

# EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

## EQR Property Overview Report

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		
2010036521	97 SULLIVAN AVENUE, WOOLSTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Canterbury Home Services Limited - In Liquidation ***** (S784)		Property F2'd By:	EQR\NickJor	F2 Completed Date:	04-02-2015
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

## Adjustments

				Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2010/036521 97 SULLIVAN AVENUE	E010	F3	0	22,141.00	22,141.00	0.00	3,347.50	3,347.50	0.00	25,488.50	25,488.50
CLM/2011/160786 97 SULLIVAN AVENUE	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Property Total</b>			<b>0</b>	<b>22,141.00</b>	<b>22,141.00</b>	<b>0.00</b>	<b>3,347.50</b>	<b>3,347.50</b>	<b>0.00</b>	<b>25,488.50</b>	<b>25,488.50</b>

## Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2010/036521 97 SULLIVAN AVENUE		Substantive Works - Primary	CLOSED OUT-Canterbury Home Services Limited - In Liquidation ***** (S784)	COMPLETIONS	22,141.00	5	22,141.00	22,141.00
		Transmitted To Hub -> Claim File Review Complete	FINALISATION COMPLETE					
CLM/2010/036521 97 SULLIVAN AVENUE		Clean Heat Works - Install	CLOSED OUT-Panasonic New Zealand Limited ***** (S216)	COMPLETIONS	0.00	2	3,347.50	3,347.50
		Allocated To Hub -> Awaiting Claim File Review	Heat Pump Installed replacing Non-Compliant Log Burner. EQW17167 I2176770					
CLM/2010/036521 97 SULLIVAN AVENUE		Clean Heat Works - Install	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
		Allocated To Hub -> Not Required - No Heat Required	CLEAN HEAT ONLY					
CLM/2010/036521 97 SULLIVAN AVENUE		Remedial Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
		Transmitted To Hub -> Not Required - IRP Transfer	REFERRED TO EQC					
CLM/2011/160786 97 SULLIVAN AVENUE		Emergency Works - Primary	CLOSED OUT-Francis & Norton Construction Limited ***** (S313)	NOT REQUIRED	0.00	0	0.00	0.00
		Allocated To Hub -> Not Required - No EW Required	The original claim is the one below. The current claim is a result of the chimney on the outside wall not being removed. Remove chimneys and fix roof. Original claim 2010/036521					
CLM/2011/160786 97 SULLIVAN AVENUE		Emergency Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
		Allocated To Hub -> Not Required - No EW Required	Leaking roof due to chimney damage - historical notes indicate result of February claim. Requires weather proofing. Spoke to wife, no temp repairs require 08/11/11					
<b>Property Total</b>					<b>22,141.00</b>	<b>7</b>	<b>25,488.50</b>	<b>25,488.50</b>

# EQR Property Overview Report

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		
<b>2010036521</b>	<b>97 SULLIVAN AVENUE, WOOLSTON</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Canterbury Home Services Limited - In Liquidation ***** (S784)		Property F2'd By:	EQR\NickJor	F2 Completed Date:	04-02-2015
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

No Works Orders on this Property

## Claims / Certs / Payables

S216										CLOSED OUT-Panasonic New Zealand Limited *****																	
EQC Claim Num		Line Type		Approval Type		Claim No		Claimed By		Remaining		Claim Date		This Claim													
CLM/2010/036521		CleanH BV		CleanHeat Over (Delegated)		13		EQR\BarryF		\$0.00		22-Jul-2011		\$1,570.65													
CLM/2010/036521		CleanH BV		CleanHeat Over (Delegated)		13		EQR\BarryF		\$0.00		22-Jul-2011		\$1,776.85													
EQC Claim Num		Line Type		Approval Type		Cert No		Certified By		Remaining		Certified Date		This Cert		Cert Line Notes											
CLM/2010/036521		CleanH BV		CleanHeat Over (Delegated)		13		EQR\BarryF		\$0.00		22-Jul-2011		\$1,570.65		2176770											
CLM/2010/036521		CleanH BV		CleanHeat Over (Delegated)		13		EQR\BarryF		\$0.00		22-Jul-2011		\$1,776.85		2176770											
S216										CLOSED OUT-Panasonic New Zealand Limited ***** Total										Claims		\$3,347.50 Certs		\$3,347.50 Payables		\$0.00	
S784										CLOSED OUT-Canterbury Home Services Limited - In Liquidation *****																	
EQC Claim Num		Line Type		Approval Type		Claim No		Claimed By		Remaining		Claim Date		This Claim													
CLM/2010/036521		Subst OB		Substantive Works		26		EQR\SamT		\$0.00		11-Jan-2012		\$22,141.00													
EQC Claim Num		Line Type		Approval Type		Cert No		Certified By		Remaining		Certified Date		This Cert		Cert Line Notes											
CLM/2010/036521		Subst OB		Substantive Works		23		EQR\SamT		\$0.00		11-Jan-2012		\$22,141.00													
S784										CLOSED OUT-Canterbury Home Services Limited - In Liquidation ***** Total										Claims		\$22,141.00 Certs		\$22,141.00 Payables		\$0.00	
Property Total																				Claims		\$25,488.50 Certs		\$25,488.50 Payables		\$0.00	

No Open Complaints / Remedial Issues on this Property

## EQR Property Overview Report

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		
2010036521	97 SULLIVAN AVENUE, WOOLSTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Canterbury Home Services Limited - In Liquidation ***** (S784)		Property F2'd By:	EQR\NickJor	F2 Completed Date:	04-02-2015
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

## Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2010/036521	Defects Liability Certificate	Woolston Hub	20/12/2013
CLM/2010/036521	Final Account Agreement	Ensors	10/02/2015
CLM/2010/036521	Construction Completion Inspection	Woolston Hub	20/12/2013
CLM/2010/036521	Construction Completion Inspection		26/05/2015
CLM/2010/036521	Final Account Agreement		26/05/2015

Property Total	Finalisation Documents Present:	5
----------------	---------------------------------	---

## Technical Services Referrals

EQC Claim Number	Referral Type	Assignment	Technical Status	Workflow Status	Engineer	Engineer Visit	Gross Recharges
	Consent Information		Comment / Instruction for Hub				
CLM/2010/036521	EQR Claim	Remedial Works - Primary - 28-Jun-2016	Not Required	COMPLETE - NO ACTION	<UNALLOCATED >		0.00

Property Total	0.00
----------------	------

## Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/036521	97 SULLIVAN AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/160786	97 SULLIVAN AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total	Number of Claims:	2
----------------	-------------------	---



# EQR Property Overview Report

**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		
<b>2010036521</b>	<b>97 SULLIVAN AVENUE, WOOLSTON</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Canterbury Home Services Limited - In Liquidation ***** (S784)		Property F2'd By:	EQR\NickJor	F2 Completed Date:	04-02-2015
Cont Managing Hub:	Ensors	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Contractors						
Contractor		Accreditation Status	Accreditation Number	Classification	Type of Work on the Property	
S313	CLOSED OUT-Francis & Norton Construction Limited *****	No longer wishes to work	EQRC0180	Main Contractor	Emergency Works	
S216	CLOSED OUT-Panasonic New Zealand Limited *****	Accredited	Heating	Heating Contractor	Clean Heat Works	
S784	CLOSED OUT-Canterbury Home Services Limited - In Liquidation *****	Suspended	EQRC1174	Main Contractor	Substantive Works	
<b>Property Total</b>					<b>Number of Contractors:</b>	<b>3</b>

# Scope of Works

CLM/2010/036521



**Customer:** GARY MARSDEN

## 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 97 SULLIVAN AVENUE, WOOLSTON, CHRISTCHURCH 8023 on 13/09/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 404.00 m2)		
Land (Under dwelling - Soil - 120.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Foundations (Concrete ring / piles)

Element	Damage	Repair
Piles (Ordinary - Timber - 1.00 item)		
Ring foundation (Load bearing - Concrete - 49.20 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks 1.00 l/m

#### Elevation (North/stuco)

Element	Damage	Repair
Heating (Electric - Heat pump - 1.00 item)	Remove for other trades	Remove and replace heating source for other trades 1.00 item
Wall Cladding (Stucco - Plaster - 26.30 m2)	Cracking	Grind out and epoxy fill 5.50 l/m
	Cracking	Paint wall 26.30 m2
Wall framing (Timber Frame - Timber - 26.32 m2)	No Earthquake Damage	

#### Elevation (Stuco south)

Element	Damage	Repair
Wall Cladding (Stucco - Plaster - 32.90 m2)	Cracking	Grind out and epoxy fill 5.00 l/m
	Cracking	Paint wall 34.78 m2
Wall framing (Timber Frame - Timber - 32.90 m2)	No Earthquake Damage	

#### Elevation (Stuco east / colapsed chimly.)

Element	Damage	Repair	
Wall Cladding (Stucco - Plaster - 42.56 m2)	Cracking	Grind out and epoxy fill	6.00 l/m
	Cracking	Paint wall	42.55 m2
Wall framing (Timber Frame - Timber - 42.56 m2)			

**Elevation (West stucco)**

Element	Damage	Repair	
Deck (Below 1m - Timber - 12.10 m2)	No Earthquake Damage		
Wall Cladding (Stucco - Plaster - 42.56 m2)	Cracking	Grind out and epoxy fill	7.00 l/m
	Cracking	Paint wall	43.40 m2
Wall framing (Timber Frame - Timber - 42.56 m2)	No Earthquake Damage		

**Chimney (Exterior) (Brick painted)**

Element	Damage	Repair	
One story chimney (Single Pot - Brick - 1.00 item)	Collapsed chimney	EXT - Brick - Ceiling - 1 POT	1.00 item
	Cracking Damage	Repaint chimney	1.12 m2

**Roof (Corro steel / poor condition rusted)**

Element	Damage	Repair
No Damage		

**Interior****Ground Floor - Bathroom (East Side )**

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

Stud Height: 2.70 m

Element	Damage	Repair
Bath (Cast iron - Standard specification - 1.00 item)	No Earthquake Damage	
Bathroom Sink (Basin - Medium specification - 1.00 item)	No Earthquake Damage	
Ceiling (Lath and Plaster - Stipple - 16.77 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Parquet - 16.77 m2)	No Earthquake Damage	
Mirror (Fixed) (Standard Spec - Mirror - .81 m2)	No Earthquake Damage	
Shower (Over Bath with Curtain - flat floor shower - 1.16 m2)	No Earthquake Damage	
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 44.28 m2)		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

**Ground Floor - Bedroom (1- Master Bedroom - South Side )**

Room Size: 4.20 x 3.90 = 16.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Lath and Plaster - Wallpaper / paint - 16.38 m2)	No Earthquake Damage	
Door (Internal) (Double Solid Core - Timber - 1.00 No of)	No Earthquake Damage	

Floor (T&G - Carpet - 16.38 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Wall paper / paint - 43.74 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	6.50 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper - paint	43.74 m2
Window (Timber small - Coloured Glass - 2.00 No of)	No Earthquake Damage		
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bedroom (2 - South West )

Room Size: 4.25 x 3.60 = 15.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Paint - 15.30 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 15.30 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Paint - 42.39 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	3.00 l/m
	Cosmetic damage	Paint wall	42.39 m2
Window (Timber small - Coloured Glass - 1.00 No of)	No Earthquake Damage		
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Hallway (Runs East West )

Room Size: 1.80 x 3.90 = 7.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Wallpaper / paint - 7.02 m2)	Cosmetic Damage	Rake out plaster repair (lath and plaster cracks)	3.00 l/m
	Cosmetic Damage	Remove, dispose and replace wallpaper	7.02 m2
	Cosmetic Damage	Paint Ceiling	7.02 m2
Door (Internal) (Glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 7.02 m2)	No Earthquake Damage		
Wall covering (Wood panelling - Other - 22.80 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Wall paper / paint - 2.73 m2)	Cosmetic damage	Rake out plaster repair lath and plaster cracks	4.00 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	2.73 m2
	Cosmetic damage	Paint wall	2.73 m2
Window (Timber small - Coloured Glass - 2.00 No of)	No Earthquake Damage		

#### Ground Floor - Lounge (Lounge / Dinning)

Room Size: 3.30 x 7.70 = 25.41 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Paint - 25.41 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Rimu - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 25.41 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	25.41 m2

Wall covering (Lath & Plaster - Paint - 59.40 No Earthquake Damage m2)

Window (Timber medium - Pane single glazed - 3.00 No of) No Earthquake Damage

### Ground Floor - Kitchen (Norh Side - Includes Laundry )

Room Size: 4.40 x 5.50 = 24.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath and Plaster - Paint - 24.20 m2)	No Earthquake Damage		
Door (External) (French doors - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 24.20 m2)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	No Earthquake Damage		
Range ( Free standing oven ) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 47.52 m2)	Cosmetic damage	Remove, dispose and replace lining paper	47.52 m2
	Cosmetic damage	Paint wall	47.52 m2
Window (Timber medium - Pane single glazed - 4.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 3.20 l/m)	No Earthquake Damage		

### Scope of Works - Glossary of Terms

<b>Cosmetic Damage</b>	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'.
<b>Impact Damage</b>	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.
<b>Structural Damage</b>	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

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
-----------------------	---

# EQC Full Assessment Report

**Claim Number:** CLM/2010/036521  
**Claimant:** GARY MARSDEN  
**Property Address:** 97 SULLIVAN AVENUE  
 WOOLSTON  
 CHRISTCHURCH 8023

**Assessment Date:** 13/09/2011 10:15  
**Assessor:** Milne, John  
**Estimator:** Thomas, Les  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	GARY, MARSDEN	03 7411442	021 2458043		

## Insurance & Mortgage Details

### Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	4756223D03		

### Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	4756223D04	Yes	

### Insurance Details - Comments

Dwelling Insurance 2 nd Policy number is correct : Contents Policy AMI Number : 4756223C03

### 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:** DOGS ON PROPERTY  
**Property Sticker:** No Sticker

## Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1935 - 1960	Rectangular	95.35

## Full Assessment

### Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil				
Land	Under dwelling	Soil	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 Building

#### Exterior

#### Foundations (Concrete ring / piles)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Timber				
Ring foundation	Load bearing	Concrete	Cracks to ring foundation Grind out and epoxy fill cracks	1.00 l/m	30.00	30.00

**General Comments:** Minor cracking

#### Elevation (North/stuco)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Heating	Electric	Heat pump	Remove for other trades Remove and replace heating source for other trades	1.00 item	240.00	240.00
Wall Cladding	Stucco	Plaster	Cracking Grind out and epoxy fill	5.50 l/m	60.00	330.00
			Cracking Paint wall	26.30 m2	29.00	762.70
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:**

#### Elevation (Stuco south)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking Grind out and epoxy fill	5.00 l/m	60.00	300.00
			Cracking Paint wall	34.78 m2	29.00	1,008.62
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:**

#### Elevation (Stuco east / colapsed chimly.)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Plaster	Cracking			

Wall Cladding	Stucco	Plaster	Grind out and epoxy fill	6.00 l/m	60.00	360.00
Cracking						
			Paint wall	42.55 m2	29.00	1,233.95
Wall framing	Timber Frame	Timber				

