 40.80 m2)	Cracking	Grind out and repoint mortar 2.50 l/m
Wall framing (Timber Frame - Timber - 40.80 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
Wall Cladding (Block Veneer - Summer Hill Stone - 21.36 m2)	Cracking	Grind out and repoint mortar 3.50 l/m
Wall framing (Timber Frame - Timber - 21.36 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
No Damage		

Foundations (Ring)

Element	Damage	Repair
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No Damage

Roof (Concrete tile)

Element	Damage	Repair
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No Damage

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

Room Size: 2.60 x 6.30 = 16.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Laundry

Room Size: 1.80 x 1.70 = 3.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Lining paper / paint - 3.06 m2)	No Earthquake Damage	
Floor (Timber - Vinyl - 3.06 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 16.80 m2)	Cosmetic damage	Rake out, plaster and paint 16.80 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage	
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Entry (Back door)

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

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bathroom

Room Size: 1.60 x 2.60 = 4.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 4.16 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Timber - Vinyl - 4.16 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 - 20.16 m2)	Cosmetic damage	Rake out and stop 0.50 l/m
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Toilet

Room Size: $0.80 \times 1.80 = 1.44$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bedroom (South west next to bathroom)

Room Size: $2.70 \times 3.30 = 8.91$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bedroom (South east middle bedroom)

Room Size: $3.60 \times 3.30 = 11.88$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bedroom (North next to front door)

Room Size: $3.00 \times 3.30 = 9.90$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Hallway

Room Size: $1.00 \times 9.10 = 9.10$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Internal Garage

Room Size: $4.30 \times 5.50 = 23.65$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Lounge

Room Size: $4.50 \times 3.60 = 16.20$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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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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