

# 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.



29<sup>th</sup> June 2011

**Phoenix Electrical Ltd.**

**021800128**

G.S.T. reg no 102796462

**67 Tuckers rd reciept.**

Dear Gaile and John,

This is the receipt for invoice #272 for the electrical connection to your new hot water cylinder.

Invoice #272	\$132.59
G.S.T.	\$19.89
Total	\$152.48
 Paid	 \$152.48

Paid in full with thanks.

Kind regards  
Jason Telford  
Director  
Phoenix Electrical Ltd



Claim No. CLM/2011/200970

22 November 2011

E Downey  
 67 TUCKERS ROAD  
 CASEBROOK  
 CHRISTCHURCH 8051

Dear E Downey

**Your settlement calculation**

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

Item	Amount	Excess	Balance
Emergency repairs	\$152.48		\$152.48
Total			\$152.48

Total amount of this payment is \$152.48

**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 correct 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.

**Further contact**

If you have any concerns about your claim please contact us either 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

Monica Koch  
Claims Officer



JF Clarke Plumbing & Gasfitting Ltd  
 56 Rangiora Woodend Road  
 Woodend 7610

GST Reg. Number: 89-050-197

GST Invoice No.: 00000612  
 Date: 23/06/2011  
 Ship Via:  
 Page:

Bill To:

Ship To:

Gayle Downey  
 67 Tuckers Road  
 Redwood

Description	Amount	GST
Change cylinder after earthquake damage made cylinder leak (not the top nut) as quoted \$1807.80	\$1,572.00	S

PAID ✓

Your Order No.:

Shipping Date:

Terms: Net 7

Freight:

S

COMMENT	CODE	RATE	GST	SALE AMOUNT	GST:	
Please pay into ANZ	S	15%	\$235.80	\$1,572.00	Total Amount:	\$1,807.80
Account No					Amount Applied:	\$0.00
01-0853-0034966-00 ✓					Balance Due:	\$1,807.80

LBP

**L.J.Baker**  
 411 Dixons RD  
 Loburn, RD2, Rangiora 7472  
 021 361 879  
 Fax 03 3218179

**INVOICE**

Invoice Number: A-7  
 GST 44 237 636  
 Invoice Date: 15-8-2011

## Customer Information:

Billing Address:		Shipping Address:	
Company:		Company:	
Name:	Gail and John	Name:	
Address:	67 Tucker Rd	Address:	
	Redwood	EQC no	2011/200970
City/State/Zip		City/State/Zip	

Shipping Method: 

## Order Information:

Qty	Product Description	Amount Each	Amount
	Labour and materials to trim HWC opening and fit new sliding doors. As Quoted		\$512.00
		Subtotal:	\$512.00
		Tax:	\$76.80
		Total	
		<b>Grand Total:</b>	<b>\$588.80</b>

**Notes:**

Thank you for the opportunity to complete this work.  
 Please note this is a 7 day account.  
 Bank acc 03 0674 0059578.00

**John & Gaile**

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**From:** "John & Gaile" <gailejohn@clear.net.nz>  
**To:** "lsbaker" <lsbaker@maxnet.co.nz>  
**Sent:** Sunday, September 11, 2011 12:12 PM  
**Subject:** Re: Invoice for sliding doors  
Hi Leighton,

Sorry to a nuisance but I still require proof of payment received for EQC.

Is it possible to receipt payment received and the date on the invoice that you sent me then scan that invoice as an attachment to me.

Many thanks

Regards

Gaile Downey

----- Original Message -----

**From:** "lsbaker" <lsbaker@maxnet.co.nz>  
**To:** "John & Gaile" <gailejohn@clear.net.nz>  
**Sent:** Friday, September 09, 2011 11:10 PM  
**Subject:** Re: Invoice for sliding doors

X  
> Hi Gaile, Thank you so much for prompt payment. It has been received with  
> thanks. Trust that things are going well for you. X \$588.80  
> Regards  
> Leighton Baker  
>  
> On Wed, 7 Sep 2011 10:13:57 +1200, "John & Gaile" <gailejohn@clear.net.nz>  
> wrote:  
>> Hi Leighton,  
>>  
>> Invoice received with thanks.  
>>  
>> Leighton, I have direct credited amount owing to your bank a/c this  
>> morning.  
>>  
>> So I can forward proof of to EQC it would be appreciated for you to  
> please  
>> receipt and forward back to me via email ASAP.  
>>  
>> Our claim number which should perhapes show on the receipt is:  
> 2011/200970.  
>>  
>> Many thanks,  
>>  
>> Gaile Downey  
>>  
>>  
>> ----- Original Message -----  
>> From: "lsbaker" <lsbaker@maxnet.co.nz>