**General Comments:****Elevation (West stucco)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	Below 1m	Timber	No Earthquake Damage			
Wall Cladding	Stucco	Plaster	Cracking			
			Grind out and epoxy fill	7.00 l/m	60.00	420.00
Cracking						
			Paint wall	43.40 m2	29.00	1,258.60
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:****Chimney (Exterior) (Brick painted)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
One story chimney	Single Pot	Brick	Collapsed chimney			
			EXT - Brick - Ceiling - 1 POT	1.00 item	3,210.00	3,210.00
Cracking Damage						
			Repaint chimney	1.12 m2	39.00	43.68

**General Comments:****Roof (Corro steel / poor condition rusted)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bathroom (East Side )****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Cast iron	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Medium specification	No Earthquake Damage			
Ceiling	Lath and Plaster	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Parquet	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Over Bath with Curtain	flat floor shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Timber medium	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Bedroom (1- Master Bedroom - South Side )****Damage:** Earthquake damage**Require Scaffolding?** No



Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Double Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Wall paper / paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	6.50 l/m	25.00	162.50
			Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	43.74 m2	67.00	2,930.58
Window	Timber small	Coloured Glass	No Earthquake Damage			
Window	Timber Large	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Bedroom (2 - South West )****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	3.00 l/m	25.00	75.00
			Cosmetic damage			
			Paint wall	42.39 m2	24.00	1,017.36
Window	Timber small	Coloured Glass	No Earthquake Damage			
Window	Timber Large	Pane single glazed	No Earthquake Damage			

**General Comments:** Claimant has recently started to do repairs on a wall due to visitors arriving but has now ceased repairs -**Ground Floor - Hallway (Runs East West )****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Wallpaper / paint	Cosmetic Damage			
			Rake out plaster repair (lath and plaster cracks)	3.00 l/m	25.00	75.00
			Cosmetic Damage			
			Remove, dispose and replace wallpaper	7.02 m2	43.00	301.86
			Cosmetic Damage			
			Paint Ceiling	7.02 m2	24.00	168.48
Door (Internal)	Glass panel door	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Wood panelling	Other	No Earthquake Damage			
Wall covering	Lath & Plaster	Wall paper / paint	Cosmetic damage			
			Rake out plaster repair lath and plaster cracks	4.00 l/m	25.00	100.00
			Cosmetic damage			
			Remove, dispose and replace wallpaper	2.73 m2	43.00	117.39
			Cosmetic damage			
			Paint wall	2.73 m2	24.00	65.52
Window	Timber small	Coloured Glass	No Earthquake Damage			

**General Comments:** There is a small area in Hallway that has had minor repair on the wall Nth side about .5 m squared - Not Eq damage**Ground Floor - Lounge (Lounge / Dinning)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Rimu	No Earthquake Damage			
Floor	T&G	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	25.41 m2	66.00	1,677.06

Wall covering Lath & Plaster Paint No Earthquake Damage

Window Timber medium Pane single glazed No Earthquake Damage

**General Comments:** Lounge with dinning at 1 end.Ceiling and walls have existing damage not Quake

#### **Ground Floor - Kitchen (Norch Side - Includes Laundry )**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Paint	No Earthquake Damage			
Door (External)	French doors	Timber	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Kitchen joinery	Standard Spec	MDF	No Earthquake Damage			
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	47.52 m2	30.00	1,425.60
			Cosmetic damage			
			Paint wall	47.52 m2	24.00	1,140.48
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:** Ceiling has been damaged due to leaky roof - Not Eq related : Door External is jamming Not Eq related : minor cosmetic Eq damage to small area of trim above washing machine - Claimant is going to repair ceiling and is not concerned about trim damage -

## **Fees**

### **Fees**

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	2.00	300.00

### **Overheads**

Name	Estimate
Preliminary and general	1,476.35
Margin	2,023.07
GST	3,338.07

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Chimney (Exterior) (Brick painted)	3,253.68
	Foundations (Concrete ring / piles)	30.00
	Roof (Corro steel / poor condition rusted)	0.00
	Elevation (North/stuco)	1,332.70
	Elevation (Stuco east / colapsed chimly.)	1,593.95
	Elevation (Stuco south)	1,308.62
	Elevation (West stucco)	1,678.60
		9,197.55

Floor	Description	Estimate
Ground Floor	Bathroom (East Side )	0.00
	Bedroom (1- Master Bedroom - South Side )	3,093.08
	Bedroom (2 - South West )	1,092.36
	Hallway (Runs East West )	828.25
	Kitchen (Norh Side - Includes Laundry )	2,566.08
	Lounge (Lounge / Dinning)	1,677.06
		9,256.83

9,256.83

### Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	300.00
	300.00

### Overheads

Description	Estimate
Preliminary and general	1,476.35
Margin	2,023.07
GST	3,338.07
	6,837.49

**Total Estimate** 25,591.87

## Inspection Sign Off

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

## Previous Claim Numbers (recorded manually in field)

- 2011/160786

## File Notes

<b>Date Created:</b>	13/09/2011 14:17
<b>Created :</b>	Milne, John
<b>Subject:</b>	House Description
<b>Note:</b>	Dwelling is approx 95 m2 - on a flat section with good access - Cladding is Stucco with Rolled metal : Internal Damage cosmetic in numerous rooms : External Cosmetic cracking to Stucco : Foundations minor cracks - Chimney had been removed to ceiling : Claimants pointed out existing damage to dwelling that was not Eq related : Damage in Kitchen ceiling was caused by roof leaking and not Eq related : No Garage on property
<b>Next Action:</b>	
<b>Date Created:</b>	17/09/2011 17:44
<b>Created :</b>	Administrator, Alchemy
<b>Subject:</b>	COMET sent to EQR on 17/09/2011
<b>Note:</b>	COMET sent to EQR on 17/09/2011
<b>Next Action:</b>	

## Urgent Works Items



## EQC Claim Assessment

<b>Address</b>	97 SULLIVAN AVENUE, WOOLSTON, CHRISTCHURCH, 8023	<b>EQC Claim Number</b>	CLM/2010/036521
<b>Hazards</b>	DOGS ON PROPERTY	<b>EQC Assessor (L,F)</b>	Milne, John
<b>Inspection Date</b>	13-Sep-2011	<b>Placard</b>	No Sticker
		<b>EQC Estimator (L,F)</b>	Thomas, Les

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
MARSDEN GARY	64 03 7411442	64	64 021 2458043	marsden5@xnet.co.nz

Property - Overheads and Fees	
<b>Included Items</b>	Contractor's margin, Covering incidental costs., Goods and services tax, Scaffold hire - Mobile single lift aluminium

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
<b>Water Supply</b>	Town Connection, Plastic	20 m
<b>Sewerage</b>	Town Connection, PVC Pipe	20 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
<b>Land</b>	Exposed, Soil	404 m2
<b>Land</b>	Under dwelling, Soil	120 m2

<b>MAIN BUILDING</b>	<b>Age</b> 1935 - 1960	<b>Area</b> 95.4m2	<b>Footprint</b> Rectangular
<b>Structure</b>			

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West stucco)</b>	<i>Substantial existing cracking</i>	
Deck	Below 1m, Timber (12.10 m2)	
Wall cladding	Stucco, Plaster (42.56 m2)	
	<i>Poor condition flaking paint water blast</i>	
	Cracking	
	Grind out and epoxy fill	7 m
	Paint wall	43.4 m2
Wall framing	Timber Frame, Timber (42.56 m2)	

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North/stucco)</b>		
Wall cladding	Stucco, Plaster (26.30 m2)	
	<i>corners cracking chipping away</i>	
	Cracking	
	Grind out and epoxy fill	5.5 m
	Paint wall	26.3 m2
Heating	Electric, Heat pump (1.00 Item)	
	Remove for other trades	
	Remove and replace heating source for other trades	1 Item
Wall framing	Timber Frame, Timber (26.32 m2)	

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------



EQC Claim Number CLM/2010/036521

**Elevation (Stucco south)**

Wall cladding	Stucco, Plaster (32.90 m2)	
	Cracking	
	Grind out and epoxy fill	5 m
	Paint wall	34.78 m2
Wall framing	Timber Frame, Timber (32.90 m2)	

*plaster chipping away at corner*

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

**Elevation (Stucco east / colapsed chimly.)**

Wall cladding	Stucco, Plaster (42.56 m2)	
	Cracking	
	Grind out and epoxy fill	6 m
	Paint wall	42.55 m2
Wall framing	Timber Frame, Timber (42.56 m2)	

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

**Foundations (Concrete ring / piles)**

Ring foundation	Load bearing, Concrete (49.20 m)	
	Cracks to ring foundation	
	Grind out and epoxy fill cracks	1 m
Piles	Ordinary, Timber (1.00 Item)	

**Comments:** Minor cracking

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

**Roof (Corro steel / poor condition rusted)** *complete repairs where leak repair done*  
*24hrs work*

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

**Chimney (Exterior) (Brick painted)** *(East side)*

One story chimney	Single Pot, Brick (1.00 Item)	
	Collapsed chimney	
	EXT - Brick - Ceiling - 1 POT	1 Item
	Cracking Damage	
	Repaint chimney	1.12 m2

*Interiors is removed to Roof line - complete removal to ceiling.*  
*reassess then***Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
----------------	--	---------

**Bathroom East Side (L=2.6m W=1.8m H=2.7m)**

Bathroom sink	Basin, Medium specification (1.00 Item)	
Bath	Cast iron, Standard specification (1.00 Item)	
Wall covering	23.76 Gib, Paint (44.28 m2) <i>work pld - paint</i>	
Ceiling	Lath and Plaster, Stipple (16.77 m2) <i>LATH plaster cracking over window - door heads</i>	
Shower	Over Bath with Curtain, flat floor shower (1.16 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	
Mirror (Fixed)	Standard Spec, Mirror (0.81 m2)	
Floor	T&G, Parquet (16.77 m2)	
Window	Timber medium, Pane single glazed (1.00 No of)	



EQC Claim Number CLM/2010/036521

**Room - Additional Notes:****Bedroom 1 - Master Bedroom - South Side (L=3.9m W=4.2m H=2.7m)**

Door (Internal)	Double Solid Core, Timber (1.00 No of)	
Wall covering	Lath & Plaster, Wall paper / paint (43.74 m2)	
	Cosmetic damage	
	Rake out plaster repair lath and plaster cracks	6.5 m + 6.5
	Remove, dispose and replace wallpaper - paint	43.74 m2
Ceiling	Lath and Plaster, Wallpaper / paint (16.38 m2)	new over existing
Floor	T&G, Carpet (16.38 m2)	
Window	Timber Large, Pane single glazed (1.00 No of)	
Window	Timber small, Coloured Glass (2.00 No of)	

**Room - Additional Notes:****Bedroom 2 - South West (L=3.6m W=4.3m H=2.7m)**

Wall covering	Lath & Plaster, Paint (42.39 m2)	lining paper - owner has paper
	Cosmetic damage	
	Paint wall	42.39 m2
	Rake out plaster repair lath and plaster cracks	3 m
Ceiling	Lath and Plaster, Paint (15.30 m2)	cracks to ceiling s.s, Pl, Lp, p.
Door (Internal)	Single Solid Core, Timber (1.00 No of)	
Floor	T&G, Carpet (15.30 m2)	
Window	Timber Large, Pane single glazed (1.00 No of)	
Window	Timber small, Coloured Glass (1.00 No of)	

**Room - Comments:** Claimant has recently started to do repairs on a wall due to visitors arriving but has now ceased repairs -

**Room - Additional Notes:****Hallway Runs East West (L=3.9m W=1.8m H=2.7m)**

Floor	Chipboard, Carpet (7.02 m2)	
Door (Internal)	Glass panel door, Timber (1.00 No of)	
Wall covering	Lath & Plaster, Wall paper / paint (2.73 m2)	+ timber paneling 2" high
	Cosmetic damage	
	Paint wall	2.73 m2
	Rake out plaster repair lath and plaster cracks	4 m
	Remove, dispose and replace wallpaper	2.73 m2
Ceiling	Lath and Plaster, Wallpaper / paint (7.02 m2)	
	Cosmetic Damage	
	Paint Ceiling	7.02 m2
	Rake out plaster repair (lath and plaster cracks)	3 m + 6.6
	Remove, dispose and replace wallpaper	7.02 m2
Window	Timber small, Coloured Glass (2.00 No of)	
Wall covering	Wood panelling, Other (22.80 m2)	



EQC Claim Number CLM/2010/036521

**Room - Comments:** There is a small area in Hallway that has had minor repair on the wall Nth side about .5 m squared - Not Eq damage

**Room - Additional Notes:**

**Kitchen North Side - Includes Laundry (L=5.5m W=4.4m H=2.7m)**

Range ( Free standing oven )	Electric, Standard Electric (1.00 Item)	
Door (External)	French doors, Timber (1.00 Item)	
Wall covering	Gib, Lining paper / paint (47.52 m2)	
	Cosmetic damage	
	Paint wall	47.52 m2
	Remove, dispose and replace lining paper	47.52 m2
Work top	Kitchen work top, Laminate (3.20 m)	
Ceiling	<del>Lath and Plaster, Paint (24.20 m2)</del>	
Kitchen joinery	Standard Spec, MDF (1.00 Item)	
Floor	T&G, T+G polished timber (24.20 m2)	
Window	Timber medium, Pane single glazed (4.00 No of)	

**Room - Comments:** Ceiling has been damaged due to leaky roof - Not Eq related : Door External is jamming Not Eq related : minor cosmetic Eq damage to small area of trim above washing machine - Claimant is going to repair ceiling and is not concerned about trim damage -

**Room - Additional Notes:**

**Lounge Lounge / Dinning (L=7.7m W=3.3m H=2.7m)**

Wall covering	Lath & Plaster, Paint (59.40 m2)	
Ceiling	Lath and Plaster, Paint (25.41 m2)	
Door (Internal)	Single Solid Core, Rimu (1.00 No of)	
Floor	T&G, Carpet (25.41 m2)	
	Impact damage	
	Lift covering, screw / nail floor and relay covering	25.41 m2
Window	Timber medium, Pane single glazed (3.00 No of)	

**Room - Comments:** Lounge with dinning at 1 end. Ceiling and walls have existing damage not Quake

**Room - Additional Notes:**

**End Of Assessment**

*2.5W x 2.5L x 2.0H*  
*Entry porch cracking to tops of weather bbs / paneling*  
*Peel paint*



## EXTRA TO EQC SCOPE OF WORKS

Supervisor	Les Frost	Claim number	2011/036521
Contractor	WHS t/a Canterbury Home Services	Date	25.10.2011
Address	97 Sullivan Ave	claimant	Gary Marsden

Room <b>Page 1</b>	[ <b>Damage / Additional Information</b> ] <u>Cladding</u> : Stucco over weather bd., <u>Roofing</u> : corr. iron, <u>Ceiling</u> height: 2.7, <u>Ceiling &amp; Walls</u> : gib..bd. & lath & plaster, <u>Floor</u> : Rimu T & G, carpet & vinyl,
<u>Exterior Elevation</u> 43.4 <sup>m2</sup> 26.3 <sup>m2</sup>	<b>West</b> -substantial existing cracking-wall has flaking painting-needs water blasting before painting, <b>North</b> -corners cracking & chipping, <b>South</b> -plaster chipping @ corners 34.78
<u>Roof</u>	<b>Temporary repairs</b> -complete repairs to roof
<u>Chimney</u>	<b>Internal Chimney</b> has been removed to roof line-remove to ceiling-check integrity of remaining chimney 19.00
<u>Bath Rm.</u>	<b>Walls</b> -cracking over window & door heads-strip-rake-fill-paint-21m\2-) <b>One</b> wall is partly covered with tiles 23.76
<u>Bed Rm 1.</u> 16.39	<b>Ceiling</b> -remove stipple-rake-fill-skim coat-paint, <b>Window</b> -jamb,sill & trim-prep-paint-10 m
<u>Bed Rm 2.</u> 42.39 15.30	<b>Walls</b> -have L paper-(owner has new paper as were about to start decorating), <b>Ceiling</b> -cracks in ceiling-strip-rake-fill-L paper-paint
<u>Hall Way</u> 2.73 <sup>m2</sup>	<b>Wall</b> -part of wall is timber paneling-2.00 high, <b>Ceiling</b> -rake out-plaster repair lath & plaster= + 6.6m

## EXTRA TO EQC SCOPE OF WORKS

Supervisor	Les Frost	Claim number	CLM/2011/036521
Contractor	WHS t/a Canterbury Home Services	Date	25-10-2011
Address	97 Sullivan Ave	Claimant	Gary Marsden

Room	<b><u>Page 2</u></b>	[ Damage / Additional Information ] <u>Cladding</u> : Stucco over weather bd., <u>Roofing</u> : corr. iron, <u>Ceiling height</u> : 2.7, <u>Ceiling &amp; Walls</u> : gib..bd. & lath & plaster, <u>Floor</u> : Rimu T & G, carpet & vinyl
<u>Kitchen</u>	24.20	<b><u>Ceiling-is gib.bd.</u></b>
<u>Entry Porch</u>		<b><u>Walls-there is cracking to paint at weather bd. laps and other timber paneling-prep-paint-2.5 x 2.5 x 2.0h- = 20m\2</u></b> 12.5

Claimant signature

Supervisor signature

22,253.90

Canterbury Home Services

PO Box 29715  
Fendalton  
Christchurch 8540  
03 348 5740  
0274 326 911.

