

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.

EQC Property Overview Report

Released Under the Official Information Act 1982

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

Printed Date: 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator
2010106040	24B LARCH PLACE, CASEBROOK		F3 - Complete & Finalised	Some Finalisation has taken place
Main Contractor:	CLOSED OUT-Dixon and Dixon Decorating Limited ***** (S565)		Property F2'd By:	Damien Munnelly
Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	Enda Kavanagh
				F2 Completed Date: 18-10-2014
				F3 Completed Date: 20-10-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped		Original Budget		Budget Variation			Gross Certified
			Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated	
CLM/2011/145128 24 B LARCH PLACE	E015	F3	0	21,380.46	21,380.46	0.00	2,007.25	2,007.25	0.00	23,387.71
Property Total			0	21,380.46	21,380.46	0.00	2,007.25	2,007.25	0.00	23,387.71

Assignments

EQC Claim Number + Address CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2011/145128 24 B LARCH PLACE	Substantive Works - Primary	CLOSED OUT-Dixon and Dixon Decorating Limited ***** (S565)	COMPLETIONS	23,387.71	5	23,387.71	23,387.71
Transmitted To Hub -> Claim File Review Complete		QS FINALISATION COMPLETE 13-Oct-2014 (KL)		23,387.71	5	23,387.71	23,387.71
Property Total							

No Works Orders on this Property

Claims / Certs / Payables

S565 CLOSED OUT-Dixon and Dixon Decorating Limited *****									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/145128	Subst OB	Substantive Works	23	EQRVadeleG	\$0.00	15-Nov-2012	\$21,380.46		
CLM/2011/145128	Subst BV	Scope Addition	23	EQRVadeleG	\$0.00	15-Nov-2012	\$2,007.25		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/145128	Subst OB	Substantive Works	22	EQRVadeleG	\$0.00	15-Nov-2012	\$21,380.46	Inv # 2480	
CLM/2011/145128	Subst BV	Scope Addition	22	EQRVadeleG	\$0.00	15-Nov-2012	\$2,007.25	Inv # 2480	
S565	CLOSED OUT-Dixon and Dixon Decorating Limited ***** Total			Claims			\$23,387.71	Certs	\$23,387.71 Payables
Property Total				Claims			\$23,387.71	Certs	\$23,387.71 Payables

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Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	Enda Kavanagh F3 Completed Date: 20-10-2014

No Open Complaints / Remedial Issues on this Property

Finalisation Documents				File Last Modified Date
EQC Claim Number	Document Type	Hub Zone		
CLM/2011/145128	Final Account Agreement	Bishopdale Hub		10/12/2013
CLM/2011/145128	Defects Liability Certificate	Bishopdale Hub		10/12/2013
CLM/2011/145128	Construction Completion Inspection	Bishopdale Hub		10/12/2013
CLM/2011/145128	Construction Completion Inspection			12/11/2012
Property Total				Finalisation Documents Present: 4

No Technical Services Referrals on this Property

Asbestos Test Information				Number of Claims:
EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result	
CLM/2011/145128	24 B LARCH PLACE	<NOT SPECIFIED>	<NOT SPECIFIED>	1
Property Total				
Contractors				
Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S565	CLOSED OUT-Dixon and Dixon Decorating Limited *****	Accredited	EQRC0158	Main Contractor Substantive Works
Property Total				Number of Contractors: 1

Scope of Works



Customer: AJ HARLEY

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 24B LARCH PLACE, CASEBROOK, CHRISTCHURCH 8051 on 26/10/2011**Site**

Element	Damage	Repair
Land (Exposed - Soil - 1600.00 m2)		
Land (Under dwelling - Soil - 166.50 m2)		
Main Access (Drive - Concrete - 102.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 75.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 50.00 l/m)	No Earthquake Damage	

Main Dwelling**Exterior****Elevation (North Wall)**

Element	Damage	Repair
No Damage		

Elevation (South Wall)

Element	Damage	Repair
No Damage		

Elevation (West Wall)

Element	Damage	Repair
No Damage		

Elevation (East Wall)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Elevation (1st FI North wall)

Element	Damage	Repair
No Damage		

Elevation (1st FI South wall)