9/21/2011



Claim No. CLM/2011/200970

07 February 2012

Ernest (John) DOWNEY  
67 TUCKERS ROAD  
CASEBROOK  
CHRISTCHURCH 8051

Dear Ernest (John) DOWNEY

**Your settlement calculation**

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

Item	Amount	Excess	Balance
Emergency repairs	\$2,396.60	\$0.00	\$2,396.60
Total			\$2,396.60

Total amount of this payment is \$2,396.60

**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 correct 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.

**Further contact**

If you have any concerns about your claim please contact us either 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

Sarah Wilson  
Claims Officer

**HUB FILE NOTE:**

<b>Completed By:</b>	<b>Peter Tucker</b>	<b>Claim Number:</b>	<b>2011 / 200970</b>
<b>Date:</b>	<b>08.05.2015</b>	<b>Customer Name:</b>	<b>JE Downey</b>
<b>Role :</b>	<b>EQC CLA</b>	<b>Address:</b>	<b>67 Tuckers Rd</b>
			<b>Redwood</b>
			<b>Christchurch</b>
<b>Hub:</b>			
<b>Type(tick one)</b>	<input type="checkbox"/> SCOPE/COST VARIATION	<input checked="" type="checkbox"/> PARTIAL /FULL CASH SETTLEMENT	
	<input type="checkbox"/> NEW/ADDITIONAL DAMAGE	<input type="checkbox"/> REPORT/CLAIM INFORMATION	
	<input type="checkbox"/> POSSIBLE OVERCAP	<input type="checkbox"/> OTHER	
<b>ASSOCIATED CLAIMS</b>			
<b>FULL OR PARTIAL CASH SETTLEMENT: ( TICK ONE)</b>		<input checked="" type="checkbox"/> PARTIAL	<input type="checkbox"/> FULL
<b>RECOMMENDED SETTLEMENT VALUE:</b>		\$9,919.23	<b>INC P&amp;G, MARGIN &amp; GST</b>
<b>REASON FOR CASH SETTLEMENT</b>			

This Cash settlement is to cover failed repairs and scope omission identified at remedial inspection 13/4/2015.

The costings have been taken directly from the Rates Ceiling.

The reason for the cash settlement is to enable the Home Owner to undertake repairs at their own convenience.

I believe this settlement represents an accurate assessment of the damage and the figure given is a fair and reasonable one.

The claimant has been informed about this settlement recommendation via emailed AOW and during the inspection discussion.

Please note that :

1. This cash settlement is a recommendation only and is subject to final approval,
2. Settlement figure may be subject to deductions of excess, urgent works or any other claim related costs.

Contracted Loss Adjuster  
Central Hub - (Deans)

*[Signature]* 8/5/15

**NEXT ACTION/ RECOMMENDATION FOR HUB SUPPORT**

Upload hub file to CMS.  
Submit cash settlement recommendation for approval.

**CASH SETTLEMENT:**




# Scope of Works



<b>Completed By:</b>	<b>Peter Tucker</b>	<b>Claim Number:</b>	<b>2011 / 200970</b>
<b>Date:</b>	<b>08.05.2015</b>	<b>Customer Name:</b>	<b>JE Downey</b>
<b>Page</b>	<b>2 OF 2</b>	<b>Address:</b>	<b>67 Tuckers Rd</b>
			<b>Redwood</b>
			<b>Christchurch</b>

## TOTALS PAGE :

### P & G's Page:

P & G's Page - Sub Total

### Building Damage Page:

Scope Of Works Page 1

\$8,625.41

Scope Of Works Pages - Sub Total

\$8,625.41

\* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

**Sub Total**

\$8,625.41

**GST**

\$1,293.81

**TOTAL**

\$9,919.23





MS-SF0809



## AGREEMENT OF WORK

CASH SETTLEMENT

Date	13/4/2015
Address	67 TUCICERS RD
Claim Number	2011/200970
Original Contractor	Renovo Carpentry Limited
Current Contract Supervisor	

