

# CASH SETTLED CLAIM(S)

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

If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

# Scope of Works



**Customer:** C H McLachlan

**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 10 ROWANWOOD CLOSE, HALSWELL, CHRISTCHURCH 8025 on 24/11/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 786.00 m2)		
Main Access (Drive - Concrete - 60.00 m2)		

### Services

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

## Main Building

### Exterior

#### Elevation (North)

Element	Damage	Repair
No Damage		

#### Elevation (South)

Element	Damage	Repair
No Damage		

#### Elevation (East facing road)

Element	Damage	Repair
No Damage		

#### Elevation (West)

Element	Damage	Repair
No Damage		

#### Elevation (North 1st floor)

Element	Damage	Repair
No Damage		

#### Elevation (South 1st floor)

Element	Damage	Repair
No Damage		

**Elevation (East 1st floor)**

Element	Damage	Repair
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No Damage

**Elevation (West 1st floor)**

Element	Damage	Repair
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No Damage

**Foundations (Slab)**

Element	Damage	Repair
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No Damage

**Roof (Pitched two storey)**

Element	Damage	Repair
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Roof Covering (Pitched - Decramastic tiles - 100.00 m2) No Earthquake Damage

Roof framing (Framed - Timber - 100.00 m2) No Earthquake Damage

Soffit (Cement Sheet - Cement sheet 4.5mm - 60.00 l/m)	Cracked soffit lining	Remove, dispose	0.96 m2
	Nails/screws popped to linings	Paint cracked soffit	18.00 m2

**Interior****Ground Floor - Kitchen (Open plan to dining room)**

Room Size: 2.60 x 4.10 = 10.66 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

**Ground Floor - Dining Room (open plan to kitchen)**

Room Size: 2.90 x 3.00 = 8.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

**Ground Floor - Living (Open plan to lounge and entry)**

Room Size: 3.50 x 4.40 = 15.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Stipple - 15.40 m2) No Earthquake Damage

Door (External) (Single glass door - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
	Cosmetic damage	Paint jambs and trims	1.00 No of

Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of) No Earthquake Damage

Door (Internal) (Single sliding - Aluminium - 1.00 No of) No Earthquake Damage

Floor (Concrete - Carpet - 15.40 m2) No Earthquake Damage

Wall covering (Gib - Paint - 37.92 m2) Cosmetic damage Paint wall 18.00 m2

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

**Ground Floor - Lounge (Open plan)**

Room Size: 4.70 x 4.60 = 21.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 21.62 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 21.62 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Stairs (Internal) (Straight - Timber - 4.50 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 55.80 m2)	Cosmetic damage	Rake out, plaster and paint	55.80 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Window (Bay Window - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Hallway

Room Size: 0.90 x 7.20 = 6.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Linen cupboard - Timber - .30 m2)	No Earthquake Damage		
Ceiling (Gib - Stipple - 6.48 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Concrete - Carpet - 6.48 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 38.88 m2)	No Earthquake Damage		

#### Ground Floor - Laundry

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

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

#### Ground Floor - Toilet

Room Size: 0.90 x 1.80 = 1.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

#### Ground Floor - Bathroom (Two way)

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

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

#### Ground Floor - Bedroom (Bed 3 - last right of hall)

Room Size: 3.60 x 3.00 = 10.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

**Ground Floor - Walk In Wardrobe (Bed 3)**

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

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**Ground Floor - Bedroom (Bed 4 / office - beside lounge)**

Room Size: 3.10 x 3.10 = 9.61 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**First Floor - Bedroom (1 NW corner)**

Room Size: 4.00 x 4.10 = 16.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 16.40 m2)	Cosmetic Damage	Gap fill and paint 16.40 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Realign door 1.00 No of
Floor (Chipboard - Carpet - 16.40 m2)	No Earthquake Damage	
Wall covering (Gib - Lining paper / paint - 38.88 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage	

**First Floor - Bedroom (Bed 2 - nth east corner)**

Room Size: 4.40 x 4.20 = 18.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 18.48 m2)	Cosmetic Damage	Gap fill and paint 18.48 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door 1.00 No of
Floor (Chipboard - Carpet - 18.48 m2)	Cosmetic damage	Lift and relay existing carpet 18.48 m2
	Cosmetic damage	Re-fix floor boards 4.00 m2
Wall covering (Gib - Wallpaper - 41.28 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage	

**First Floor - Walk In Wardrobe (Bed 2)**

Room Size: 1.40 x 1.80 = 2.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**First Floor - Bathroom**