Element	Damage	Repair
No Damage		

Elevation (1st FI West wall)

Element	Damage	Repair
No Damage		

Elevation (1st FI East wall)

Element	Damage	Repair
No Damage		

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

Room Size: 7.00 x 8.40 = 58.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 58.80 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	58.80 m2
	Cosmetic Damage	Rake out, plaster and paint	58.80 m2
Door (External) (French doors - Aluminium - 2.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 58.80 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 73.92 m2)	Cosmetic damage	Rake out, plaster and paint	73.92 m2
Window (Aluminium Casement - Pane double glazed - 5.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.90 x 2.00 = 1.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (1 east)

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

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 14.04 m2)	No Earthquake Damage	

Door (External) (Single glass door - Aluminium - No Earthquake Damage
- 1.00 No of)

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

Floor (Concrete - Carpet - 14.04 m2) No Earthquake Damage

Wall covering (Gib - Paint - 36.00 m2) Cosmetic damage Rake out, plaster and paint 36.00 m2

Window (Aluminium Awning - Pane double glazed - 2.00 No of) No Earthquake Damage

Ground Floor - Hallway

Room Size: 1.40 x 8.70 = 12.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 12.18 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 3.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 12.18 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 48.48 m2)	Cosmetic damage	Rake out, plaster and paint	48.48 m2

Ground Floor - Internal Garage

Room Size: 6.60 x 7.10 = 46.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 46.86 m2)	Cosmetic Damage	Rake out, plaster and paint	46.86 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 46.86 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	8.00 l/m
Garage door (Tilt-a-door Timber - Steel - 2.00 No of)			
Wall covering (Gib - Paint - 68.50 m2)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.60 x 1.80 = 2.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.88 m2)	No Earthquake Damage		
Door (External) (Single glass door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 2.88 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 16.32 m2)	Cosmetic damage	Rake out, plaster and paint	16.32 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		

Ground Floor - En Suite (And walkin robe bedroom 1)

Room Size: 2.00 x 4.40 = 8.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

First Floor - Stairwell (Hallway)

Room Size: 2.40 x 8.50 = 20.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.30 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 20.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 20.40 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 5.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 5.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 71.94 m2)	Cosmetic damage	Rake out, plaster and paint	71.94 m2

First Floor - Bedroom (2 south west)

Room Size: 4.50 x 5.00 = 22.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 22.50 m2)	Cosmetic Damage	Rake out, plaster and paint	22.50 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 22.50 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.60 m2)	Cosmetic damage	Rake out, plaster and paint	45.60 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		
Window (Velux window - Pane double glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Walk In Wardrobe (Bedroom 2)

Room Size: 1.10 x 2.00 = 2.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

First Floor - Office/Study

Room Size: 2.80 x 3.40 = 9.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

First Floor - Bedroom (3 west)

Room Size: 3.20 x 5.10 = 16.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.32 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 16.32 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 39.84 m2)	Cosmetic damage	Rake out, plaster and paint	39.84 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Bedroom (4 south)

Room Size: 3.40 x 3.80 = 12.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.92 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 12.92 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 34.56 m2)	Cosmetic damage	Rake out, plaster and paint	34.56 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom

Room Size: 2.20 x 3.20 = 7.04 (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 (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 7.04 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Tiles - 7.04 m2)	Cosmetic damage	Grind out and silicon tile perimeter	4.00 l/m
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 - 25.92 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Scope of Works - Glossary of Terms

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

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Released Under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/145128
Claimant: AJ HARLEY
Property Address: 24B LARCH PLACE
CASEBROOK
CHRISTCHURCH 8051

Assessment Date: 26/10/2011 12:08
Assessor: Reinke, Todd
Estimator: Holt, Murray
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	AJ, HARLEY				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - ASB Bank Insurance Scheme	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
ASB 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
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Dwelling	2	Standard	Post 1980	L Shape	241.80

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	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Dwelling

Exterior

Elevation (North Wall)

Damage: No damage
Require Scaffolding? No
General Comments: Brick veneer 2.3 x 16.9. Timber shingle roof over bay window damaged but not earthquake related.