No	Room	Item Identified	Cat	Repair Strategy	Qty
1	Open plan lounge	Walls cracks	FR	Rate out, tape and plaster / point	6.2.88m <sup>2</sup>
2	Open plan lounge	ceiling cracks	FR	Rate out, tape, and plaster / point	39.11m <sup>2</sup>
3	Master bedroom (SE)	Walls cracks	FR	Rate out, tape, and plaster / point	33.6m <sup>2</sup>
4	Bathroom	Walls cracks	FR	Rate out, tape, and plaster / point	24.48m <sup>2</sup>
5	Kitchen	ceiling	FR	Rate out, tape, and plaster / point	8.25m <sup>2</sup>
6	Exterior	North wall / Siding cracking in blockwork	SO	Grout put, repair, and paint wall	3.0m <sup>2</sup>
					51.70m <sup>2</sup>
* email and post AOW gail@john@clintook.co.nz					

ND - New Damage  
 SO - Scope Omission  
 IR - Incorrect Repair Strategy  
 FR - Failed Repair Strategy

## Cat Keys

WQ & WC - Workmanship  
 DECL - Declined as not EQ or Workmanship Related  
 NA - Not Applicable / Other

THE ABOVE SCOPE IS AGREED BY PARTIES BELOW

CONTRACT SUPERVISOR	<u>Danielle Williams</u>	SIGN	<u>[Signature]</u>	DATE	<u>13/4/2015</u>
EQC REPRESENTATIVE	<u>PETER Tucker</u>	SIGN	<u>[Signature]</u>	DATE	<u>13/4/2015</u>
CUSTOMER	<u>G.E. Downey</u>	SIGN	<u>G.E. Downey</u>	DATE	<u>13/4/2015</u>
ORIGINAL CONTRACTOR		SIGN		DATE	

0800 DAMAGE (0800 32 62 43)

02 June 2015

Claim No. CLM/2011/200970

Mr Ernest Downey and Mrs Gail Downey  
 67 Tuckers Road  
 Casebrook  
 Christchurch 8051

Dear Mr and Mrs Downey

**Insured Name:** Ernest & Gail Downey

**Damage Location:** 67 Tuckers Road, Casebrook, Christchurch 8051

EQC has calculated the repair cost of earthquake damage to your building, which is insured under the Earthquake Commission Act 1993.

As a result your dwelling has been referred to the Canterbury Home Repair Programme, in which Fletcher EQR manages repairs. This letter confirms an agreement you have made with EQC and Fletcher EQR for a partial cash settlement relating to damages to the lounge, master bedroom, bathroom, kitchen and exterior north wall element.

The cash settlement entitlement for your claim of **\$9,919.23** is summarised below.

**Claim summary**

Claim Number	Event Date	Claim Detail	EQC Entitlement	Excess Deducted	Amount
		<b>This Payment</b>			
CLM/2011/200970	13/06/2011	Dwelling	\$9,919.23	\$0.00	\$9,919.23
		<b>Total</b>			<b>\$9,919.23</b>

Excess is calculated at 1% of the amount of the building and contents costs, with a minimum of \$200 per claim.

**Payment by cheque**

The payment cheque is enclosed with this letter.

If you are expecting further payments from EQC, and would prefer payment by direct credit, please send us a pre-printed bank deposit slip or a letter from your bank confirming the account number and names. We can accept these electronically if they are scanned and emailed. Please remember to include your claim number in any correspondence.

**What to do with your payment**

It is important that this payment is used for the purpose of repair or replacement of damaged property. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose. If you believe there are outstanding aspects of your claim, you should keep your payment(s) and EQC will continue to respond to your queries. Banking your claim settlement 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 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**

If you require further information please visit [www.eqc.govt.nz](http://www.eqc.govt.nz) or phone 0800 DAMAGE (0800 326243) between 7am-9pm Monday-Friday or 8am-6pm on Saturday. Alternatively, email [info@eqc.govt.nz](mailto:info@eqc.govt.nz). To assist with the processing of your inquiry, please ensure you include your claim number in the email subject line.

Yours sincerely

*Gail Kettle*

General Manager, Customer and Claims

# 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.

Released Under the Official Information Act 1982

# 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		
2010120561	67 TUCKERS ROAD, CASEBROOK		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)		Property F2'd By:	EQR\BrendanC	F2 Completed Date:	27-02-2013
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\AndreR	F3 Completed Date:	21-03-2013

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/2011/200970 67 TUCKERS ROAD	E015	F3	0	8,836.82	8,836.82	0.00	1,006.98	1,006.98	0.00	9,843.80	9,843.80
Property Total			0	8,836.82	8,836.82	0.00	1,006.98	1,006.98	0.00	9,843.80	9,843.80