29/10/2011

CLIENT:  
G Marsden  
97 Sullivan Ave  
Christchurch

Claim no 2010/036521  
Fletchers Supervisor: Les Frost

A. As scoped on the 13/09/11, for the above mentioned property.

CLM 2011/036521

\$16,835 plus Margin \$1,262 Excluding GST

B. We have allowed completing additional works at this property as scoped with Les Frost on the 25/10/2011

Price: \$3,762 plus Margin \$376 Excluding GST


Price = \$20,597 plus margin of <sup>1638</sup>\$1,544 equals total price <sup>22235.60</sup>\$22,141 excel GST Broken down as attached

Exclusions':

1. Any Christchurch City Council Permits or requirements
2. Any insurance payment Requirements
3. Any works not identified in scope of works

We estimate the work taking approximately 2 working weeks.

Yours faithfully

  
Grant Kingan  
On behalf of  
Canterbury Home Services



	EQC Scope	Extra Scope
Brakedown		784
1. Bath room	3,613	1,074
2. Bed 1	1,415	985
3. Bed 2		
4. Bed		
5. Dinning		
6. Hall Way	404	
7. Kitchen	2,466	
8. Laundry		
9. Lounge	546	
10. South Elevation	1,918	
11. East Elevation	2,047	
12. North Elevation	1,646	
13. West Elevation	2,480	387
14. Chimney		
15. Office		532
16. Entry		
17. Roof		
18. Garage		
19. Foundation	250	
20.		
Total excl GST	\$16,835	\$ 3,762

## Notes:

We estimate the work taking approximately 2 working weeks.

## WORKS ORDER



TO: Canterbury Homes Services  
PO Box 29715, Fendalton,  
Christchurch 8540.  
r.g@xtrem.co.nz

ORDER NUMBER

**EQW 03233**Please quote on all invoices,  
correspondences etc

Authorised by:

Date :

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
6-12-11	L Frost		E010	008
EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN - THE SCOPE OF WORKS SHALL NOT BE INCREASED OR VARIED IN ANY MATERIAL MANNER WITHOUT FLETCHER CONSTRUCTION'S PRIOR CONSENT			EST. TIME (WKS)

97 Sullivan Ave start 7-12-11 finish 23-12-11 (Green)  
 2010/036521 works relevant to Feb '11 \$18097.00  
 a v a . a a - \$ 4014.00 / 22141.00

## PRICING (excl GST)

AGREED FIXED PRICE \$ or refer attachment

SCHEDULE OF RATES refer attachment

## HOURLY RATES

TRADE QUALIFIED	(i.e. carpenter)	\$	p/h
EXPERIENCED	(not trade qualified)	\$	p/h
LABOURER		\$	p/h
APPRENTICE		\$	p/h

On behalf of Fletcher Construction  
 as agent for Earthquake Commission

T. Tracey

6/12/11

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission  
 11 Deans Avenue, PO Box 80105, 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 V1.0. 6/12/10



## **E4 Defects Liability Certificate**

---

Contract: EQW03233 WHS - Christchurch T/A Canterbury Home Services

Claim Number: CLM/2010/036521

Location: 97 Sullivan Avenue

### **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:





8/2/13  
(Date signed)





Helping the recovery in  
**CANTERBURY**

**THE FLETCHER CONSTRUCTION COMPANY**

# PROJECT SIGN-OFF FORM

NO: EQW 03233

Contractor:

WHS t/a CANTERBURY HOME SERVICES

Home Owner:

GARY MARSDEN

Claim Number:

2010/036521

Street Address:

97 SULLIVAN AVE.

## MATERIALS/FINISHES SPECIFICATIONS

Item	Description	Owner Sign	Date

## PARTIAL COMPLETION

I confirm that the works are now partially complete as follows.

Owner Sign

Date

\_\_\_\_\_

\_\_\_\_\_

DR Ford

\_\_\_\_\_

\_\_\_\_\_

DR Ford - 19.11.14

## FINAL COMPLETION

I confirm that the works are complete to an acceptable standard.

Owner Sign

Date

P. Marsden 21-12-11



Wed 11-45 pm

WINTER HEAT PROGRAM:  
INSTALLATION SIGN OFF ADVICEEQC Helping the recovery in  
CANTERBURY  
THE FLETCHER CONSTRUCTION COMPANY

Date: 16/05/2011 NO: SO

Contractor: PBI Heat Pumps

Home Owner: Gary Marsden

Claim Number: CLM/2010/036521

Street Address: 97 Sullivan Avenue, Woolston, Christchurch

03 741 1442 / 021 245 8043

Model Installed:

CSU-E24LKR

Serial Number:

COC Number:

3552034

Installer:

PBI

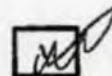
Heat Source being  
replaced

(Detail if more than 1):

Open Fire



Non Compliant Burner



State:

Comments:

Back to Back

Signed For Installer

Elliot Whitehead  
NameE. Whitehead / 07/06/11  
Signature Date

Home Owner Declaration:

I, GARY MARSDEN as the authorised representative of the above claim number,  
CLM 12010/036521, confirm that the heat pump installed in the property is accepted in  
place of the chimney being re built

Signature

Date



# 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.



2010/036521 E

# Haig Construction Ltd.

14 Bucknell St, Upper Riccarton.

Christchurch

Ph. 0275950001

Reg. no. 93582098

Date:

11/09/10

Invoice number:

127137

Invoice to:

Gary Marsden

64 Awatea Rd, Hornby

Description:

Pull down and waterproofing done to two chimneys at Sullivan Ave rental property. Including all materials and removal of bricks. Due to earthquake damage.



Sub Total: \$450.00

Plus G.S.T.: \$56.25

Total inc. G.S.T. \$506.25

Payment to be made within 14 days of invoice date.

National Bank.

06-0829-0132558-00

Invoice to:

Gary Marsden

64 Awatea Rd, Hornby

Invoice Number:

127137

Total inc. G.S.T.: \$506.25

Claim No. CLM/2010/036521

17 November 2010

MR GARY MARSDEN  
64 AWATEA ROAD  
HORNBY SOUTH  
CHRISTCHURCH 8042

Dear Mr Marsden,

Your claim has now been quantified and we have recommended the following settlement amount to EQC's corporate office:

Item	\$ Amount	\$ Excess	\$ Balance
Dwelling (as per scope of works attached)	\$506.25	\$200.00	\$306.25
Total payable to claimant			\$306.25

**If you are satisfied with the settlement figure you need take no further action.**

If you have any questions or concerns, please advise EQC as soon as possible.

You may have been asked for a bank deposit slip from your loss adjuster to allow for electronic payment. If you have not provided one, payment will be made by cheque.

Be assured our intention is to make your claim settlement a smooth process, so if you have any concerns please contact the claims officer handling your claim by sending an email to [claims@eqc.govt.nz](mailto:claims@eqc.govt.nz) or call our free phone number 0800 508 765.

Yours faithfully,

Michelle Carr  
Claims Officer

# Scope of Works

CLM/2012/041369



## Document explanatory note:

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

**Customer:** G A MARSDEN

## Assessment of Property at 97 SULLIVAN AVENUE, WOOLSTON, CHRISTCHURCH 8023 on 21/05/2012

### Site

Element	Damage	Repair
Land (Exposed - Soil - 404.00 m2)		
Land (Under dwelling - Soil - 120.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 6.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 6.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

### Interior

#### Ground Floor - Lounge

Room Size: 3.00 x 7.70 = 23.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Lath and Plaster - Paint - 23.10 m2)	Cosmetic Damage	Rake out plaster repair (lath and plaster cracks) 2.00 l/m
	Cosmetic Damage	Paint Ceiling 23.10 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Carpet - 23.10 m2)	No Earthquake Damage	
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage	
Wall covering (Lath & Plaster - Paint - 57.78 m2)	No Earthquake Damage	
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage	

#### Ground Floor - Kitchen

Room Size: 4.30 x 5.60 = 24.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Gib - Paint - 24.08 m2)	No Earthquake Damage	



Floor (T&G - T+G polished timber - 24.08 m2)	No Earthquake Damage		
Kitchen joinery (Standard Spec - Timber - 1.00 item)	No Earthquake Damage		
Range ( Free standing oven ) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.46 m2)	No Earthquake Damage	Rake out, plaster and paint	53.46 m2
Window (Timber medium - Pane single glazed - 4.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Stainless - 3.20 l/m)	No Earthquake Damage		

### Ground Floor - Bathroom

Room Size: 1.80 x 2.50 = 4.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Bath (Cast iron - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Stipple - 4.50 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Cork tiles - 4.50 m2)	No Earthquake Damage		
Shower (Over Bath with Curtain - Tile - 1.19 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.22 m2)	Cosmetic damage	Rake out, plaster and paint	23.22 m2
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

### Scope of Works - Glossary of Terms

<b>Cosmetic Damage</b>	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'.
<b>Impact Damage</b>	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.
<b>Structural Damage</b>	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

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
-----------------------	---

# EQC Full Assessment Report

**Claim Number:** CLM/2012/041369  
**Claimant:** G A MARSDEN  
**Property Address:** 97 SULLIVAN AVENUE  
WOOLSTON  
CHRISTCHURCH 8023

**Assessment Date:** 21/05/2012 15:05  
**Assessor:** Foley, Charles  
**Estimator:** Walters, Bradley  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	G A, MARSDEN	03 7411442	021 2458043		

## Insurance & Mortgage Details

### Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	4756223D04	Yes	

### Insurance Details - Added in COMET

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

### Insurance Details - Comments

A contents claim will not be submitted for this event.

### 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 Building	1	Standard	1935 - 1960	Rectangular	52.93

## Full Assessment

### Site

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

#### General Comments:

### Main Building

#### Exterior

#### Ground Floor - Lounge

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Paint	Cosmetic Damage			
			Rake out plaster repair (lath and plaster cracks)	2.00 l/m	25.00	50.00
			Cosmetic Damage			
			Paint Ceiling	23.10 m2	24.00	554.40
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Lath & Plaster	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

#### General Comments:

#### Ground Floor - Kitchen

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Kitchen joinery	Standard Spec	Timber	No Earthquake Damage			
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

#### General Comments:

#### Ground Floor - Bathroom

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Cast iron	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			

Floor	T&G	Cork tiles	No Earthquake Damage			
Shower	Over Bath with Curtain	Tile	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	23.22 m2	27.00	626.94
Window	Timber small	Pane single glazed	No Earthquake Damage			

**General Comments:****Fees****Fees**

Name	Duration	Estimate
------	----------	----------

**Overheads**

Name	Estimate
------	----------

Preliminary and general	98.51
Margin	132.98
GST	219.42



## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Floor	Description	Estimate
Ground Floor	Bathroom	626.94
	Kitchen	0.00
	Lounge	604.40
		1,231.34
		1,231.34

### Fees

Description	Estimate
-------------	----------

### Overheads

Description	Estimate
Preliminary and general	98.51
Margin	132.98
GST	219.42
	450.92
<b>Total Estimate</b>	1,682.26

## Inspection Sign Off

Description	Answer	comments
<b>Contents Damage</b>		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
<b>Land Damage</b>		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
<b>Was a full inspection done?</b>		
In roof space	No	Not necessary
On roof?	No	Not necessary
Under sub floor?	No	Not necessary
<b>Decline Claim</b>		
Recommend Declining Claim	No	
<b>Next Action:</b>		
Recommend claim be referred to Apportionment team and then direct settlement with customer.		

## Previous Claim Numbers (recorded manually in field)

- 2010/036521 and inspected in Comet A

## File Notes

<b>Date Created:</b>	21/05/2012 15:10
<b>Created :</b>	Foley, Charles
<b>Subject:</b>	Inspection 2/05/2012
<b>Note:</b>	This building is stucco cladding with rolled metal roof and foundation of piles and concrete ring foundation. It is a single level building with two bedrooms and no garage. Some new cosmetic damage has been sustained in this EQ as per our SOW.
<b>Next Action:</b>	Recommend claim be referred to Apportionment team and then settlement direct with customer.

## Urgent Works Items

0800 DAMAGE (0800 32 62 43)

27 January 2014

Claim No. CLM/2012/041369

Mr Gary Marsden and Mrs Pauline Marsden  
97 Sullivan Avenue  
Woolston  
Christchurch 8023

Dear Mr and Mrs Marsden,

**Your settlement calculation: 97 Sullivan Avenue, Woolston, Christchurch 8023**

EQC has now calculated your claim entitlement and paid the following amount(s).

Item	Amount	Excess	Balance
Dwelling (CLM/2012/041369)	\$1,682.26	\$200.00	\$1,482.26
Total			<b>\$1,482.26</b>

Total amount of this payment is **\$1,482.26**.**Payment**

It is important that the payment(s) made to you are used for the purpose of repair or replacement of damaged property.

If you have not provided EQC with a bank deposit slip (to enable electronic payment) your payment will be made by cheque. If you are expecting further payments from EQC and would prefer payment by direct credit, please send us a bank deposit slip or a letter from your bank identifying your bank account number. We can accept these electronically if they are scanned and emailed. Please include your claim number in any correspondence to us.

If you believe there are outstanding aspects of your claim, you should bank your cheque(s) and EQC will continue to respond to your queries. Banking your claim settlement cheque does not affect your current or any future entitlement(s).

**Your obligations**

By accepting this payment from EQC, you are agreeing that the claim information that you submitted was true and accurate; that you have not withheld any material information; that you will inform EQC if any information provided later becomes incorrect; and that you will provide any further information required for EQC to assess your claim.

**How to contact us**

You can contact us by email to [info@eqc.govt.nz](mailto:info@eqc.govt.nz) or call 0800 DAMAGE (0800 32 62 43) international call +64 4 978 6400.