Elevation (South Wall)

Damage: No damage
Require Scaffolding? No
General Comments: Brick veneer 2.3 x 10.7. Structural block 2.3 x 6.2

Elevation (West Wall)

Damage: No damage
Require Scaffolding? No
General Comments: Brick veneer 2.3 x 10.0. Structural block. 2.3 x 7.4

Elevation (East Wall)

Damage: No damage
Require Scaffolding? No
General Comments: Brick veneer 2.3 x 17.4

Foundations (Concrete slab)

Damage: No damage
Require Scaffolding? No
General Comments: GFA = 166.5 M2

Roof (Rolled metal)

Damage: No damage
Require Scaffolding? No
General Comments: Roof area = 170 M2

Elevation (1st Fl North wall)

Damage: No damage
Require Scaffolding? No
General Comments: Hardies stucco board and timber battens 2.3 x 16.9

Elevation (1st Fl South wall)

Damage: No damage
Require Scaffolding? No
General Comments: In roof space

Elevation (1st Fl West wall)

Damage: No damage
Require Scaffolding? No
General Comments: Hardies stucco board and timber battens 2.3 x 10.0. Balance in roof space.

Elevation (1st Fl East wall)

Damage: No damage
Require Scaffolding? No
General Comments: Hardies stucco board and timber battens 2.3 x 7.3. Balance in roof space.

Ground Floor - Kitchen (Dining, lounge)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (excludes painting)	58.80 m2	34.00	1,999.20
			Cosmetic Damage			
			Rake out, plaster and paint	58.80 m2	27.00	1,587.60
Door (External)	French doors	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	73.92 m2	27.00	1,995.84
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Toilet**

Damage: No damage
Require Scaffolding? No
General Comments: Painted gib walls and ceiling, tile over concrete floor, one single glazed aluminium window, one single vanity, one toilet, one mdf cavity internal slider

Ground Floor - Bedroom (1 east)

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	36.00 m2	27.00	972.00
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	48.48 m2	27.00	1,308.96

General Comments:

Ground Floor - Internal Garage**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	46.86 m2	27.00	1,265.22
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	8.00 l/m	60.00	480.00
Garage door	Tilt-a-door Timber	Steel				
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments:**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 glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.32 m2	27.00	440.64
Wash tub	Single	Stainless Steel	No Earthquake Damage			

General Comments:**Ground Floor - En Suite (And walkin robe bedroom 1)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted gib walls and ceiling, carpet and tiles over concrete floor, two double glazed aluminum windows, single vanity, 1x.8 shower, one toilet**First Floor - Stairwell (Hallway)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	71.94 m2	27.00	1,942.38

General Comments:**First Floor - Bedroom (2 south west)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	22.50 m2	27.00	607.50
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	45.60 m2	27.00	1,231.20

Window	Aluminium Awning	Pane double glazed	No Earthquake Damage
Window	Velux window	Pane double glazed	No Earthquake Damage

General Comments:**First Floor - Walk In Wardrobe (Bedroom 2)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted gib walls and ceiling, carpet over chipboard floor, one internal mdf door**First Floor - Office/Study****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted gib walls and ceiling, two velux double glazed windows, carpet over chipboard floor, one internal mdf door**First Floor - Bedroom (3 west)****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, plaster and paint	39.84 m2	27.00	1,075.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Bedroom (4 south)****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, plaster and paint	34.56 m2	27.00	933.12
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**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	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Tiles	Cosmetic damage			
			Grind out and silicon tile perimeter	4.00 l/m	22.00	88.00
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Fees**

Fees

Name	Duration	Estimate
Contents movement fee	1.00	2,055.26
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,274.19
Margin	1,943.68
GST	3,207.07