Assignments								
EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2011/200970	67 TUCKERS ROAD	Substantive Works - Primary	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)	COMPLETIONS	9,843.80	8	9,843.80	9,843.80
	Transmitted To Hub -> Claim File Review Complete		GRADE 1 TC2					
CLM/2011/200970	67 TUCKERS ROAD	Remedial Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
	Transmitted To Hub -> Not Required - Paid Out Confirmed		PAID OUT CONFIRMED, SEE CMS (AMC 4/09/15)					
Property Total					9,843.80	8	9,843.80	9,843.80

No Works Orders on this Property

Released Under the Official Information Act 1982

# 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		
2010120561	67 TUCKERS ROAD, CASEBROOK		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)		Property F2'd By:	EQR\BrendanC	F2 Completed Date:	27-02-2013
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	EQR\AndreR	F3 Completed Date:	21-03-2013

## Claims / Certs / Payables

SB29      CLOSED OUT-Renovo Carpentry Limited *****									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/200970	Subst OB	Substantive Works	6	EQR\TomF	\$0.00	08-Mar-2012	\$9,843.80		
CLM/2011/200970	Subst OB	Substantive Works	41	EQR\DavidC	\$0.00	15-Feb-2013	-\$1,006.98		
CLM/2011/200970	Subst BV	Scope Addition	41	EQR\DavidC	\$0.00	15-Feb-2013	\$1,006.98		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/200970	Subst OB	Substantive Works	6	EQR\TomF	\$0.00	08-Mar-2012	\$9,843.80		
CLM/2011/200970	Subst OB	Substantive Works	37	EQR\BrendanC	\$0.00	20-Feb-2013	-\$1,006.98    200970		
CLM/2011/200970	Subst BV	Scope Addition	37	EQR\BrendanC	\$0.00	20-Feb-2013	\$1,006.98    200970		
SB29	CLOSED OUT-Renovo Carpentry Limited ***** Total					Claims	\$9,843.80 Certs	\$9,843.80 Payables	\$0.00
Property Total						Claims	\$9,843.80 Certs	\$9,843.80 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

## Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/200970	Final Account Agreement	Bishopdale Hub	28/01/2014
CLM/2011/200970	Construction Completion Inspection	Bishopdale Hub	28/01/2014
CLM/2011/200970	Final Account Agreement	Bishopdale Hub	28/01/2014
CLM/2011/200970	Defects Liability Certificate	Bishopdale Hub	28/01/2014
Property Total			Finalisation Documents Present: 4

No Technical Services Referrals on this Property

Released Under the Official Information Act 1982

# 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		
2010120561	67 TUCKERS ROAD, CASEBROOK		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)		Property F2'd By:	EQR\BrendanC	F2 Completed Date:	27-02-2013
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\AndreR	F3 Completed Date:	21-03-2013

## Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/200970	67 TUCKERS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

## Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SB29 CLOSED OUT-Renovo Carpentry Limited *****	No longer wishes to work	EQRC1088	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

# Scope of Works



## 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:** E Downey

## Assessment of Property at 67 TUCKERS ROAD, CASEBROOK, CHRISTCHURCH 8051 on 2/11/2011

### Site

Element	Damage	Repair
Garden Shed (Garden - Steel - 3.75 m2)		
Garden Shed (Garden - Steel - 9.00 m2)		
Land (Exposed - Soil - 612.50 m2)		
Land (Under dwelling - Soil - 100.00 m2)		
Main Access (Drive - Concrete - 25.00 m2)		
Outbuildings (Other - Steel - 36.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 18.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 12.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Elevation (North wall)

Element	Damage	Repair
No Damage		

#### Elevation (South wall)

Element	Damage	Repair
No Damage		

#### Elevation (East wall)

Element	Damage	Repair
No Damage		

#### Elevation (West wall)

Element	Damage	Repair
No Damage		

#### Foundations (Concrete ring and concrete piles ( tied ))

Element	Damage	Repair
No Damage		



**Roof (Rolled metal on rafters)**

Element	Damage	Repair
---------	--------	--------

No Damage

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

Room Size: 4.60 x 8.50 = 39.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 39.10 m2) Cosmetic Damage Rake out, plaster and paint 39.10 m2

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

Door (Internal) (Concertina door - Aluminium - 1.00 No of) No Earthquake Damage

Floor (T&amp;G - Carpet - 39.10 m2) No Earthquake Damage

Wall covering (Gib - Paint - 62.88 m2) Cosmetic damage Rake out, plaster and paint 62.88 m2