Yours sincerely

*Bruce Emson*

General Manager, Customer Services



# STRUCTURAL DAMAGE ASSESSMENT FOR JAR BUILDERS LTD.

97 SULLIVAN AVENUE,  
WOOLSTON,  
CHRISTCHURCH

6 July 2017

Issue A

17183



# Quality Statement and Document Control

This report has been prepared for JAR Builders Ltd. by BAT Structures Ltd. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other parties.

Document Prepared by


BAT Structures Ltd.

Christchurch

T +64 27 4366446

E [Ben@BATStructures.co.nz](mailto:Ben@BATStructures.co.nz)

W [www.BATStructures.co.nz](http://www.BATStructures.co.nz)

Prepared and Reviewed by:	Ben Phillips BE(Hons.), CPEng, MIPENZ BAT Structures Ltd. DIRECTOR	
---------------------------	---	---

Issue Number	Date	Description	Prepared by	Reviewed By
A	06/07/2017	Structural Damage Assessment	BMP	BMP

## Table of Contents

1. EXECUTIVE SUMMARY .....	1
2. SCOPE OF REPORT.....	1
3. PROPERTY INFORMATION .....	1
3.1 Property Information .....	1
3.2 Existing Building Condition.....	1
3.3 Geotechnical Conditions .....	2
3.4 Previous reports .....	2
3.5 References.....	2
4. EARTHQUAKE DAMAGE .....	2
4.1 Earthquake Damage Summary.....	2
4.2 Building Floor Levels.....	3
5. BUILDING CODE REQUIREMENTS .....	3
6. PROPOSED REINSTATEMENT AND REPAIR STRATEGY.....	4
7. REPAIR REQUIREMENTS.....	4
7.1 Building Consent .....	4
8. ADDITIONAL INFORMATION .....	5
9. APPENDIX A.....	6
10. APPENDIX B.....	10

## 1. EXECUTIVE SUMMARY

**TABLE 1: Damage and repair summary**

Item	Description	Damage	Repair Recommendation
Foundations	Concrete perimeter beam with piles.	Cracking damage to vents	Epoxy repairs required to foundation cracks.
Linings	Plasterboard linings	Poor wall paper installation as part of repairs. Cracks to the wall linings in some locations.	Repair in accordance with Gib Bulletin. Consider wall paper repairs should be re-done.
Cladding	Stucco	Minor damage to corners of cladding	Repair cladding in accordance with builder's recommendations.



## 2. SCOPE OF REPORT

BAT Structures Limited has been engaged by JAR Builders Ltd. to provide a structural damage assessment for the property at 97 Sullivan Avenue, Woolston, Christchurch.

The scope of this report is to provide a structural damage assessment and potential re-instatement methodology to remediate the damage that has occurred to the property at 97 Sullivan Avenue as a result of the earthquake sequence started on 4 September 2010 and subsequent aftershocks. The re-instatement methodology is to be in accordance with the relevant guidelines and the building code.

In order to assess the structural condition of the buildings and any visual damage, and to identify any possible structural issues a walk-through inspection of the buildings at the property was conducted by Ben Phillips on behalf of BAT Structures on the 5<sup>th</sup> July 2017.

The inspection covered visually available aspects of the buildings internally and externally, no coverings were removed. Non-structural utilities such as electrical, water, and other services, and weather tightness were not specifically inspected, but may be commented on where they impact the building structure. We note that inspections carried out to date were specifically for the purpose of assessing earthquake damage and further inspection may be required in the event of significant aftershocks or other events that could affect the structural integrity of the building.

BAT Structures Inspection included:

- Review of the EQC Floor levels

## 3. PROPERTY INFORMATION

### 3.1 Property Information

Specific information relating to the property and its construction is summarised below.

- Single storey property build in the 1910-1920 period.
- Lightweight timber framed structure with stucco cladding.
- Lightweight Iron roof.
- Timber floor joists and bearers supported on piles and a concrete perimeter foundation beam.

### 3.2 Existing Building Condition

We note the property has already undergone earthquake repair work. This has repaired many of the visual damage indicators which are used to assess the performance of the house. We note there appears to be several areas of concern regarding the repairs or lack of repairs to some areas which has triggered our engagement.

### 3.3 Geotechnical Conditions

The building is located in the Green Zone, with a technical category 2 (TC2) yellow land categorisation according to the CERA earthquake land zoning.

The TC2 land zoning means that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

### 3.4 Previous reports

The following documents were made available for consideration during our assessment:

- Fletcher EQR floor levels dated 15/05/2017

### 3.5 References

The following documents have been used to complete our assessment:

- The New Zealand Building Code.
- “Repairing and rebuilding houses affected by the Canterbury earthquakes” by the Ministry of Business, Innovation and employment (MBIE). Referred to in this report as the MBIE Guidance document.
- “Repairing Plasterboard after an earthquake” BRANZ Bulletin Issue 548 dated January 2012.
- “Repairing lath and plaster walls and ceilings” Gib information Bulletin dated January 2012.

## 4. EARTHQUAKE DAMAGE

### 4.1 Earthquake Damage Summary

This house has been affected by the earthquake sequence with damage that has affected the structural elements of the house. We understand the house has previously undergone a repair through EQC which has repaired cosmetic damage to wall linings.

Damage to the building is included in the table below.

ITEM DESCRIPTION	CONDITION
Cladding	Stucco cladding has been repaired previously. We consider there are still areas which should be repaired as they still appear damaged.
Perimeter foundation beam	The perimeter foundation beam appears in reasonably good condition with minor cracks noted in a couple of locations. There is evident areas where crack repairs have been undertaken. The floor levels indicate some differential settlement has occurred we consider this likely to be historical.

ITEM DESCRIPTION	CONDITION
Kerosene Piles	It appears no subfloor work has been completed. We only had a limited view due to low head room below the floor.
Timber floor bearers and joists	No specific earthquake damage noted to the bearers and joists.
Wall Linings	Plasterboard wall linings have been fully repaired previously, minor damage was observed during our inspection in some locations. There some small cracks near door openings noted and in the cupboard where repairs were not completed. Walpaper linings installed are peeling off already.
Ceiling Lining Damage	Repairs have previously been completed however we did note some cracks still remain in some locations. It appears water damage has occurred to the lounge ceiling however we consider the cracking is likely earthquake related.

## 4.2 Building Floor Levels

Floor levels were taken during our inspection; these have been included in Appendix B.

- The house has a maximum floor differential of 58mm across the floor plan.
- The foundation is typically a type B in accordance with the MBIE guidelines, concrete perimeter with timber floor and internal piles.
- We consider the floor levels recorded by Fletchers EQR indicate there are historic settlement issues with the property. The kitchen benchtop is level indicating there is pre-existing settlement issues prior to the earthquake. Windows also indicate pre-existing settlement issues as the floor falls approximately 22mm across the back window whereas the floor only falls 4mm. Any re-levelling works are likely to cause further issues to the property.

## 5. BUILDING CODE REQUIREMENTS

All work undertaken to repair earthquake damage is “building work” and needs to comply with the Building Code requirements, Section 17 Building Act 2004, whether or not a building consent is required.

Remediation of earthquake damage under the Building Act may be processed as an alteration to a dwelling. The requirements for alterations are covered under Section 112 of the Building Act 2004 which states the building.

- If it did not comply with the other provisions of the Building Code immediately before the building work began, continue to comply with those provisions; or
- If it did not comply with the other provisions of the Building Code immediately before the building work began, continue to at least comply to the same extent as it did comply.

Repairs being undertaken, therefore, do not require the building to be upgraded to comply with the performance requirements of the Building Code. Only the scope of work being undertaken needs to comply with the Building Code requirements.

## 6. PROPOSED REINSTATEMENT AND REPAIR STRATEGY

The following considerations have been included to highlight a possible basic structural repair methodology and identify the construction works and sequencing required. Please note no architectural finish considerations have been specifically included.

All repairs undertaken are to be in accordance with the New Zealand Building Code in particular, NZS3604:2011.

ITEM DESCRIPTION	SUGGESTED REPAIR															
Cladding	Builder to provide repair methodology.															
Perimeter foundation beam	<p>Any cracks should be repaired using epoxy injection in accordance with Appendix A4.4 of Part A of the MBIE Guidance for cracks with no vertical misalignment. Table A4.1 is included below.</p> <p><b>Table A4.1: Floor slab and perimeter foundation wall crack widths and repair approaches (in the absence of vertical misalignments)</b></p> <table><tr><th></th><th>No action necessary</th><th>Repair by epoxy injection</th><th>Repair by grout injection</th><th>Break out and recast</th></tr><tr><td>Crack widths</td><td>Less than 1 mm</td><td>Between 1 mm and 10 mm</td><td>Between 10 mm and 20 mm</td><td>Greater than 20 mm</td></tr><tr><td>Considerations</td><td></td><td colspan="3">Vertical misalignments across cracks are sufficiently minor to have negligible effect on the finished surface</td></tr></table>		No action necessary	Repair by epoxy injection	Repair by grout injection	Break out and recast	Crack widths	Less than 1 mm	Between 1 mm and 10 mm	Between 10 mm and 20 mm	Greater than 20 mm	Considerations		Vertical misalignments across cracks are sufficiently minor to have negligible effect on the finished surface		
	No action necessary	Repair by epoxy injection	Repair by grout injection	Break out and recast												
Crack widths	Less than 1 mm	Between 1 mm and 10 mm	Between 10 mm and 20 mm	Greater than 20 mm												
Considerations		Vertical misalignments across cracks are sufficiently minor to have negligible effect on the finished surface														
Wall Linings	Repair in accordance with Gib Repair Bulletin. We consider the wall papering completed has not been done satisfactorily. Allow to reinstall wallpaper.															
Ceiling Lining Damage	Repair in accordance with Gib Repair Bulletin.															

We consider the above proposed repair strategy outlined will repair the structure and from an engineering point of view result in an equivalent functionality, serviceability and durability as when new. We are satisfied the proposed repair strategy will meet the requirements of the Building Code under Section 112 of the Building Act 2004.

## 7. REPAIR REQUIREMENTS

### 7.1 Building Consent

The proposed works do not require a Building Consent.

## 8. ADDITIONAL INFORMATION

It is important to note that this information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may become evident during the repair process as materials are removed. If this is the case, please note the areas you have observed and contact our office to discuss them if required.

This inspection and report is carried out under the standard conditions of contract as per the standard ACENZ "Short Form Agreement for Consultant Engagement".

Please contact the undersigned if you require further information or assistance.

Yours faithfully,  
**BAT STRUCTURES LIMITED**



**B M PHILLIPS**  
**BE(Hons.), CPEng, MIPENZ**

This report is subject to BAT Structures Conditions of Engagement which among other conditions prohibits the on sale of the report, its use outside this project, and duplication in part only of the report.

The report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk.



## 9. APPENDIX A



## SITE PHOTOGRAPHS



*Cracked ceiling lining-previous water damage*



*Subfloor view*



*Subfloor view*



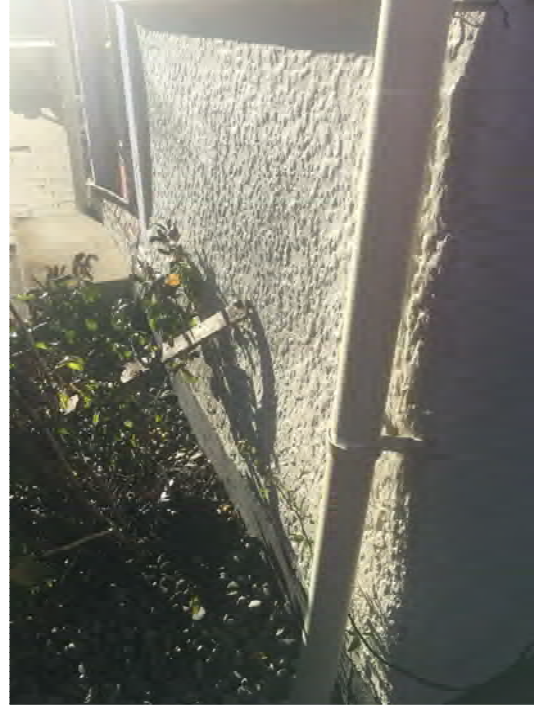
*Cracked foundation*

	
<i>Cracked wall linings</i>	<i>Wall paper repairs</i>
	
<i>Cracked foundation</i>	<i>Damaged stucco cladding</i>





*Damaged stucco corner*



*Bowed stucco cladding historic*

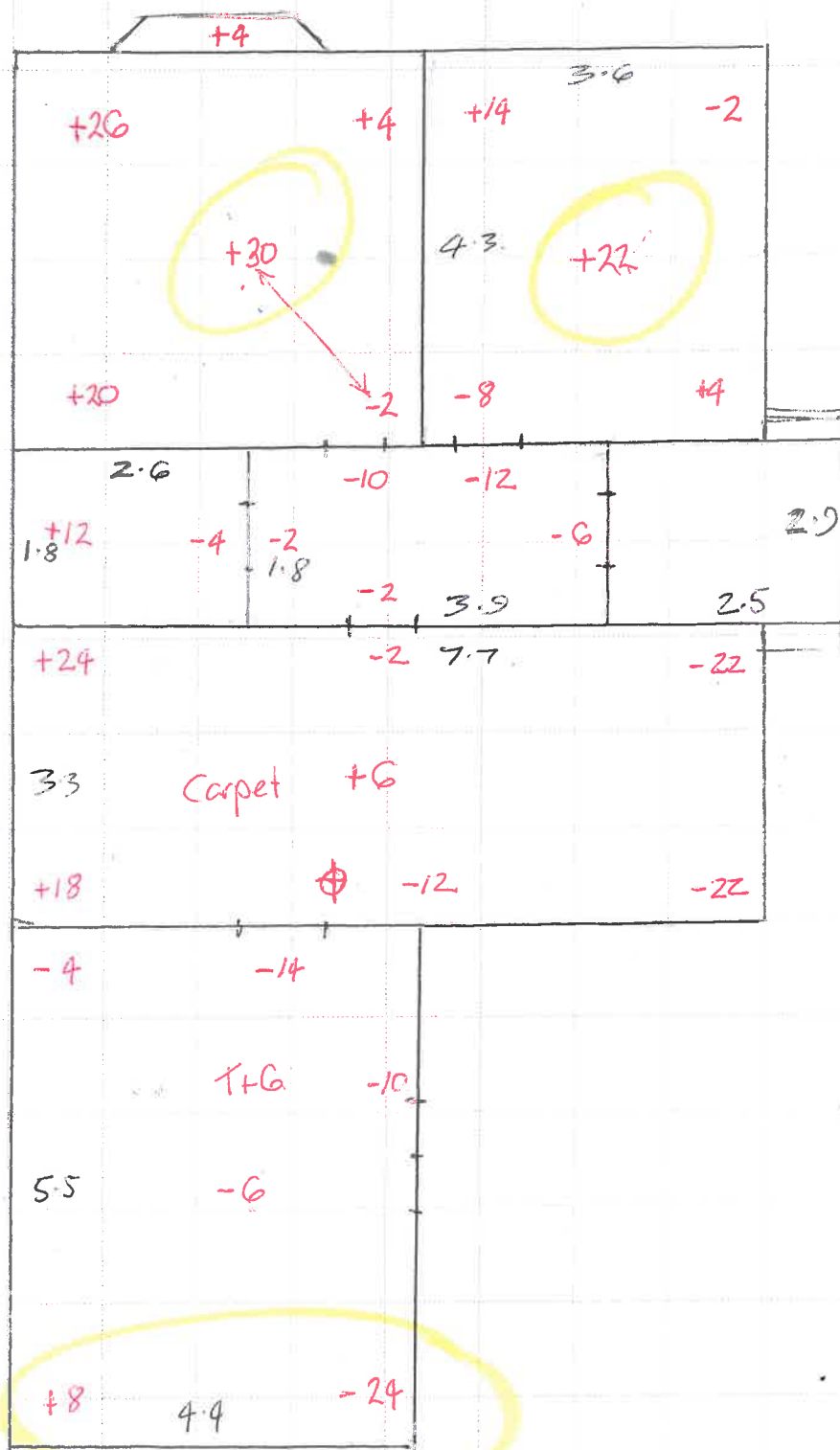


## 10. APPENDIX B



### LEVEL SURVEY





97 Sullivan Ave

## JAR BUILDERS Contract Quotation BREAKDOWN

Claims No:	2011/036521	Name:	
Claimant:		Claimant Phone:	
Situation Loss:		Claimant Address:	97 SULLIVAN AVENUE
EQC Supervisor:	JESSE SIMPSON	Supervisor Phone:	
Contractor:	JAR BUILDERS LTD	Contractor Phone:	021-384-551
Date:	06/07/2017	EQC Visit Required	