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Dwelling

Name	Description	Estimate
Exterior	Elevation (1st Fl East wall)	0.00
	Elevation (1st Fl North wall)	0.00
	Elevation (1st Fl South wall)	0.00
	Elevation (1st Fl West wall)	0.00
	Foundations (Concrete slab)	0.00
	Elevation (East Wall)	0.00
	Elevation (North Wall)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South Wall)	0.00
	Elevation (West Wall)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bathroom	88.00
	Bedroom (2 south west)	1,838.70
	Bedroom (3 west)	1,075.68
	Bedroom (4 south)	933.12
	Office/Study	0.00
	Stairwell (Hallway)	1,942.38
	Walk In Wardrobe (Bedroom 2)	0.00
		5,877.88
Ground Floor	Bedroom (1 east)	972.00
	En Suite (And walkin robe bedroom 1)	0.00
	Hallway	1,308.96
	Internal Garage	1,745.22
	Kitchen (Dining, lounge)	5,582.64
	Laundry	440.64
	Toilet	0.00
		10,049.46
		15,927.34

Fees

Description	Estimate
Contents movement fee	2,055.26
Small Job Fee	180.00
	2,235.26

Overheads

Description	Estimate
Preliminary and general	1,274.19
Margin	1,943.68
GST	3,207.07
	6,424.94

Total Estimate 24,587.53

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	Wet, dangerous
Under sub floor?	No	Slab on ground
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/130032
- 2010/1060040

File Notes

Date Created: 26/10/2011 11:15
Created : Reinke, Todd
Subject: Dwelling and damage description
Note: Two storey, four bedroom, concrete slab on ground, post 1980, brick veneer and plaster over hardies and batten exterior walls, rolls metal roof
 Minor cosmetic damage interior of dwelling
 Dwelling is weathertight and habitable

Next Action:

Date Created: 30/10/2011 02:49
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 30/10/2011
Note: COMET sent to EQR on 30/10/2011
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:24 B LARCH PLACE, CASEBROOK, CHRISTCHURCH
 To:24B LARCH PLACE, CASEBROOK, CHRISTCHURCH
Next Action:

Urgent Works Items

Quotation For Fletchers Bishopdale Hub



<i>Claim #</i>	2011/145128
<i>Address</i>	24B Larch Place Casebrook
<i>Claimant</i>	A J Harley
<i>Date Submitted</i>	12/09/2012
<i>Business</i>	Dixon & Dixon
<i>Business Address</i>	P.O. Box 27142 Christchurch 8640
<i>Phone#</i>	03-383-8254
<i>Accreditation #</i>	EQRC0158

All Prices Exclude GST

NOTE: Colour matches will be undertaken where necessary. Even with the best of matches new paintwork may differ to existing.

	SCOPE	VARIATIONS
Exterior East	\$250.00	\$0.00
Kitchen/Dining/Lounge	\$5,744.26	\$396.00
Bedroom 1 East	\$964.80	\$0.00
Hallway	\$1,299.26	\$0.00
Internal Garage	\$2,055.85	\$0.00
Laundry	\$437.38	\$0.00
First Floor Stairwell/Hallway	\$1,927.99	\$1,030.20
Bedroom 2 South West	\$1,825.08	\$641.25
Bedroom 3 West	\$1,067.71	\$465.12
Bedroom 4 South	\$926.21	\$368.22
Bathroom	\$161.25	\$45.00
Roof	\$0.00	\$592.25
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
0	\$0.00	\$0.00
Preliminary & General	\$3,189.88	
Sub-Total	\$19,849.67	\$3,538.04
GST	\$2,977.45	\$530.71
Total Inc GST	\$22,827.12	\$4,068.75
NETT TOTAL		\$23,387.71

Preliminary & General	Quantity	Unit	Rate	Total
Scoping	4	hours	\$45.00	\$180.00
Site costs	13	hours	\$45.00	\$585.00
Rubbish	1		\$250.00	\$250.00
Cleaning	1		\$300.00	\$300.00
Furniture shift		hours		
Floor protection	1		\$300.00	\$300.00
Scaffold - internal	1	weeks	\$580.50	\$580.50
Scaffold - external	1	weeks	\$994.38	\$994.38
				\$0.00
				\$0.00
				\$0.00
Preliminary & General Total				\$3,189.88

QUO	VAR	Exterior East	Qty	Unit	Rate	Quotation	Variation
y		Bricklayer - minimum charge	1 ✓	sum	\$ 250.00	\$250.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$250.00	\$0.00