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

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**First Floor - Hallway (Open plan to lounge)**Room Size: 1.00 x 4.20 = 4.20 (length(m) x width(m) = Area Size(m<sup>2</sup>))

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Hot water cupboard - Timber - .84 m <sup>2</sup> )	No Earthquake Damage		
Ceiling (Gib - Stipple - 4.20 m <sup>2</sup> )	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 4.20 m <sup>2</sup> )	No Earthquake Damage		
Wall covering (Gib - Paint - 14.88 m <sup>2</sup> )	Cosmetic damage	Paint wall	10.00 m <sup>2</sup>

**First Floor - Walk In Wardrobe (Off bedroom 1)**Room Size: 1.50 x 1.80 = 2.70 (length(m) x width(m) = Area Size(m<sup>2</sup>))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

**Garage****Exterior****Elevation (North)**

Element	Damage	Repair	
Wall framing (Block - Block - 15.84 m <sup>2</sup> )	Cosmetic damage	Grind out and epoxy fill cracks	8.00 l/m

**Elevation (East facing the road)**

Element	Damage	Repair	
Wall framing (Block - Block - 13.64 m <sup>2</sup> )	Cosmetic damage	Grind out and epoxy fill cracks	3.00 l/m

**Elevation (West)**

Element	Damage	Repair	
No Damage			

**Elevation (South front entrance)**

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Oamaru Stone - 5.50 m <sup>2</sup> )	Structural damage	Remove, dispose and install Oamaru stone	5.50 m <sup>2</sup>
	Structural damage	Remove, dispose and replace sill bricks	1.25 l/m
Wall Cladding (Weatherboard - Timber - 1.18 m <sup>2</sup> )	Cracking to paint	Paint wall	1.18 m <sup>2</sup>
	Structural damage	Remove, dispose and replace weatherboard	1.18 m <sup>2</sup>
Wall framing (Timber Frame - Timber - 15.84 m <sup>2</sup> )	Structural Damage	Plumb timber walls which have racked	7.20 l/m
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	Raking out of plumb	Remove unit	1.00 No of

**Foundations (Slab)**

Element	Damage	Repair	
No Damage			

**Roof (Pitched)**

Element	Damage	Repair	
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No Damage

**Interior****Ground Floor - Room (Other) (Garage)**

Room Size: 5.80 x 7.00 = 40.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair	
Floor (Concrete - Concrete - 40.60 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	2.00 l/m
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Impact damage	Adjust door	1.00 No of
Wall framing (Timber Frame - Timber - 15.40 m2)	No Earthquake Damage		
Wall framing (Block - Block - 43.56 m2)	Cosmetic damage	Grind out and epoxy fill cracks	8.00 l/m
Window (Aluminium Fixed - Pane single glazed - 2.00 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>
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## EQC Full Assessment Report

**Claim Number:** CLM/2011/017369  
**Claimant:** C H McLachlan  
**Property Address:** 10 ROWANWOOD CLOSE  
 HALSWELL  
 CHRISTCHURCH 8025

**Assessment Date:** 24/11/2011 12:48  
**Assessor:** Flanagan, Carol  
**Estimator:** dubar, graeme  
**Property Occupied By:** Owner Occupied

### Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	C H, McLachlan				
Trust	G.J. Leadley Family Trust				
Trustee	Gaylene Joyce , LEADLEY				

### Insurance & Mortgage Details

#### Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Tower Insurance Limited	Dwelling			

#### Insurance Details - Added in COMET

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

#### Insurance Details - Comments

New owners insurance is as above.

#### Mortgage Details - From Claim Centre

##### Bank

#### Mortgage Details - Added in COMET

##### Bank

BANK OF NEW ZEALAND

#### 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	2	Standard	1961 - 1980	Other	148.37
Garage	1	Standard	1961 - 1980	Rectangular	41.24

## Full Assessment

### Site

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

#### General Comments:

### 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

##### Elevation (North)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 14.3 x 2.250m Oamaru stone and timber panelling

##### Elevation (South)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 14.3 x 2.250m Oamaru stone and timber panelling

##### Elevation (East facing road)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 11.2 x 2.250m Oamaru stone and timber panelling

##### Elevation (West)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 11.2 x 2.250m Oamaru stone and timber panelling

##### Elevation (North 1st floor)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 3 x 2.4m timber panelling to two domers.