ROOMS	DESCRIPTION OF WORKS	M <sup>2</sup>	RATE	CONTRACTOR'S QUOTE
Main Building:	EXT CLADDING NO EQ DAMAGE PRESENT	-	-	-
Ring Foundation:	Ring Foundation: Grind-Out/Nipple inject/Epoxy Cracks Ring Foundation: Gap-Fill/Paint (Corner to Corner)	2.00 6.00	125.00 25.00	250.00 150.00
Lounge:	Ceiling: Cut/Drop/Remove/Dispose L&P/Supply/install GIB Ceiling: Straighten/Batten Ceiling: Plaster/Paint Walls: Remove/Dispose/Supply/Install new paper (FLOOR WAS DISCUSSED WITH OWNER AND NO EQ DAMAGE WAS PRESENT)	23.56 23.56 23.56 24.00 -	135.00 10.00 32.00 65.00 -	3,180.60 235.60 753.92 1,560.00 -
Bedroom 1: (Straight through on hallway)	Walls: Remove/Dispose/Supply/install new paper	27.80	65.00	1,807.00



<b>Bedroom 2: (On Right off hallway)</b>	Ceiling: Rake-Out/Plaster L&P cracks/Pig Seal/paint	15.12	32.00	483.84
	Walls: Remove/Dispose/Supply/Install new paper	22.90	65.00	1,488.50
	Walls: Rake-Out/Plaster cracks	1.00	10.00	10.00
<b>Asbestos Test</b>	ICP ASBESTOS TEST (5)	1.00	800.00	800.00
	<b>Subtotal Excluding GST</b>			\$10,719.46
	<b>Add 15% GST</b>			\$1,607.91
	<b>Total Including GST</b>			\$12,327.37
	<b>Total contractors quote &amp; variation quote (including GST)</b>			

**Estimated Time of Completion:** .....

**Start Date:** .....

**Finish Date:**.....

.....

Signature of contractor

**Date:** .....



0800 DAMAGE (0800 326 243)

3 August 2017

Mr G Marsden and Mrs P Marsden  
 97 Sullivan Avenue  
 Woolston  
 Christchurch 8023

Dear Mr and Mrs Marsden

Your claim: CLM/2010/036521

Damage address: 97 SULLIVAN AVENUE, WOOLSTON, CHRISTCHURCH 8023

## Remedial settlement finalised

This letter confirms the approved payment amount in relation to the required remedial works, as previously set out in the enclosed letter.

## Payment summary

Remedial works	Amount
Remedial works settlement	\$12,327.37
<b>Total payment incl. GST (if any)</b>	<b>\$12,327.37</b>

\* Please be aware you may be contacted regarding excess.

## Payment by cheque

The payment cheque is enclosed with this letter.

## What to do with your payment

It is important that the payment be used for the remedial works EQC has approved. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose.

## Your obligations

By accepting this payment from EQC, you are agreeing that the information that you submitted regarding your remedial request is true and accurate; that you have not withheld any material information; and that you will inform EQC if any information provided later becomes incorrect.





## Queries

If you believe there are outstanding aspects of your remedial works, please contact EQC. Accepting your settlement payment does not affect your current or any future entitlement(s).

## Contact EQC

You can contact EQC by email on [info@eqc.govt.nz](mailto:info@eqc.govt.nz) or call 0800 DAMAGE (0800 326 243). If you are calling from overseas, please use +64 4 978 6400. Please include your claim number when making enquiries. Our contact centre operating hours are 7am - 9pm Monday to Friday and 8am - 6pm Saturday.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. J. Keith'.

Trish Keith  
General Manager, Customer and Claims





# LAND DOCUMENTS

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

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

E. Nelidova 19.12.11



## 2603081. 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:

New: 201 /

Significant Risk to Safety:

YES ☒ NO

Old: 201 /

Engineer's Names:

W. Potter  
M. Preston

Claimant Name:

Claimants Address:

97 Sullivan Avenue  
Woolston

Engineers E-mail:

NOT REQ'D

Date: 15/12/2011

Team no: 21

Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011:

YES NO

## GENERAL

Type of Damage	Earthquake	Landslip	Storm/Flood	Other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable	2 - Home/Land seriously damaged but habitable	3 - Home/Land moderately damaged & Habitable	4 - All other damage
Is this natural Disaster Damage?	YES	NO		
Is there an Imminent Risk of Loss?	YES	NO	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

## INSPECTION DATA &amp; DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES	NO
What happened? Claimant's story	Buildings present, said internal & external cracking cosmetic only undergoing repair. Powers no more undulating than pre-EQ.	

## SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

General:	gentle slope up like 300m vertical, level site, asphalt driveway.
----------	---

## LAND - (DAMAGED ACCESS, LAND, &amp; DESTROYED LAND, &amp; RETAINING WALLS, BRIDGES, CULVERTS)

None

LIQUEFACTION/Flat land damage		None	Sand boils	Lateral spreading	Settlement	Remediation Rqd (TBC in office)		
Land damage observed:						Yes	No	Notes
(i) Lateral Spreading	Not Observed	Spreading <100mm over property		Tilt > 5 degrees				
		Spreading >100mm over property		Vertical offset > 50 mm				
(ii) Crust Thinning (TBC in office)								
(iii) Cracks	Not Observed	Distribution:	Single crack	Multiple cracks				
		Crack Width:	>100mm	>100mm				
			<100mm	<100mm				
			<5mm	<5mm				
		Resulting from:	Lateral spreading	Liquefaction	Ground oscillation			
(iv) Undulating land	Not Observed	Lawn: > 50 mm high	Lawn steeper than 1 in 20 slope	Patio/Paths >10 mm high	Patio/Paths steeper than 1 in 100			
		Lawn < 50 mm high	Lawn shallower than 1 in 20 slope	Patio/Paths <10 mm high	Patio/Paths shallower than 1 in 100			
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept	Above 50yfl pre 22 Feb	Above 50yfl post 22 Feb	No Increased Flood Risk			
		Below 50yfl pre 4 Sept	Below 50yfl pre 22 Feb	Below 50yfl post 22 Feb	Increased Flood Risk			
(vi) Local Ponding	Not Observed	Observed within EQC covered land						
(vii) Localised settlement causing drainage issues	Not Observed	Property no longer draining to road/public services						
(viii) New Groundwater Springs	Not Observed	Observed						
(ix) Inundation of land with sand to silt	Not Observed	Observed	Already Removed					

Refer to the Potential Remedial Works page of this report



EQC Claim Number: 201\_/\_

## LAND - (DAMAGED ACCESS, LAND, &amp; DESTROYED LAND, &amp; RETAINING WALLS, BRIDGES, CULVERTS ) Continued

LIQUEFACTION/Flat land damage comments: *land undulating pre-existing.*

OTHER Flat land damage

None

Settlement resulting from:

Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND &amp; RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Description:

Rotational Slip

Translational Slip

Ridge-renting

Other.....

Rockfall:

Source:

Upslope

Within property boundary

Description:

Downslope

Beyond property boundary

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk  
(Y/N)Remediation  
(TBC in office)Refer to the Potential Remedial  
Works page of this report

Comments:

RETAINING WALL DAMAGE

Retaining wall damaged?

None

No. of walls damaged .....

Description:

Type of damage to retaining wall(s) :

Cracks

Rotated/leaning

Slid

Bulging

Location of retaining wall(s) :

Settlement

Within 8m of building

Within 60m &amp; needed to protect/support land comprising accessway

Other

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk  
(Y/N)Remediation  
(TBC in office)Refer to the Potential  
Remedial Works page of this  
report

Comments:

EQC Claim Number: 201 /

## LAND - (DAMAGED ACCESS, LAND, &amp; DESTROYED LAND, &amp; RETAINING WALLS, BRIDGES, CULVERTS ) Continued

## LAND DAMAGE AREAS (see table on page 6 for more details)

Areas of land Damage	Entire Site	Portion of Site	None	
Land beneath Main access way damaged?	No-N/A	Within 60m of building	Other.....	

## PRELIMINARY LAND REMEDIAL OPTION &amp; COST (Refer Site Plan and Cross Section)

Land Remedial option	Drainage	Retaining Wall	Pallisade Wall	Soil Nail/Rock Bolt	Earthworks
	Debris Wall/Catch Fence	Remove rock hazard	Other	Combination of Above	None
Estimated Land Remedial Cost	TBC - (To be confirmed by Cost Estimator)				

## DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	single level, iron roof, timber piles with conc perimeter, solid plaster
---	--

## BUILDING DAMAGE - GENERAL

Has the building been Damaged?	YES	NO	
Is the Dwelling at Imminent Risk?	YES	NO	
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)		
Have any Appurtenant structures been damaged?		YES	NO
Are any appurtenant structures at Imminent Risk?		YES	NO
Have any services within 60 m of dwelling been damaged?		YES	NO
Are any services within 60 m of dwelling at Imminent Risk?		YES	NO




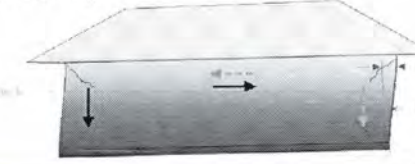
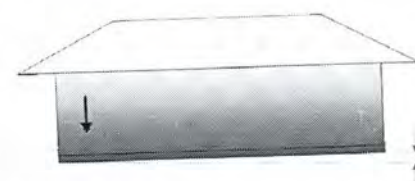
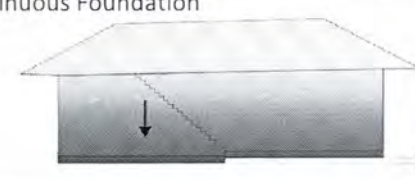

## DAMAGED DWELLING, APPURTENANT STRUCTURES, &amp; SERVICES (Refer Site Plan and Cross Section)

Dwelling : features damaged :	None	External walls	Internal walls	Ceiling	Door/window frames
	Window glass	Steps	Foundation/slab	Roof	Chimney
	Other: .....				
Type of damage to Dwelling:	Cracks (walls)	Cracks (ceiling)	Cracks (window glass)	Cracks (chimney)	Floor sloping
	Racking/sagging	Walls etc out of vertical	Crack in slab	Crack in footing	Other: .....
Appurtenant structure(s) damaged :	None	Garage/shed	Carport	Deck	Other: .....
What services have been damaged?	Water	Sewer	Drainage	Gas	Electrical
	Telephone	Service structures	Don't Know	Other: .....	None

GENERAL :	
-----------	--



Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	Light: Iron roof	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	Heavy: brick veneer/stone/solid plaster
Concrete slab on grade		

Damage to Dwelling predominantly from:	Shaking		Land damage
Type of Damage	Severity		
	Minor	Moderate	Major
Stretching 	0 to 5mm	5 to 30mm	>30mm
Hogging 	0 to 20mm	20 to 50mm	>50mm
Dishing 	0 to 20mm	20 to 50mm	>50mm
Racking/Twisting 	0 to 10mm	10 to 30mm	>30mm
Tilting 	0 to 20mm	20 to 50mm	>50mm
Discontinuous Foundation 	0 to 10mm	10 to 20mm	>20mm
Global Settlement 	0 to 50mm	50 to 100mm	>100mm

## Potential Remedial Works

The works described below are to repair or protect insured land (i.e. within the property boundary, on or supporting the main access within 60m of the dwelling, or within 8m of a residential building) and the structure(s) that has/have been damaged or is/are at imminent risk as a direct result of the natural disaster that has occurred.

A solution that reinstates the damaged land and removes the imminent risk threat would comprise the following works:

- No land damage
- 
- 
- 
- 

Additional information for cost estimation:

<u>Construction Issues</u>	<u>Easy</u>	<u>Moderate</u>	<u>Hard</u>	<u>N/A</u>
• Construction Access	✓			
• Drilling				✓
• Reinstatement	✓			

This preliminary design is for the purposes of costing for the claim settlement process only, it is not for construction. There may be a solution that is more cost effective and/or appropriate. Even if this concept is considered to be appropriate, further subsurface investigation, detailed design and consenting may be required prior to construction.

We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

Engineering investigation, design and drawings	\$
Construction Observations and PS4	\$
Survey (if required)	\$
Building/Resource consents (if required)	\$
Project Management	\$
Construction of .....(as detailed above)	
(Cost to be determined by cost estimator)	\$ TBC
<b>TOTAL non construction Costs (Excluding GST)</b>	<b>\$</b>

The total construction cost estimates should be confirmed by a contractor or estimator.