Window (Aluminium Awning - Pane double glazed - 5.00 No of) No Earthquake Damage

**Ground Floor - Kitchen**

Room Size: 2.80 x 2.90 = 8.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 8.12 m2) No Earthquake Damage

Door (Internal) (Concertina door - Aluminium - 1.00 No of) No Earthquake Damage

Floor (T&amp;G - Vinyl - 8.12 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

Range Hood (Over Head - Standard spec - 1.00 item) No Earthquake Damage

Wall covering (Softboard - Paint - 27.36 m2) Cosmetic damage Sand, gap fill and paint 27.36 m2

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

Work top (Kitchen work top - Laminate - 3.50 l/m) No Earthquake Damage

**Ground Floor - Laundry (Painted soft board tile ceiling, painted lining paper over hardboard walls, one double glazed aluminium external door, one double glazed aluminium window)**

Room Size: 1.80 x 1.80 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

**Ground Floor - Hallway**

Room Size: 0.90 x 2.90 = 2.61 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 2.61 m2) No Earthquake Damage

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

Floor (T&G - Carpet - 2.61 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 18.24 m2)	Cosmetic damage	Rake out, plaster and paint	18.24 m2

**Ground Floor - Bathroom**

Room Size: 1.60 x 3.50 = 5.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.60 m2)	Cosmetic Damage	Rake out, plaster and paint	5.60 m2
Door (Internal) (Single sliding - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 5.60 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .72 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 24.48 m2)	Cosmetic damage	Rake out, plaster and paint	24.48 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		

**Ground Floor - Bedroom (1 south west)**

Room Size: 3.40 x 3.60 = 12.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Softboard - 12.24 m2)	No Earthquake Damage		
Door (Internal) (Single sliding - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 12.24 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 33.60 m2)	Cosmetic damage	Rake out, plaster and paint	33.60 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

**First Floor - Hallway (Stairwell)**

Room Size: 1.70 x 4.00 = 6.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.80 m2)	No Earthquake Damage		
Door (Internal) (Single sliding - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 6.80 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.48 m2)	Cosmetic damage	Rake out, plaster and paint	16.00 m2

**First Floor - Toilet (Painted soft board tile ceiling, painted gib walls, one toilet, one internal hollow core timber door, one double glazed aluminium window, painted t and g floor)**

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

**First Floor - Bedroom (2 east)**

Room Size: 2.40 x 3.40 = 8.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Softboard tiles - 8.16 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 8.16 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.84 m2)	Cosmetic damage	Rake out, plaster and paint	27.84 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

### First Floor - Bedroom (1west)

Room Size: 4.40 x 4.60 = 20.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.24 m2)	No Earthquake Damage		
Floor (T&G - Carpet - 20.24 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 43.20 m2)	Cosmetic damage	Rake out, plaster and paint	43.20 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

## Radio studio

### Exterior

#### Elevation (North wall)

Element	Damage	Repair
No Damage		

#### Elevation (South wall)

Element	Damage	Repair
No Damage		

#### Elevation (East wall)

Element	Damage	Repair
No Damage		

#### Elevation (West wall)

Element	Damage	Repair
No Damage		

### Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

### Roof (Rolled metal)

Element	Damage	Repair
No Damage		

### Interior

#### Ground Floor - Room (Other) (Painted soft board walls and ceiling, carpet over concrete floor, one external metal door, two single glazed aluminium and timber windows)

Room Size: 4.10 x 4.60 = 18.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

**Scope of Works - Glossary of Terms**

<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/2011/200970  
**Claimant:** E Downey  
**Property Address:** 67 TUCKERS ROAD  
CASEBROOK  
CHRISTCHURCH 8051

**Assessment Date:** 02/11/2011 11:49  
**Assessor:** Reinke, Todd  
**Estimator:** Holt, Murray  
**Property Occupied By:** Owner Occupied

### Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	E, Downey	03 3526245	022 0107500	03 3541005	

### Insurance & Mortgage Details

#### Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling	HOM317968356	Yes	

#### Insurance Details - Added in COMET

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

#### Mortgage Details - From Claim Centre

Bank
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#### Mortgage Details - Added in COMET

Bank
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#### Mortgage Details - Comments

No mortgage

#### 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	T-Shape	110.93
Radio studio	1	Standard	1961 - 1980	Rectangular	19.30

## Full Assessment

### Site

Element	Type	Material	Damages	Measure	Rate	Cost
Garden Shed	Garden	Steel	No Earthquake Damage			
			No Earthquake Damage			
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			
Outbuildings	Other	Steel	No Earthquake Damage			

#### General Comments:

### Services

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

#### General Comments:

### Main Building

#### Exterior

##### Elevation (North wall)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Painted structural block and rolled metal. 5.5 x 9.4. Includes both storeys.