##### Elevation (South 1st floor)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 7 x 2.4m timber panelling

##### Elevation (East 1st floor)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 30 Sqm timber panelling

##### Elevation (West 1st floor)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 30 Sqm timber panelling

##### Foundations (Slab)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Sqm slab

**Roof (Pitched two storey)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Decramastic tiles	No Earthquake Damage			
Roof framing	Framed	Timber	No Earthquake Damage			
Soffit	Cement Sheet	Cement sheet 4.5mm	Cracked soffit lining			
			Remove, dispose	0.96 m2	59.50	57.12
			Nails/screws popped to linings			
			Paint cracked soffit	18.00 m2	15.50	279.00

**General Comments:** decramastic metal tile roof. 50\* pitch. Metal fascia and spouting as one.**Ground Floor - Kitchen (Open plan to dining room)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / cork tiles over concrete floor / SG alum awning windows x 1 / SG alum bay window /  
Laminate bench top x 6m / electric hob / Smeg electric built in oven / STD laminate kitchen joinery

Electric night store

**Ground Floor - Dining Room (open plan to kitchen)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / cork tiles over concrete floor / SG alum awning windows x 3 /**Ground Floor - Living (Open plan to lounge and entry)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	185.00	185.00
			Cosmetic damage			
			Paint jambs and trims	1.00 No of	63.00	63.00
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single sliding	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	18.00 m2	24.00	432.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Lounge (Open plan)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Stairs (Internal)	Straight	Timber	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	55.80 m2	27.00	1,506.60

Window	Aluminium Awning	Pane single glazed	No Earthquake Damage
Window	Bay Window	Pane single glazed	No Earthquake Damage

**General Comments:****Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Linen cupboard	Timber	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			

**General Comments:****Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / cork tiles over concrete floor / single hollow core timber int door / SG alum awning windows / Single s/steel tub / SG obscure glass panel timber ext door.**Ground Floor - Toilet****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / cork tiles over concrete floor / single hollow core timber int door / SG alum awning windows / STD toilet**Ground Floor - Bathroom (Two way)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / cork tiles over concrete floor / single hollow core timber int door / SG alum awning window / shower over bath with glass sliding doors / single vanity / single hollow core timber int doors x 2 / Skope heater / heated towel rail /**Ground Floor - Bedroom (Bed 3 - last right of hall)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / carpeted concrete floor / single hollow core timber int door / SG alum awning windows x 2**Ground Floor - Walk In Wardrobe (Bed 3)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom (Bed 4 / office - beside lounge)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling / wallpaper walls / carpeted concrete floor / single hollow core timber int door / SG alum awning windows x 2

BIR 2.3 x x.5

**First Floor - Bedroom (1 NW corner)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			

Ceiling	Gib	Stipple	Gap fill and paint	16.40 m2	28.25	463.30
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Realign door	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:** Only need to gap and paint ceiling

#### **First Floor - Bedroom (Bed 2 - nth east corner)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Gap fill and paint	18.48 m2	28.25	522.06
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	Cosmetic damage			
			Lift and relay existing carpet	18.48 m2	12.00	221.76
			Cosmetic damage			
			Re-fix floor boards	4.00 m2	22.00	88.00
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:** Only allowed to gap and paint ceiling

#### **First Floor - Walk In Wardrobe (Bed 2)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Stipple ceiling / wallpaper walls / carpeted chipboard / single sliding hollow core timber int door / SG alum awning window

#### **First Floor - Bathroom**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Stipple ceiling / wallpaper walls / cork tiles over chipboard floor / STD toilet / 3 sided seratone shower with curtain .9 x .9m / single hollow core timber int door / SG alum awning window / single vanity / gold air wall heater / heated towel rail

Historic wear and tear to cork tiles

#### **First Floor - Hallway (Open plan to lounge)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Hot water cupboard	Timber	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	10.00 m2	24.00	240.00

**General Comments:**

#### **First Floor - Walk In Wardrobe (Off bedroom 1)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Gib stipple ceiling. Gib wall paper walls. Chipboard carpet floor. Shelving 3m.

#### **Garage**

#### **Exterior**

**Elevation (North)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and epoxy fill cracks	8.00 l/m	30.00	240.00

**General Comments:****Elevation (East facing the road)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and epoxy fill cracks	3.00 l/m	30.00	90.00

**General Comments:****Elevation (West)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 6.2 x 2.2m block**Elevation (South front entrance)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Oamaru Stone	Structural damage			
			Remove, dispose and install Oamaru stone	5.50 m2	355.00	1,952.50
			Structural damage			
			Remove, dispose and replace sill bricks	1.25 l/m	60.00	75.00
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Paint wall	1.18 m2	29.00	34.22
			Structural damage			
			Remove, dispose and replace weatherboard	1.18 m2	149.93	176.17
Wall framing	Timber Frame	Timber	Structural Damage			
			Plumb timber walls which have racked	7.20 l/m	65.00	468.00
Window	Aluminium Fixed	Pane single glazed	Raking out of plumb			
			Remove unit	1.00 No of	360.00	360.00