**Preliminary Summary Information** (all costs excl GST)

Is this Natural Disaster damage?	Yes
<b>Land within 8m of dwelling or appurtenant structures</b>	
Area of Land <b>damaged</b> Evacuated: Inundated:	/
Area of Land <b>at imminent risk</b> Evacuation: Inundation:	/
<b>Main access way within 60m of dwelling (or an appurtenant structure)</b>	
Area of Land <b>damaged</b> on accessway or supporting accessway: Evacuated: Inundated:	/
Additional Area of Land <b>at imminent risk</b> on accessway or supporting accessway: Evacuation: Inundation:	/
<b>Retaining Walls (covered by EQC)</b>	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	/
<b>Dwelling &amp; Appurtenant Structures</b>	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>shaking damage</i>	Yes
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster? Description.....	No
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	/
<b>Services within 60m of Dwelling or Appurtenant Structure</b>	
Services damaged (list) Services at imminent risk (list)	Don't know
<b>Remedial Option:</b> (describe briefly and state what the remedial option/s will repair) ..... <i>none</i> .....	TBC (excluding GST)

TBC – To be calculated &amp; confirmed by cost estimator

Maximum EQC Insured

Area: *384* m<sup>2</sup>





Lot 2 DP 384949

Notes: *Non EQC Area = 20 m²*

Drawn by:

*M. Prosser*

Date:

*15/12/11*

EARTHQUAKE COMMISSION  
KŌHĪHANA RŪWHENUA  
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE  
WOOLSTON, CHRISTCHURCH  
(C004-138884) - 97 Sullivan Avenue

EQC Claim No: 201 \_ /

A4 SCALE 1:250

0 2 4 6 8 10 (m)

*Max Insurable Area = 384*



# Inspection Summary

Completed by: Brendan RhodesDate: 26/4/13  
dd / mm / yy

Page: 1 of 1


 GARY MARSDEN  
 97 SULLIVAN AVENUE  
 WOOLSTON  
 CHRISTCHURCH  
 H: & W: 03-741-1442  
 M: 021-245-8043

 Time arrived at site: 1:30 Time left site: 2:20 Was an inspection carried out? Yes ☒ No ☐

 Customer present: Yes ☒ No ☐ Customer Name: Mrs Marsden

 Access denied ☐ Loose dogs ☐ Other ☐ If other, please provide reason
If No inspection carried out, why not? ☐ ☐ ☐
**Where an inspection has been conducted:**

	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Shared accessway</u>
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input checked="" type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

Land Damage to Area A? If Yes, add details

Yes ☐ No ☒

Land Damage to Area B? If Yes, add details

Yes ☐ No ☒

Land Damage to Area C? If Yes, add details

Yes ☐ No ☒
**CHECKED**  
 WM
Total m<sup>2</sup> of Damaged Land: NIL m<sup>2</sup>Notional Land Damage Value @\$300/m<sup>2</sup> (Incl GST):\$ NIL
Refer for Shared access analysis & re costing

Next action





## SITE - RISK ASSESSMENT



GARY MARSDEN  
97 SULLIVAN AVENUE  
WOOLSTON  
CHRISTCHURCH  
H: & W: 03-741-1442  
M: 021 -245-8043

# EQC

EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Date: 26/4/13

Time: 1:30pm

Assessor Name: Brendan Rhodes

ID No: 1177

Estimator Name: Grant Coley

ID No: 800895

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location?

Y/N

Communication is available and working?

Y/N

☒ iPad☒ Cell Phone☒ Plan in place with buddy☐ Property Landline

Access/egress and muster points?

Y/N

☒ Access/Egress☒ Muster Point

An under floor inspection is required?

Y/N

(If YES, answer questions in the box, if NO, go to last question)

If YES:

Under floor visual inspection only?

Y/N

Entry to under floor required?

Y/N

☐ 400mm clearance ground to bearer☐ Buddy present (EQC staff)☐ Manhole 450mm x 450mm☐ Rescue Plan (Dial 111)☐ Sufficient flow of oxygen

Assess the environment and select appropriate PPE for under floor inspections?

Y/N/

☐ Disposable Overalls☐ Ear Plugs☐ Glasses☐ P2 Mask☐ Safety Footwear☐ Waterproof Gloves

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls

Y/N

Hazards:

2 x Dogs

Comments:

Owner put dogs inside

CHECKED

NM





## File Note – Page 2 only



GARY MARSDEN  
97 SULLIVAN AVENUE  
WOOLSTON  
CHRISTCHURCH  
H: & W: 03-741-1442  
M: 021 -245-8043



EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Date:

10/5/13

Author:

B Rhodes

Notes:

Shared Access.

No 97 shares the access with 97A.  
97 is the "master file"

CHECKED

um





G. Colby.

26-4-13.



CLM / 2011 / 160786

GARY MARSDEN

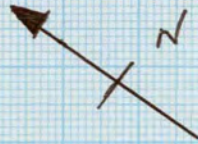
97 SULLIVAN AVENUE

WOOLSTON

CHRISTCHURCH

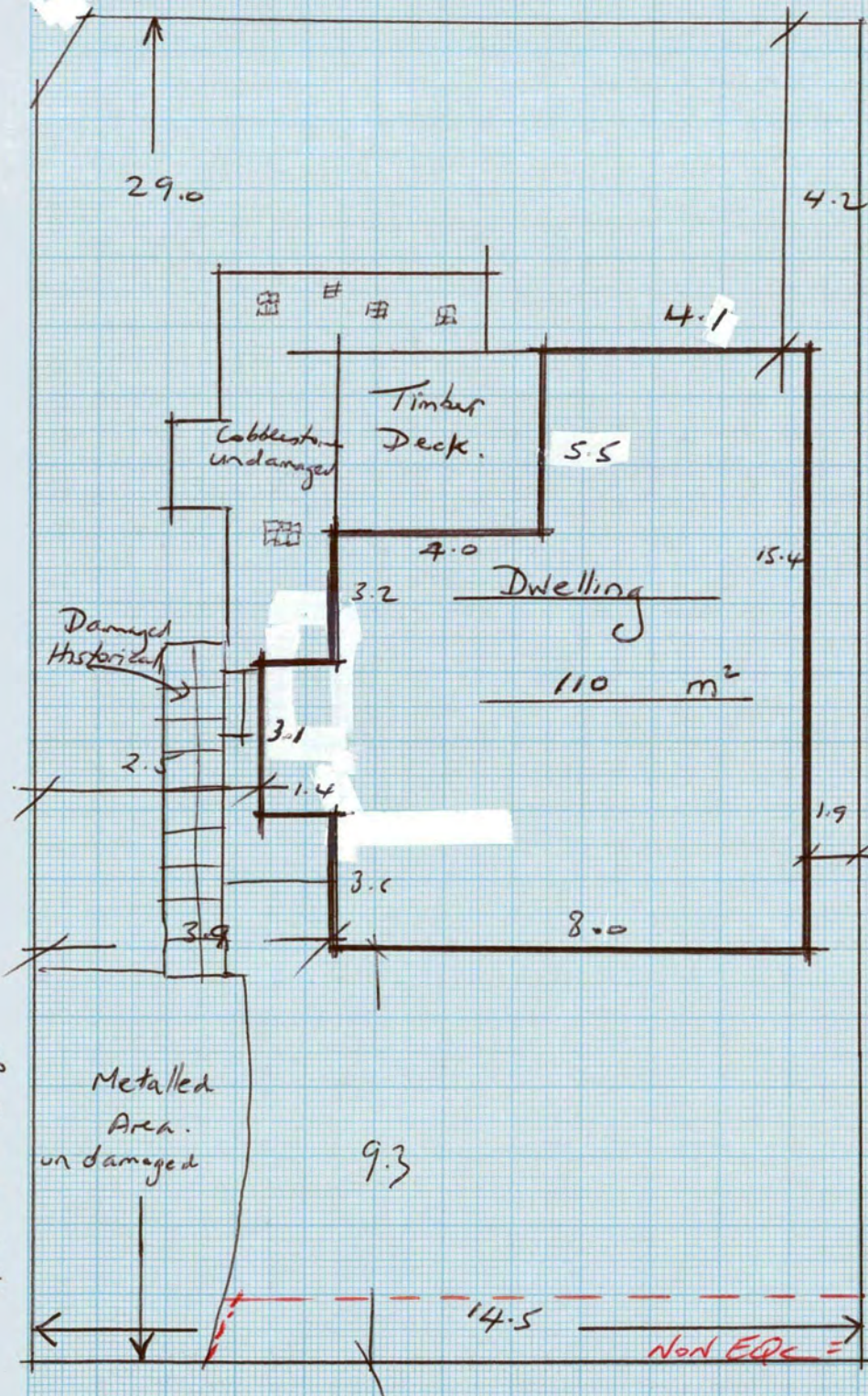
H: &amp; W: 03-741-1442

M: 021-245-8043

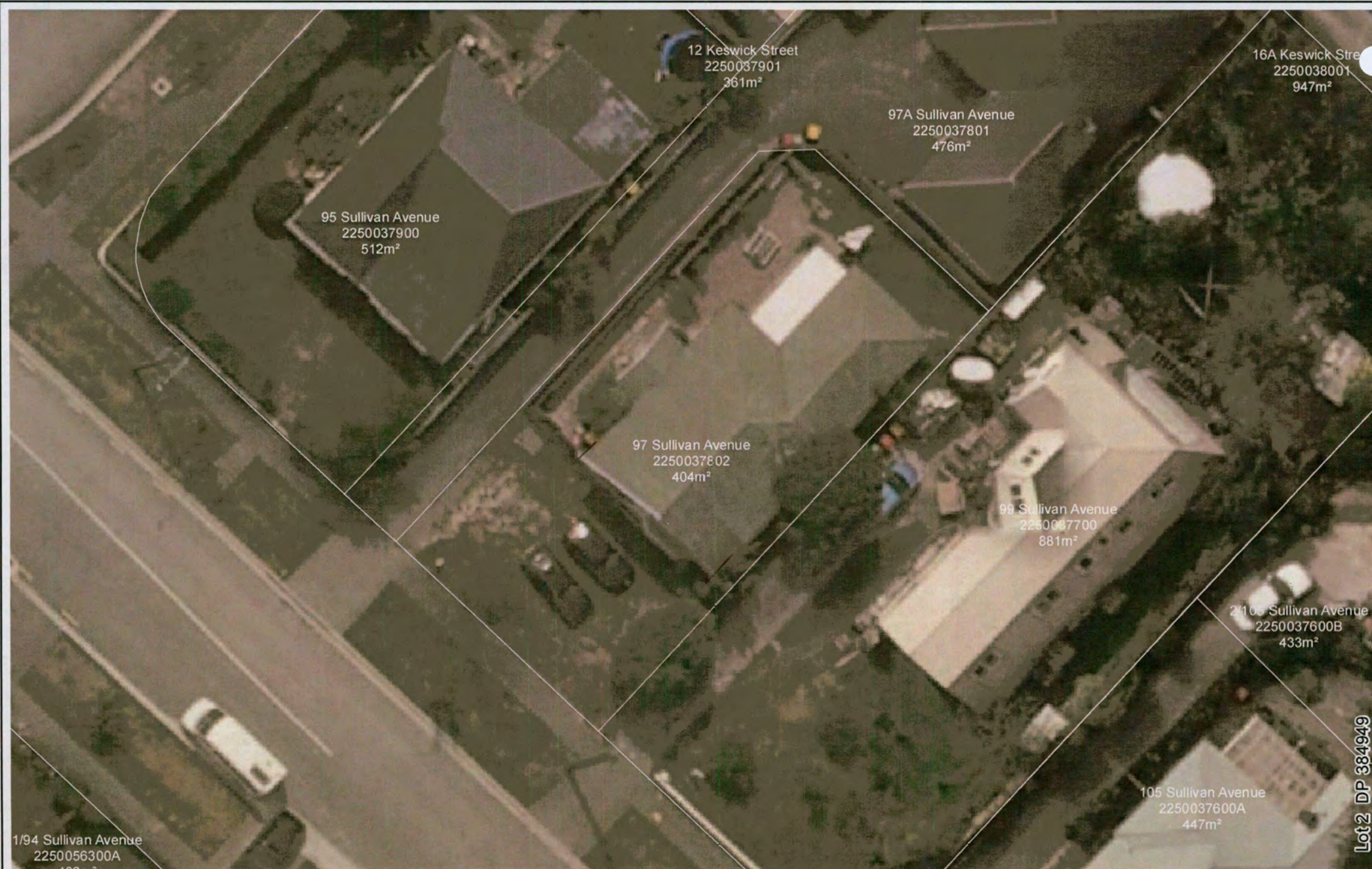


$$\begin{aligned} \text{SECTION} &= 404 \text{ m}^2 \\ \text{Non EQC} &= 14 \text{ m}^2 \\ \hline &= 390 \text{ m}^2 \end{aligned}$$

No LAND DAMAGE

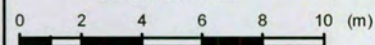
CHECKED  
WM





Notes:

A4 SCALE 1:250



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE  
WOOLSTON, CHRISTCHURCH  
(C004-138884) - 97 Sullivan Avenue

EQC Claim No: 201 \_ /



# Shared Access Way Instruction



GARY MARSDEN  
97 SULLIVAN AVENUE  
WOOLSTON  
CHRISTCHURCH  
H: & W: 03-741-1442  
M: 021 -245-8043

MASTER FILE

Date: 26/4/13 Sheet ..... of .....

Tel N°: .....



97A SULLIVAN AVENUE  
WOOLSTON  
CHRISTCHURCH

Stick Claim File Label here

Stick Claim File Label here

Stick Claim File Label here

Stick Claim File Label here

Stick Claim File Label here

Notes: .....

.....

.....

.....

.....

.....

.....

.....

.....

.....

Assessor: .....





Q CoLEY

10-5-13



CLM / 2011 / 160786

GARY MARSDEN  
97 SULLIVAN AVENUE  
WOOLSTON  
CHRISTCHURCH  
H: & W: 03-741-1442  
M: 021-245-8043

(MASTER FILE)

97A Sullivan Ave.

29.200

SHARED  
DRIVE.

TARSEAL  
N/D.

97 Sullivan Ave.  
(Master file)

CHECKED

WM

3.200

ROAD.





**0800 DAMAGE (0800 326 243)**

14 May 2014

Mr G Marsden and Mrs P Marsden  
97 Sullivan Avenue  
Woolston  
Christchurch 8023

Dear Mr Marsden and Mrs Marsden

## **Your land claim settlement**

The Earthquake Commission has received the following claim/s relating to land damage at

97 Sullivan Avenue, Woolston, Christchurch 8023

- CLM/2011/16078 caused by Christchurch 10km SE, 5km, 6.3 (22/02/2011)

## **Decision**

EQC has reviewed your land claim/s and carried out an assessment of the damage to your property. We have found that the settlement amount for your land damage is less than the minimum excess with EQCover of \$500 per claim and therefore no payment will be made and your land claim/s will be closed.

This settlement for land does not affect other claims you may have submitted for contents or dwelling with EQC. Those other claims will be settled separately, if not already.

## **Next steps**

If you do not agree with this decision, or you have new information you believe may support your claim, you can ask us to reconsider. Reconsideration may result in us upholding or overturning our original decision, or issuing a new decision for a different reason, not previously considered. Please send your request and supporting information within three months of the date of this letter.

## **How to contact us**

You can contact us by email to [info@eqc.govt.nz](mailto:info@eqc.govt.nz) or call 0800 DAMAGE (0800 326 243) international call +64 4 978 6400.

Yours Sincerely,

*Gail Kettle*

General Manager, Customer and Claims

# REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

- NHC Toka Tū Ake settlement did not include all earthquake damage
- NHC Toka Tū Ake repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- NHC Toka Tū Ake wasn't or isn't sufficient to meet the reasonable costs of undertaking NHC Toka Tū Ake repair strategy





MHR Drainage  
256 Annex Road, Christchurch, 8042  
03 339 2415  
admin@mhr.nz

### **CCTV Inspection Report for:**

97 Sullivan Avenue,  
Woolston, Christchurch

Following CCTV inspection of both the sewer and stormwater drainage at the above property dated, 30/09/2019, our report is as follows:

### **PROPERTY OVERVIEW**

The above address is situated on a flat section with shared sewer and stormwater lines. The driveway vehicle crossing is shared with the rear property. There is an unsealed gravel parking area in front of the dwelling. The north eastern aspect has paved paths and small to medium trees and plantings situated around the section are. There is limited access around the dwelling. Further details are provided in the "as built" drawing attached.

### **FINDINGS SPECIFIC TO SEWER DRAIN**

The sewer consists of 100mm Earthenware Ceramics (EWC) inside the property boundary. The average depth of this line is approx. 0.8m. It was noted by our operator, that outside the property boundary, the sewer lateral has been replaced with uPVC. The assessment also confirmed that the sewer is shared with the rear dwelling.