##### Elevation (South wall)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Rolled metal 5.5 x 9.4. Includes both storeys.

##### Elevation (East wall)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Timber weatherboard 5.5 x 7.0 and painted structural block 3.0 x 6.0. Includes both storeys.

##### Elevation (West wall)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** PVC weatherboard 5.5 x 7.0 and painted structural block 3.0 x 6.0. Includes both storeys.

##### Foundations (Concrete ring and concrete piles ( tied ))

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** GFA = 98.2 M2

##### Roof (Rolled metal on rafters)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Roof area = 100 M2

##### Ground Floor - Lounge (Dining)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	39.10 m2	27.00	1,055.70
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Concertina door	Aluminium	No Earthquake Damage			

Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	62.88 m2	27.00	1,697.76
Window	Aluminium Awning	Pane double 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			
Door (Internal)	Concertina door	Aluminium	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Kitchen joinery	Standard Spec	MDF	No Earthquake Damage			
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Softboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	27.36 m2	39.00	1,067.04
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:****Ground Floor - Laundry (Painted soft board tile ceiling, painted lining paper over hardboard walls, one double glazed aluminium external door, one double glazed aluminium window)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single sliding	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	18.24 m2	27.00	492.48

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.60 m2	27.00	151.20
Door (Internal)	Single sliding	Aluminium	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	24.48 m2	27.00	660.96
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:**

**Ground Floor - Bedroom (1 south west)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Softboard	No Earthquake Damage			
Door (Internal)	Single sliding	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Rake out, plaster and paint	33.60 m2	27.00	907.20
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:****First Floor - Hallway (Stairwell)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single sliding	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.00 m2	27.00	432.00

**General Comments:****First Floor - Toilet (Painted soft board tile ceiling, painted gib walls, one toilet, one internal hollow core timber door, one double glazed aluminium window, painted t and g floor)****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bedroom (2 east)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	27.84 m2	27.00	751.68
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

**General Comments:****First Floor - Bedroom (1west)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	43.20 m2	27.00	1,166.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:****Radio studio****Exterior****Elevation (North wall)****Damage:** No damage



**Require Scaffolding?** No  
**General Comments:** Painted rolled metal. 2.3 x 3.6

**Elevation (South wall)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Painted rolled metal. 2.3 x 3.6

**Elevation (East wall)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Painted rolled metal. 2.3 x 5.0

**Elevation (West wall)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Painted rolled metal. 2.3 x 5.0

**Foundations (Concrete slab)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** GFA = 18 M2

**Roof (Rolled metal)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Roof area = 20 M2

**Ground Floor - Room (Other) (Painted soft board walls and ceiling, carpet over concrete floor, one external metal door, two single glazed aluminium and timber windows)**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**Fees**

**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,106.89
Small Job Fee	1.00	180.00

**Overheads**

Name	Estimate
Preliminary and general	670.59
Margin	1,033.99
GST	1,706.08

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring and concrete piles ( tied ))	0.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Roof (Rolled metal on rafters)	0.00
	Elevation (South wall)	0.00
	Elevation (West wall)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bedroom (1west)	1,166.40
	Bedroom (2 east)	751.68
	Hallway (Stairwell)	432.00
	Toilet (Painted soft board tile ceiling, painted gib walls, one toilet, one internal hollow core timber door, one double glazed aluminium window, painted t and g floor)	0.00
		2,350.08
Ground Floor	Bathroom	812.16
	Bedroom (1 south west)	907.20
	Hallway	492.48
	Kitchen	1,067.04
	Laundry (Painted soft board tile ceiling, painted lining paper over hardboard walls, one double glazed aluminium external door, one double glazed aluminium window)	0.00
	Lounge (Dining)	2,753.46
		6,032.34
		8,382.42

### Radio studio

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South wall)	0.00
	Elevation (West wall)	0.00
		0.00
Floor	Description	Estimate
Ground Floor	Room (Other) (Painted soft board walls and ceiling, carpet over concrete floor, one external metal door, two single glazed aluminium and timber windows)	0.00
		0.00
		0.00

### Fees

Description	Estimate
Contents movement fee	1,106.89
Small Job Fee	180.00
	1,286.89