QUO	VAR	Kitchen/Dining/Lounge	Qty	Unit	Rate	Quotation	Variation
y		Rake & fill cracks, paint walls	73.92 ✓	m2	\$ 26.80 ✓	\$1,981.06	\$0.00
y		Prepare, restipple and paint	58.8 ✓	m2	\$ 64.00 ✓	\$3,763.20	\$0.00
	y	MS kitchen bench Silicon	0.5 ✓	m	\$ 15.00 ✓	\$0.00	\$7.50
	y	MS & paint door frame	2 ✓	m	\$ 33.00 ✓	\$0.00	\$66.00
	y	Replace cracked floor tiles S	1 ✓	sum	\$ 322.50 ✓	\$0.00	\$322.50
				0	\$ -	\$0.00	\$0.00
		Room Total				\$5,744.26	\$396.00

QUO	VAR	Bedroom 1 East	Qty	Unit	Rate	Quotation	Variation
y		Rake & fill cracks, paint walls	36 ✓	m2	\$ 26.80 ✓	\$964.80	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$964.80	\$0.00

QUO	VAR	Hallway	Qty	Unit	Rate	Quotation	Variation
y		Rake & fill cracks, paint walls	48.48 ✓	m2	\$ 26.80 ✓	\$1,299.26	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$1,299.26	\$0.00

QUO	VAR	Internal Garage	Qty	Unit	Rate	Quotation	Variation
y		Grind out & epoxy fill cracks	8 ✓	m	\$ 100.00 ✓	\$800.00	\$0.00
y		Rake & fill cracks, paint ceiling	46.86 ✓	m2	\$ 26.80 ✓	\$1,255.85	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$2,055.85	\$0.00

QUO	VAR	Laundry	Qty	Unit	Rate	Quotation	Variation
y		Rake & fill cracks, paint walls	16.32 ✓	m2	\$ 26.80 ✓	\$437.38	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$437.38	\$0.00

QUO	VAR	First Floor Stairwell/Hallway	Qty	Unit	Rate	Quotation	Variation
	y	Carpet lift and relay	20.4	m2	\$ 13.50	\$0.00	\$275.40
	y	Re-screw floor	20.4	m2	\$ 15.00	\$0.00	\$306.00
	y	Paint ceiling	20.4	m2	\$ 22.00	\$0.00	\$448.80
y		Rake & fill cracks, paint walls	71.94	m2	\$ 26.80	\$1,927.99	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$1,927.99	\$1,030.20

QUO	VAR	Bedroom 2 South West	Qty	Unit	Rate	Quotation	Variation
y	y	Carpet lift and relay	22.5	m2	\$ 13.50	\$0.00	\$303.75
	y	Re-screw floor	22.5	m2	\$ 15.00	\$0.00	\$337.50
		Rake & fill cracks, paint walls	45.6	m2	\$ 26.80	\$1,222.08	\$0.00
	y	Rake & fill cracks, paint ceiling	22.5	m2	\$ 26.80	\$603.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$1,825.08	\$641.25

QUO	VAR	Bedroom 3 West	Qty	Unit	Rate	Quotation	Variation
y	y	Carpet lift and relay	✓ 16.32	m2	\$ ✓ 13.50	\$0.00	\$220.32
	y	Re-screw floor	✓ 16.32	m2	\$ ✓ 15.00	\$0.00	\$244.80
		Rake & fill cracks, paint walls	✓ 39.84	m2	\$ ✓ 26.80	\$1,067.71	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$1,067.71	\$465.12

QUO	VAR	Bedroom 4 South	Qty	Unit	Rate	Quotation	Variation
y	y	Carpet lift and relay	✓ 12.92	m2	\$ ✓ 13.50	\$0.00	\$174.42
	y	Re-screw floor	✓ 12.92	m2	\$ ✓ 15.00	\$0.00	\$193.80
		Rake & fill cracks, paint walls	✓ 34.56	m2	\$ ✓ 26.80	\$926.21	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$926.21	\$368.22

QUO	VAR	Bathroom	Qty	Unit	Rate	Quotation	Variation
y	y	Grind out & silicon tile perimeter	✓ 1	sum	\$ ✓ 161.25	\$161.25	\$0.00
		MS vanity unit	✓ 3	m	\$ ✓ 15.00	\$0.00	\$45.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$161.25	\$45.00

QUO	VAR	Roof	Qty	Unit	Rate	Quotation	Variation
	y	Reflash chimney/flue to roof	1	sum	\$ 592.25	\$0.00	\$592.25
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
				0	\$ -	\$0.00	\$0.00
		Room Total				\$0.00	\$592.25

Works Order



To: Dixon & Dixon.