The CCTV footage was televised from gully trap 1 (GT1). This ended at 31.43m, which is where the sewer lateral connects to the main.

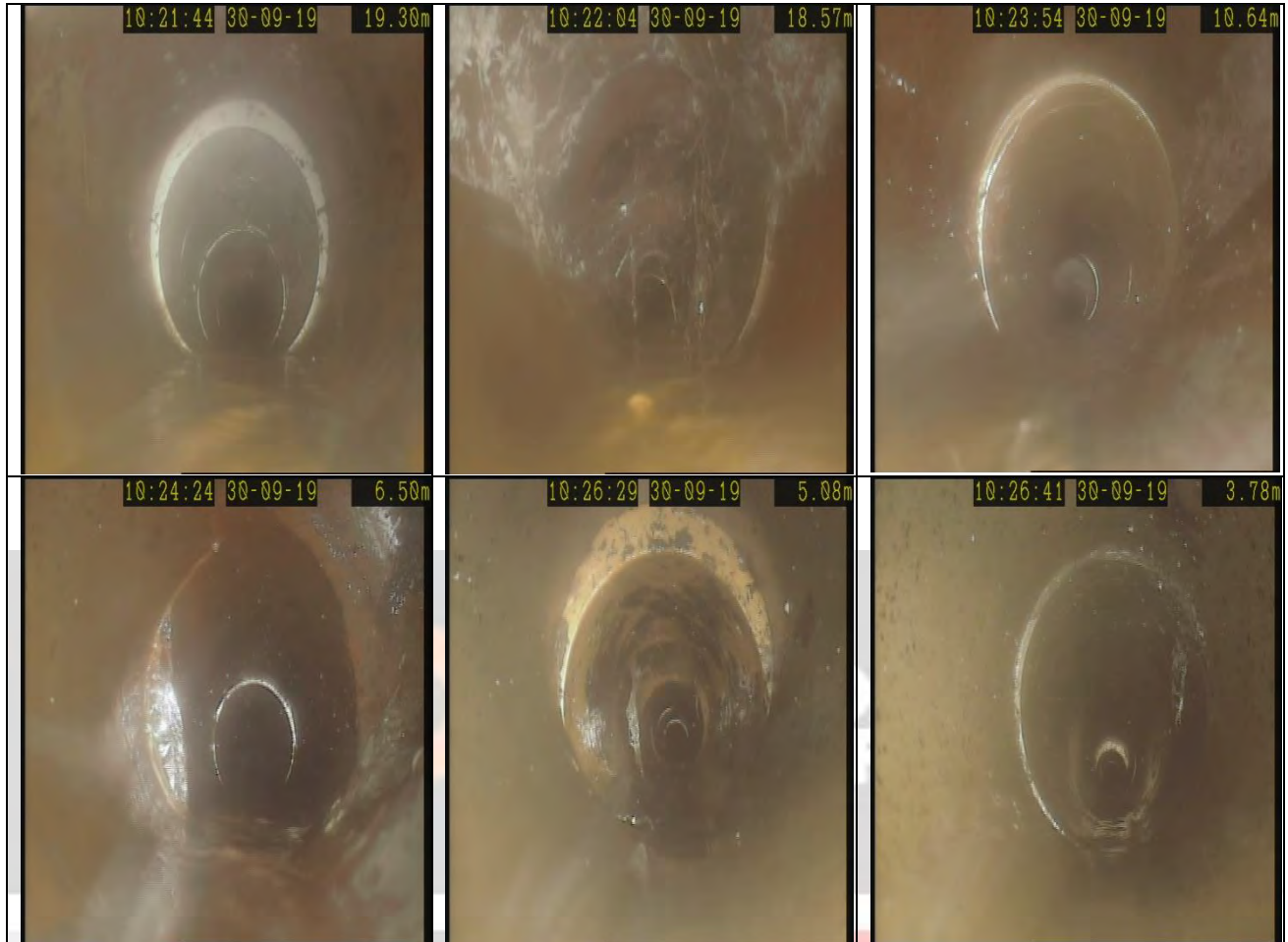
The footage identified damage to the sewer line which is typical of earthquake related movement. The location of this property further supports this. The findings were water infiltration as well as cracking and chipping throughout the pipework. This has resulted in root intrusion.

Photos of these findings are presented as below





MHR Drainage  
 256 Annex Road, Christchurch, 8042  
 03 339 2415  
 admin@mhr.nz



#### FINDINGS SPECIFIC TO STORMWATER DRAIN

The stormwater drains consist of Earthenware Ceramics (EWC) and some sections of 100mm uPVC, which were located near downpipe 1 and outside the property boundary. These were cleaned out as part of this survey. A junction was also sighted near downpipe (DP1), although not confirmed, this is likely to be servicing the rear dwelling.

The CCTV footage was obtained from multiple locations, but visibility was limited as the lines were holding water and debris.

The footage from DP1 ends at 27.75m, which is where the kerb outlet (KO) is located. This section runs in the same trench as the sewer line. It will need to be removed and replaced to enable the sewer repairs.

The footage from downpipe 2 (DP2) ends at 22.05m, in the stormwater lateral. This section of line had a build-up of silt and debris throughout.



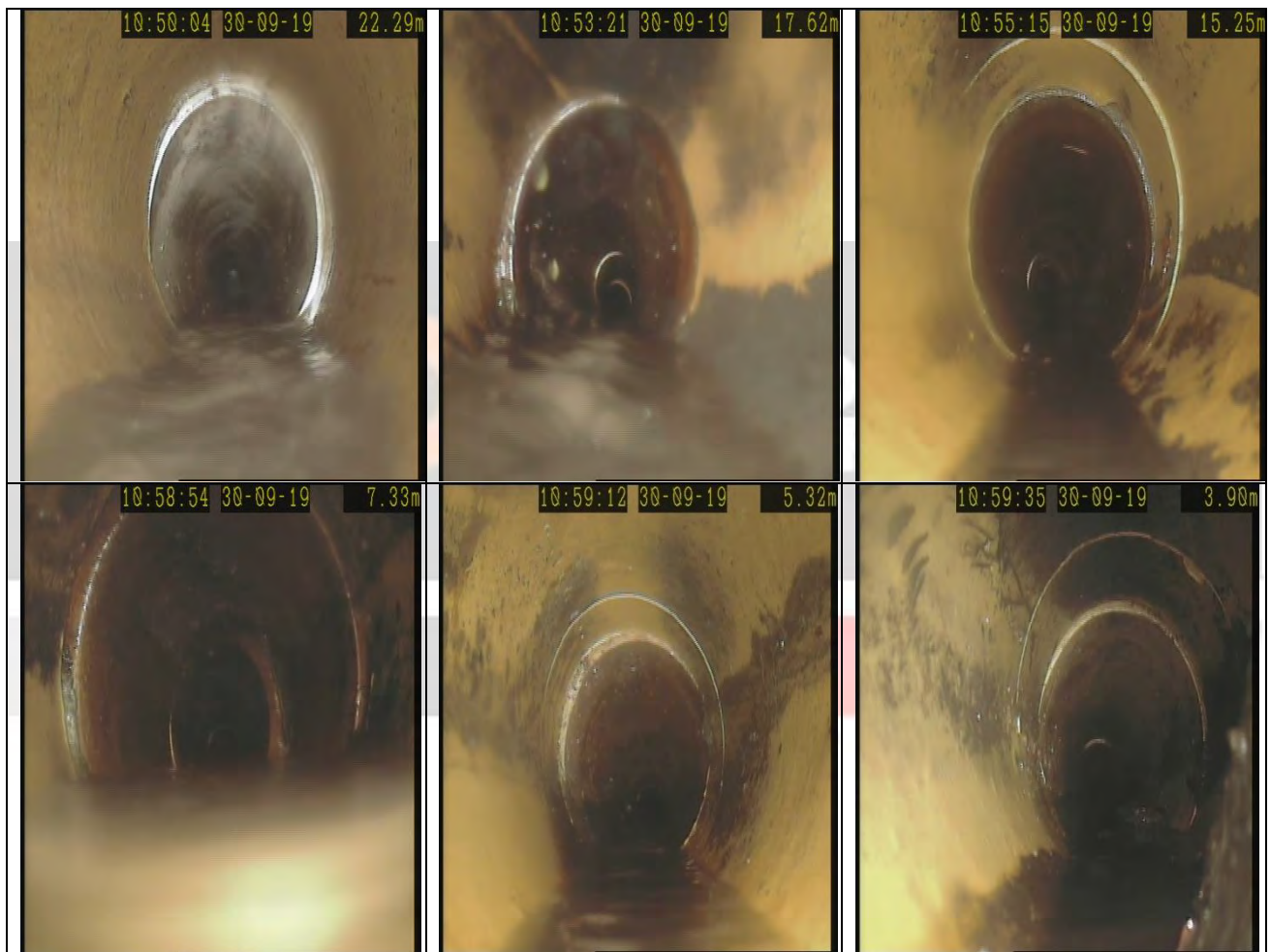


MHR Drainage  
 256 Annex Road, Christchurch, 8042  
 03 339 2415  
 admin@mhr.nz

No footage was obtained from downpipe 3 (DP3) due to the heavy build-up of debris.

The CCTV footage identified that the EWC sections of the stormwater line have cracking and misaligned joints. This damage is typical of earthquake related movement. The location of this property further supports this.

Photos of these findings are presented as below:







MHR Drainage  
256 Annex Road, Christchurch, 8042  
03 339 2415  
admin@mhr.nz

SUMMARY AND RECOMMENDATIONS:

Following our survey, it is evident that the sewer and stormwater drainage has earthquake related damage. Therefore, we recommend full replacement of the sewer and stormwater drains inside the property boundary. Repairs will be carried out by hand and mechanical excavation. An allowance has been made to uplift and reinstate the pavers.

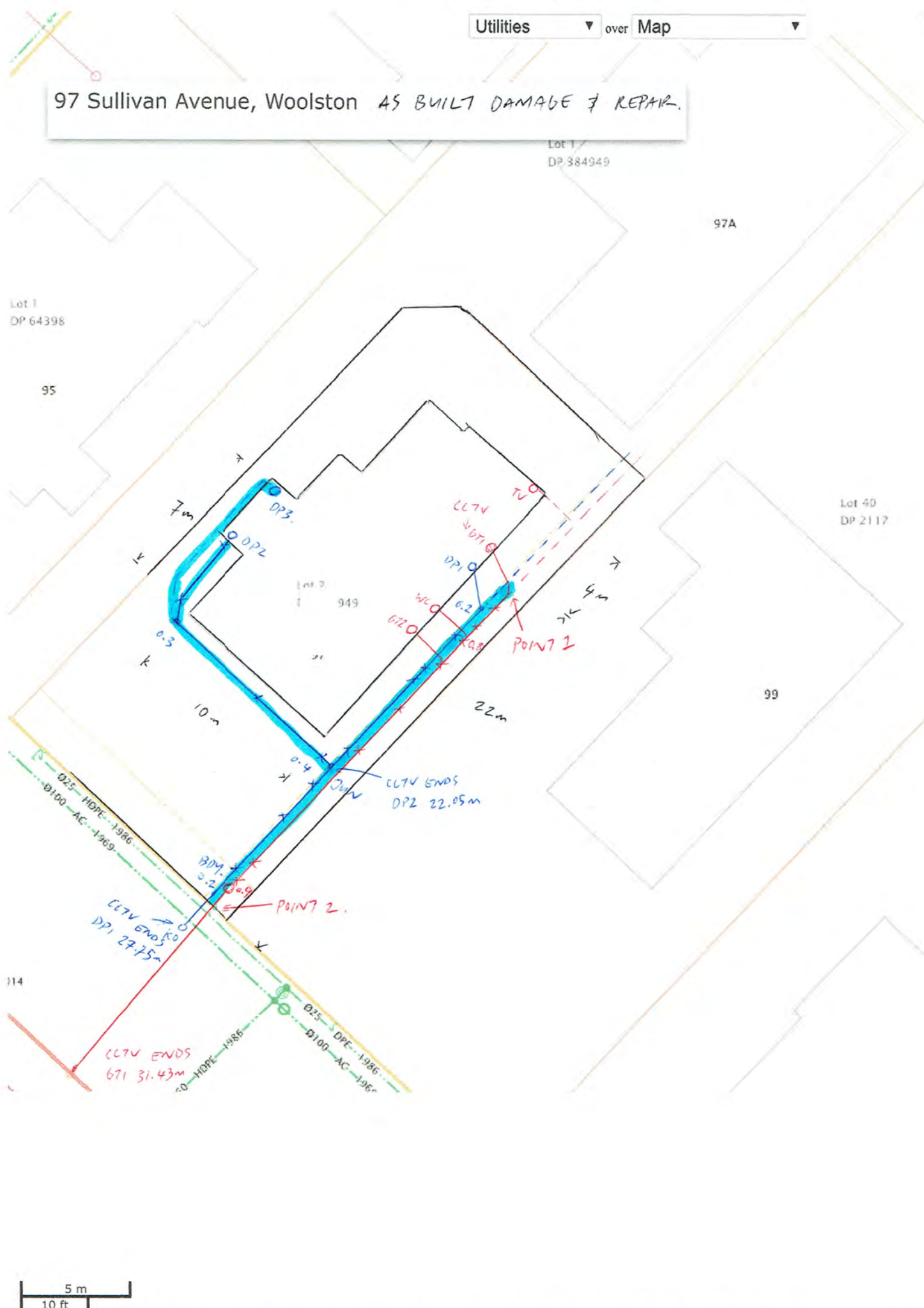
We have attached a damage/repair and reinstatement plan outlining these findings as well as a quote based on our recommendations for your property. Should you go ahead with these repairs, if any extra works are found a variation will be submitted to the EQC, if required.

If you have any questions regarding the above, please do not hesitate to contact me  
(021) 55 28 33.