**General Comments:****Foundations (Slab)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 7.2 x 6.2m slab**Roof (Pitched)****Damage:** No damage**Require Scaffolding?** No**General Comments:** decramastic roof.**Ground Floor - Room (Other) (Garage)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	2.00 l/m	60.00	120.00

Garage door	Tilt-a-door Metal	Steel	Impact damage			
			Adjust door	1.00	No of	120.00 120.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			
Wall framing	Block	Block	Cosmetic damage			
			Grind out and epoxy fill cracks	8.00	l/m	30.00 240.00
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

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

<b>Name</b>	<b>Duration</b>	<b>Estimate</b>
Contents movement fee	1.00	1,611.69
Small Job Fee	1.00	180.00

**Overheads**

<b>Name</b>	<b>Estimate</b>
Preliminary and general	656.30
Margin	1,065.17
GST	1,757.53

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Elevation (East 1st floor)	0.00
	Elevation (East facing road)	0.00
	Elevation (North)	0.00
	Elevation (North 1st floor)	0.00
	Roof (Pitched two storey)	336.12
	Foundations (Slab)	0.00
	Elevation (South)	0.00
	Elevation (South 1st floor)	0.00
	Elevation (West)	0.00
	Elevation (West 1st floor)	0.00
	336.12	

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (1 NW corner)	553.30
	Bedroom (Bed 2 - nth east corner)	921.82
	Hallway (Open plan to lounge)	240.00
	Walk In Wardrobe (Bed 2)	0.00
	Walk In Wardrobe (Off bedroom 1)	0.00
	1,715.12	
Ground Floor	Bathroom (Two way)	0.00
	Bedroom (Bed 3 - last right of hall)	0.00
	Bedroom (Bed 4 / office - beside lounge)	0.00
	Dining Room (open plan to kitchen)	0.00
	Hallway	90.00
	Kitchen (Open plan to dining room)	0.00
	Laundry	0.00
	Living (Open plan to lounge and entry)	680.00
	Lounge (Open plan)	1,506.60
	Toilet	0.00
	Walk In Wardrobe (Bed 3)	0.00
	2,276.60	

3,991.72

### Garage

Name	Description	Estimate
Exterior	Elevation (East facing the road)	90.00
	Elevation (North)	240.00
	Roof (Pitched)	0.00
	Foundations (Slab)	0.00
	Elevation (South front entrance)	3,065.89
	Elevation (West)	0.00
	3,395.89	

<b>Floor</b>	<b>Description</b>	<b>Estimate</b>
Ground Floor	Room (Other) (Garage)	480.00
		480.00
		480.00
<b>Fees</b>		
<b>Description</b>		<b>Estimate</b>
Contents movement fee		1,611.69
Small Job Fee		180.00
		1,791.69
<b>Overheads</b>		
<b>Description</b>		<b>Estimate</b>
Preliminary and general		656.30
Margin		1,065.17
GST		1,757.53
		3,479.00
<b>Total Estimate</b>		13,474.41

## 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?	No	Concrete slab only
<b>Decline Claim</b>		
Recommend Declining Claim	No	
<b>Next Action:</b>		

### Previous Claim Numbers (recorded manually in field)

- No previous claims

### File Notes

**Date Created:** 24/11/2011 10:48  
**Created :** Flanagan, Carol  
**Subject:** Change of ownership and contact particulars  
**Note:** This dwelling was sold by Mr McLachlan in Feb. 2011 and has been sold for the second time in sept. 2011.  
 The present owners are  
 The GJ Leadley Family Trust and is occupied by Trustee  
 Gaylene Joyce Leadley,  
 [REDACTED]

**Next Action:** Please change names on claim files

**Date Created:** 24/11/2011 11:22  
**Created :** Flanagan, Carol  
**Subject:** Dwelling Description  
**Note:** This dwelling was built in 1986, 2 storey, Oamaru stone, metal tile roof, On concrete slab, ext. Block Double garGe. The house has open plan kitchen dining, sep lounge and sep living, 4 bedrooms, 1 ensuite and 1 bathroom, 2 toilets.  
 The house is water tight and habitable

**Next Action:**

**Date Created:** 12/01/2012 02:09  
**Created :** Administrator, Alchemy  
**Subject:** COMET sent to EQR on 12/01/2012  
**Note:** COMET sent to EQR on 12/01/2012  
**Next Action:**

### Urgent Works Items