Order Number **EQW 06657**

Please quote on all invoices, correspondences etc

Accreditation no.: **EQRC0158**PA code: **SS65**Authorised by: **Tom furnish**Date: **3/5/12**

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
3/5/12	Phillip Glover		E 015	13
EQC claim no.	Address	\$ Ex GST	Start date	Finish date

11.	2011/145128	24b Larch Place.	\$23,387.71	18/09/12
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12.				
13.		<input checked="" type="checkbox"/> ECM		
14.		<input checked="" type="checkbox"/> PA		
15.		<input checked="" type="checkbox"/> ACCONEX		
16.		<input checked="" type="checkbox"/> MASTER		

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

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

Works Order V2.0. 12/12/11

CLM/2011/145128 - Construction Completion Inspection

Scope Meeting Record - Property Details			
Claim Number	CLM/2011/145128	Hub Zone	Bishopdale Hub
Contractor Name	Dixon and Dixon Decorating Limited	Supervisor	Phillip Glover
Property Address	24 B LARCH PLACE, CASEBROOK	Main Contact Name	ANDREA HARLEY
Customer name	AJ HARLEY	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Date Started	12/11/2012 07:37:13 a.m.	Date Completed	12/11/2012 08:00:00 a.m.

Description of Works

As per the EQC scope of works and approved variations.

Defects

Remove paint from carpet - around skirting.

Deferred Works

None

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:

Dixon and Dixon Decorating



12/11/2012

Name

Signature

Date

Owner/Agent Signature:

G Harley



12/11/2012

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/145128 - Construction Completion Inspection

Phillip Glover



12/11/2012

Name

Signature

Date

Contractor Producer Statement for Construction

Contract: Andrea Harley

Location: 248 Larch Pl.

Issued by

Person: Russell Bent
(Duly authorised representative)

Company: Dixon & Dixon Decorating
(Contractor)

Issued to

Principal: **Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.**

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

Particular of Works:

Earthquake repairs as per scope provided by EQR & Fletcher

No work requiring an LBP was carried out

Signed by: [Signature] Date 12-11-12

Qualification: Project Manager

Address: P O Box 27142

CONTRACTORS FINAL ACCOUNT AGREEMENT



Hub	Bishopdale	Company	Dixon & Dixon
Claim no	2011/145128	Address	P O Box 27 142
Customer Name	Andrea Harley	Phone	
Site Address	248 Larch Pl.	Mobile	
EQR Contracts Supervisor	Phillip Glover	Accreditation No	EQRC0158
Date	13-11-2012	GST	96 572 077

- (a) Original Contract Value
(b) Variations

\$ 23,387-71
\$

Final Contract Value
Less Previous Payments

\$ 23,387-71
\$

Amount for Final payment

\$ 23,387-71
=

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Start Date: 2-10-12

Finish Date: 26-10-12

Signature of contractor:

[Signature]

Date: 13-11-12

Signature of supervisor:

Date: _____

Signature of quantity surveyor:

[Signature]

Date: 15/11/12



EXEMPT BUILDING WORK FILE RECORD

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT AS THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

Claim Number 2011 / 145128

Street Address 24 B Larch Place

Suburb

City/Town Christchurch

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

This work meets the performance requirements
of the New Zealand building code B1, B2
and E2.

Accordingly I have determined that this work is exempted under Schedule 1(A) of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Name(print) Phillip Glover Signature [Signature]

Position⁷ Contract Supervisor Hub 13 Bishopdale Date 21-8-12

Provided to homeowner/agent Name)..... Date.....
(provided to the property owner or his/her authorised agent on request only).

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

Note² Only work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004 is recorded on this form.

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Works Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).