Regards,

Josh Mackey  
Certifying Drainlayer





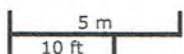
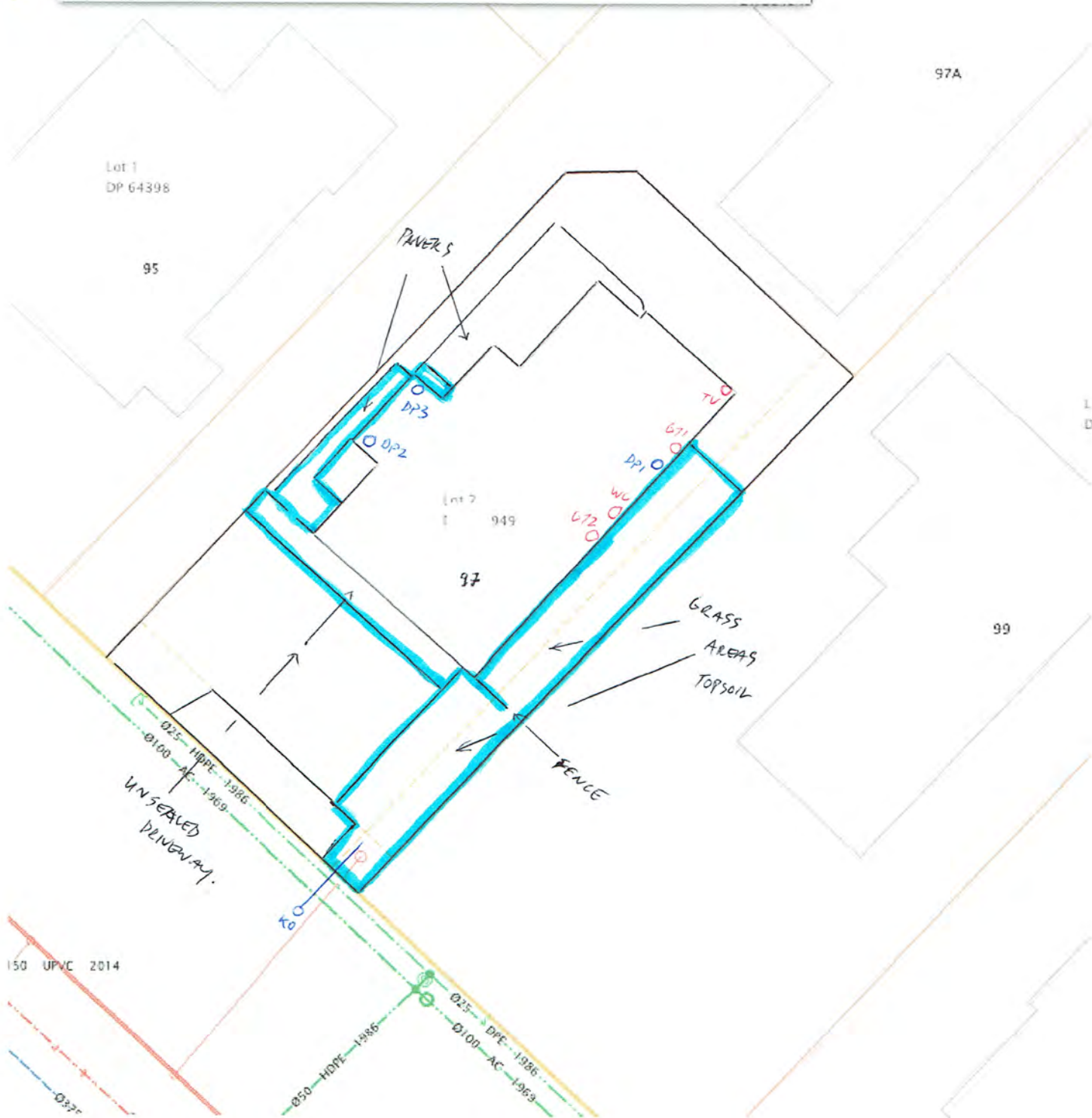
Accuracy not guaranteed. Onsite verification required. Display of data scale dependent. Copyright(C)2017 Reproduction prohibited

Utilities

over

Map

97 Sullivan Avenue, Woolston 45 BUILT REINSTATEMENT.



Accuracy not guaranteed. Onsite verification required. Display of data scale dependent. Copyright(C)2017 Reproduction prohibited



## REPAIR & REINSTATEMENT COSTING SHEET - DEPENDENT DRAINS

<b>Customer Name</b>	Gary Marsden	<b>Customer EQC Claim #</b>	?
<b>Customer Address</b>	97 Sullivan Avenue Woolston, Christchurch	<b>Prepared By (Contractor)</b>	MHR Drainage Ltd
		<b>PGDB Registration #</b>	22415
<b>Assessment Date</b>	Monday, 30 September 2019	<b>Reviewed / Approved By (Contractor)</b>	Josh Mackey

DRAINAGE REPAIRS									
STRUCTURE	CROSS-BOUNDARY	POINT OF DAMAGE	REPAIR ELEMENT	DESCRIPTION	UNITS	QTY	UNIT PRICE	%	COST
Main Dwelling	No	1 TO 2	Sewerage and Stormwater	Site Establishment: Incl. H&S, disposables, initial site setup	Ea	1.00	\$650.00	100%	\$650.00
Main Dwelling	No	1 TO 2	Sewerage and Stormwater	Locating underground services	Ea	1.00	\$180.00	100%	\$180.00
Main Dwelling	No	1 TO 2	Sewerage and Stormwater	Hand Excavated: up to 1.5m deep, supply and lay pipe, connections, chip and backfill. (Incl. labour and compactor.)	m	12.00	\$270.00	50%	\$1,620.00
Main Dwelling	No	1 TO 2	Sewerage and Stormwater	Truck Hire - Spoil disposal - (2 Hrs per trip Incl. truck, excavator, labour and dumping fees).	Ea	2.00	\$330.00	50%	\$330.00
Main Dwelling	No	1 TO 2	Sewerage and Stormwater	Mechanically Excavated: up to 1.5m deep, supply and lay pipe, connections, chip, backfill. (Incl. labour, excavator, truck and compactor.)	m	10.00	\$240.00	50%	\$1,200.00
Main Dwelling	No	DP3 TO JUN	Stormwater	Hand Excavated: up to 0.8m deep, supply and lay pipe, connections, chip and backfill. (Incl. labour and compactor.)	Ea	7.00	\$155.00	100%	\$1,085.00
Main Dwelling	Yes	DP3 TO JUN	Stormwater	Mechanically Excavated: up to 0.8m deep, supply and lay pipe, connections, chip, backfill. (Incl. labour, excavator, truck and compactor.)	Ea	10.00	\$135.00	100%	\$1,350.00
Main Dwelling	Yes	DP3 TO JUN	Stormwater	Truck Hire - Spoil disposal - (2 Hrs per trip Incl. truck, excavator, labour and dumping fees).	Ea	2.00	\$330.00	100%	\$660.00
Main Dwelling	No	DP3 TO JUN	Stormwater	Supply, lay and compact base course (AP20, AP40 or AP60) Incl. delivery to site - truck and operator	m	4.00	\$145.00	100%	\$580.00
Main Dwelling	No	JUN TO BDY	Stormwater	Supply and install bubble up pump (Incl. fittings, materials and labour).	Ea	1.00	\$450.00	50%	\$225.00
					Sub Total			\$7,880.00	
					GST			\$1,182.00	
					Total Drainage Repair Cost			\$9,062.00	

Customer Name	Gary Marsden	Customer EQC Claim #	?
Customer Address	97 Sullivan Avenue Woolston, Christchurch	Prepared By (Contractor)	MHR Drainage Ltd
		PGDB Registration #	



**MHR DRAINAGE LTD**

PO box 8471  
 Middleton  
 Riccarton, 8024  
 Josh@mhr.nz  
 033392415

**Gary Marsden**

97 Sullivan Avenue  
 Woolston  
 Christchurch, 8023

**Site Address**

97 Sullivan Avenue  
 Woolston,  
 Christchurch, 8023

Invoice Number: INV-06335

Job Number: MHR-2972

Invoice Date: 10th Oct 2019

Due Date: 17th Oct 2019

GST Number: 107631992

## Tax Invoice | INV-06335

This invoice is for the completed drainage assessment at 97 Sullivan Avenue.

Please refer to the MHR drainage report for all findings.

Name	Quantity	Price	Total
<b>DRAINAGE ASSESSMENT</b>			
This section includes all items, plant and equipment to complete the works instruction.			
MF SITE ESTABLISHMENT AND MANAGEMENT FEE INCLUDES SITE VISITS, TIME CREATING SOW, AND REPORT DOCUMENTATION	1.00	\$270.00	\$270.00
CCTV CONS INCLUDES DISINFECTANT, GLOVES, RAGS, USB	1.00	\$58.00	\$58.00
BLAST CLEANING AND FLUSHING OF DRAIN USING 3000 PSI WATER BLASTER	1.00	\$150.00	\$150.00
CCTV CCTV DRAIN USING PAIR POINT CCTV GEAR INCLUDES LOCATING PIPEWORK REEL AND MONITOR	1.00	\$180.00	\$180.00
L LABOUR INCLUDES HAND TOOLS AND TRAVEL WITH 25 KM OF HQ	1.00	\$55.00	\$55.00
DLL DRAIN LAYER LABOUR INCLUDES HAND TOOLS AND TRAVEL WITH 25 KM OF HQ	1.00	\$75.00	\$75.00
			<b>\$788.00</b>

<b>Subtotal</b>	<b>\$788.00</b>
<b>GST Amount</b>	<b>\$118.20</b>
<b>Total</b>	<b>\$906.20</b>



Name	Quantity	Price	Total
<p>Information that must accompany all payment claims</p> <p>Section 20, Construction Contracts Act 2002</p> <p>What is this?</p> <p>This notice is attached to a claim for a payment (a payment claim) under the Construction Contracts Act 2002 (the Act).</p> <p>The person who sent this payment claim (the claimant) is claiming to be entitled to a payment for, or in relation to, the construction work carried out to date under a construction contract.</p> <p>Whether that person is entitled to a payment, and how much they are entitled to, will depend on whether you have a construction contract and what you have agreed between yourselves about payments. If you haven't agreed on payments, there are default provisions in the Act.</p> <p>What should I do with this payment claim?</p> <p>You can either—</p> <ul style="list-style-type: none"> <li>• pay the amount claimed in the payment claim (in full) on or before the due date for payment; or</li> <li>• if you dispute the payment claim, send the claimant a written payment schedule that complies with section 21 of the Act (a payment schedule) stating the amount you are prepared to pay instead (which could be nothing).</li> </ul> <p>The due date for a payment is the date agreed between you and the claimant. That due date must be set out in the payment claim. If you haven't agreed on a due date, then the Act says that a payment is due within 20 working days after the payment claim is served on you. (For the purposes of the Act, a working day is any day other than a Saturday, a Sunday, a public holiday, or any day from 24 December to 5 January.)</p> <p>When do I have to act?</p> <p>You should act promptly. Otherwise, you may lose the right to object.</p> <p>What if I do nothing?</p> <p>If you don't pay the amount claimed by the due date for payment or send a payment schedule indicating what you will pay instead, the claimant can go to court to recover the unpaid amount from you as a debt owed. In addition, the court may decide that you have to pay the claimant's costs for bringing the court case.</p> <p>Can I say that I will not pay, or pay less than, the claimed amount?</p> <p>Yes, by sending a written payment schedule.</p> <p>Note: If you do not send a written payment schedule, the claimant can bring court proceedings against you or refer the matter to adjudication (or both).</p> <p>How do I say I will not pay, or pay less than, the claimed amount?</p> <p>To say that you will pay nothing or indicate what you will pay instead, you must send the claimant a written payment schedule.</p> <p>You must indicate the amount that you are prepared to pay, which could be nothing. This amount is called the scheduled amount.</p> <p>If the scheduled amount is less than the claimed amount, you must explain in the payment schedule—</p> <ul style="list-style-type: none"> <li>• how you calculated the scheduled amount; and</li> <li>• why the scheduled amount is less than the claimed amount; and</li> <li>• your reason or reasons for not paying the full amount claimed.</li> </ul> <p>Note: The written payment schedule must also state which payment claim the payment schedule relates to.</p> <p>Note: If you state in the payment schedule that you will pay less than the claimed amount or pay nothing at all, the claimant may refer the dispute about how much is owing for adjudication.</p> <p>How long do I have?</p> <p>You must send a payment schedule by the date agreed in the contract or, if no date was agreed, within 20 working days after the payment claim was served on you.</p> <p>If I say I will pay another amount instead, when do I have to pay it?</p> <p>You must still pay the scheduled amount by the due date for payment.</p> <p>What if I don't pay the scheduled amount when I say I will?</p> <p>If you send a payment schedule but do not pay the scheduled amount by the due date, the claimant can go to court to recover the unpaid amount from you as a debt owed or refer the matter to adjudication (or both).</p> <p>Note: A court may also require you to pay the claimant's costs.</p> <p>Advice</p> <p>Important: If there is anything in this notice that you do not understand or if you want advice about what to do, you should consult a lawyer immediately.</p> <p>Bank Account <b>01-0797-0964172-000</b> Invoice Number <b>INV-06335</b></p>			



24 October 2019

Claim No. CLM/2010/036521

Gary and Pauline Marsden  
97 Sullivan Avenue  
Woolston  
CHRISTCHURCH 8023

EQC Claims Advisor  
Deborah Lineham  
E: DLineham@eqc.govt.nz  
Ph: 03 353 2496

Dear Gary and Pauline

**Insured Name:** Mr G A & Mrs P S Marsden

**Damage Location:** 97 Sullivan Avenue, Woolston, CHRISTCHURCH

Reference: Drainage settlement

A drainage professional from MHR Drainage Ltd. carried out an assessment at your property on 30/09/2019. The report outlining the damage to your drains has now been reviewed and accepted. Please see below information about how we will be settling your claim, and what you need to do to get your drains repaired.

*Cash Settlement*

We will settle your drainage claim by cash payment. This is one of the settlement options available to EQC under s29 (2) of the EQC Act.

On the basis of the earthquake damage observed at your property and the recommended repair strategy, EQC has determined your settlement entitlement to be \$11,603.50 inclusive of GST. This entitlement includes expenses to restore any areas damaged as a result of the assessment and/or repair process.



The summary of your settlement payment is as follows:

Claim Number	Event Date	Claim Detail	EQC Entitlement	Excess Deducted*	Amount
		<b>Already Paid</b>			
CLM/2010/036521	04/09/2010	Emergency repairs	\$506.25	\$200.00	\$306.25
CLM/2010/036521 CLM/2011/160786	04/09/2010 22/02/2011	Dwelling – EQR Repairs	\$29,311.78	\$0.00	\$29,311.78
		<b>This Payment</b>			
		Dwelling - Drainage	\$11,603.50	\$214.21	<b>\$11,389.29</b>
		<b>Claims Total</b>	\$41,421.53	\$414.21	\$41,007.32
		<b>Other – Already Paid</b>			
		Dwelling – Remedial**	\$12,327.37	\$0.00	\$12,327.37

\*An excess is calculated at 1% of the amount of the building and contents costs, with a minimum of \$200 per claim. An invoice was presented to you in October 2017 for outstanding excess owing on CLM/2011/160786. Our records show that this has not been paid. We have now applied this excess to this payment and will cancel the outstanding invoice. A copy of the invoice is attached for your reference.

\*\* For remedial claims resulting from poor workmanship and/ or incorrect repair strategies, additional costs are not included in total claim costs and as such, nil excess applies.

#### Payment by Electronic Transfer

The above payment totalling \$11,389.29 has been electronically transferred to the bank account you have specified.

#### Reference: Invoice Settlement

An invoice was provided by MHR Drainage Ltd. for the drainage investigation and reporting costs. We have settled this direct with MHR Drainage Ltd, as detailed below. You do not need to take any further action regarding this invoice.

Item	Net Amount	Excess	Total
MHR Drainage Ltd. Invoice # INV-06335 Dated: 10/10/2019	\$906.20	\$0.00	\$906.20
<b>Total</b>			<b>\$906.20</b>





### **Your obligations under the Earthquake Commission Act 1993**

By accepting this payment from us, you are agreeing that:

- The claim information you submitted was true and accurate.
- You have not withheld any material information.
- You will inform us if any information provided later becomes incorrect.
- You will provide any further information required for us to assess your claim.

### **What to do with your payment**

It is important that the payment is used for the purpose of repair or replacement of damaged drains. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose.

To help ensure you have cover in any future events, EQC recommends that you proceed with the work promptly. EQC is not permitted to recommend a drainlayer to do your repairs, but strongly advises a qualified drainlayer is used to ensure industry standards are met.

### **Further contact**

If you wish to discuss the above payment or would like any further information, please contact me directly by email or phone. My details are at the top of this letter and I am available between 8:30am to 5:00pm Monday to Friday.

Yours sincerely,

Deborah Lineham  
Claims Advisor