**Overheads**

Description	Estimate
Preliminary and general	670.59
Margin	1,033.99
GST	1,706.08
	3,410.67
<b>Total Estimate</b>	13,079.98

## 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	No access
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)

- 2010/120561

## File Notes

**Date Created:** 02/11/2011 10:47  
**Created :** Reinke, Todd  
**Subject:** Dwelling and damage description  
**Note:** Two storey, three bedroom, 1970's, painted concrete block, rolled steel and PVC weatherboard exterior walls, rolled metal roof, concrete ring foundation  
 Minor cosmetic damage interior of dwelling  
 Dwelling is weathertight and habitable  
**Next Action:**

**Date Created:** 07/11/2011 03:15  
**Created :** Administrator, Alchemy  
**Subject:** COMET sent to EQR on 07/11/2011  
**Note:** COMET sent to EQR on 07/11/2011  
**Next Action:**

## Urgent Works Items

## EQC Claim Assessment

<b>Address</b>	67 TUCKERS ROAD, CASEBROOK, CHRISTCHURCH, 8051	<b>EQC Claim Number</b>	CLM/2011/200970
<b>Hazards</b>	Nil	<b>EQC Assessor (L,F)</b>	Reinke, Todd
<b>Inspection Date</b>	02-Nov-2011	<b>Placard</b>	No Sticker
		<b>EQC Estimator (L,F)</b>	Holt, Murray

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
Downey E	64 03 3526245	64 03 3541005	64 022 0107500	radioedwood@hotmail.com

Property - Overheads and Fees	
<b>Included Items</b>	Contents movement fee, Contractor's margin, Covering incidental costs., Goods and services tax, Small Job Fee - Other

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
<b>Water Supply</b>	Town Connection, Plastic	12 m
<b>Sewerage</b>	Town Connection, Clay pipes	18 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
<b>Land</b>	Exposed, Soil	612.5 m2
<b>Land</b>	Under dwelling, Soil	100 m2
<b>Main Access</b>	Drive, Concrete	25 m2
<b>Outbuildings</b>	Other, Steel	36 m2
<b>Garden Shed</b>	Garden, Steel	3.75 m2
<b>Garden Shed</b>	Garden, Steel	9 m2

<b>MAIN BUILDING</b>	Age 1961 - 1980	Area 110.9m2	Footprint T-Shape
<b>Structure</b>			

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West wall)</b>		

**Comments:** PVC weatherboard 5.5 x 7.0 and painted structural block 3.0 x 6.0. Includes both storeys.

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North wall)</b>		

**Comments:** Painted structural block and rolled metal. 5.5 x 9.4. Includes both storeys.

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (South wall)</b>		

**Comments:** Rolled metal 5.5 x 9.4. Includes both storeys.

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (East wall)</b>		

**Comments:** Timber weatherboard 5.5 x 7.0 and painted structural block 3.0 x 6.0. Includes both storeys.

Element	Description / Damage / Repair Strategy	Measure
<b>Foundations (Concrete ring and concrete piles ( tied ))</b>		



EQC Claim Number CLM/2011/200970

Comments: GFA = 98.2 M2

Element	Description / Damage / Repair Strategy	Measure
<b>Roof (Rolled metal on rafters)</b>		
Comments: Roof area = 100 M2		

## Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Lounge Dining (L=8.5m W=4.6m H=2.4m)</b>		
Window	Aluminium Awning, Pane double glazed (5.00 No of)	
Door (Internal)	Concertina door, Aluminium (1.00 No of)	
Wall covering	Gib, Paint (62.88 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	62.88 m2
Ceiling	Gib, Paint (39.10 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	39.1 m2
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
Floor	T&G, Carpet (39.10 m2)	

Room - Additional Notes: *SMALL CEILING IN DINING - RA-61B  
POLYSTYRENE*

**Kitchen (L=2.9m W=2.8m H=2.4m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)	
Door (Internal)	Concertina door, Aluminium (1.00 No of)	
Range ( Free standing oven )	Electric, Standard Electric (1.00 Item)	
Ceiling	Gib, Paint (8.12 m2)	<i>ADD CEILING.</i>
Work top	Kitchen work top, Laminate (3.50 m)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Wall covering	Softboard, Paint (27.36 m2)	
	Cosmetic damage	
	Sand, gap fill and paint	27.36 m2
Kitchen joinery	Standard Spec, MDF (1.00 Item)	
Floor	T&G, Vinyl (8.12 m2)	

Room - Additional Notes:

**Laundry Painted soft board tile ceiling, painted lining paper over hardboard walls, one double glazed aluminium external door, one double glazed aluminium window (L=1.8m W=1.8m H=2.4m)**

Room - Additional Notes:

**Hallway (L=2.9m W=0.9m H=2.4m)**

Wall covering	Gib, Paint (18.24 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	18.24 m2

EQC Claim Number CLM/2011/200970

Ceiling	Gib, Paint (2.61 m2)
Door (Internal)	Single sliding, Timber (1.00 No of)
Floor	T&G, Carpet (2.61 m2)

**Room - Additional Notes:****Bathroom (L=3.5m W=1.6m H=2.4m)**

Window	Aluminium Awning, Pane double glazed (2.00 No of)
Shower	Cubical shower unit, Acrylic shower (0.72 m2)

Ceiling	Gib, Paint (5.60 m2)
✓	Cosmetic Damage
	Rake out, plaster and paint 5.6 m2

Wall covering	Gib, Paint (24.48 m2)
✓	Cosmetic damage
	Rake out, plaster and paint 24.48 m2

Door (Internal)	Single sliding, Aluminium (1.00 No of)
Toilet	Standard, Standard Spec (1.00 Item)
Floor	T&G, Carpet (5.60 m2)
Bathroom sink	Vanity single, Standard specification (1.00 Item)

**Room - Additional Notes:****Bedroom 1 south west (L=3.6m W=3.4m H=2.4m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)
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Ceiling	Gib, Softboard (12.24 m2)
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Wall covering	Gib, Wall paper / paint (33.60 m2)
✓	Cosmetic damage
	Rake out, plaster and paint 33.6 m2

Door (Internal)	Single sliding, Timber (1.00 No of)
Floor	T&G, Carpet (12.24 m2)

**Room - Additional Notes:****First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Hallway Stairwell (L=4.0m W=1.7m H=3.2m)**

Ceiling	Gib, Paint (6.80 m2) 3 NAIL POPPED
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Wall covering	Gib, Paint (36.48 m2)
✓	Cosmetic damage
	Rake out, plaster and paint 16 m2

Door (Internal)	Single sliding, Timber (1.00 No of)
Floor	T&G, Carpet (6.80 m2)



EQC Claim Number CLM/2011/200970

**Room - Additional Notes:**

Toilet Painted soft board tile ceiling, painted glb walls, one toilet, one internal hollow core timber door, one double glazed aluminium window, painted t and g floor (L=1.9m W=0.9m H=2.4m)

**Room - Additional Notes:****Bedroom 2 east (L=3.4m W=2.4m H=2.4m)**

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

Wall covering Gib, Paint (27.84 m2)

Cosmetic damage

Rake out, plaster and paint

27.84 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Ceiling Softboard, Softboard tiles (8.16 m2)

Floor T&G, T+G polished timber (8.16 m2)

**Room - Additional Notes:****Bedroom 1west (L=4.6m W=4.4m H=2.4m)**

Window Aluminium Awning, Pane single glazed (2.00 No of)

Ceiling Gib, Paint (20.24 m2)

Wall covering Gib, Paint (43.20 m2)

Cosmetic damage

Rake out, plaster and paint

43.2 m2

Floor T&G, Carpet (20.24 m2)

**Room - Additional Notes:**

RADIO STUDIO Age 1961 - 1980 Area 19.3m2 Footprint Rectangular

**Structure**

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (East wall)**

Comments: Painted rolled metal. 2.3 x 5.0

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (West wall)**

Comments: Painted rolled metal. 2.3 x 5.0

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (North wall)**

Comments: Painted rolled metal. 2.3 x 3.6

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (South wall)**

Comments: Painted rolled metal. 2.3 x 3.6



EQC Claim Number CLM/2011/200970

Element	Description / Damage / Repair Strategy	Measure
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**Foundations (Concrete slab)****Comments:** GFA = 18 M2

Element	Description / Damage / Repair Strategy	Measure
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**Roof (Rolled metal)****Comments:** Roof area = 20 M2**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Room (Other)** Painted soft board walls and ceiling, carpet over concrete floor, one external metal door, two single glazed aluminium and timber windows (L=4.6m W=4.1m H=2.4m)**Room - Additional Notes:****End Of Assessment**

# Scope Change Summary



Claim No.s:	2010/	EQR Supervisor:	Craig Thompson
	2011/200970	Contractor:	Rendro
Claimant:	Mr Downey	Date:	12/12/11
Address:	67 Tuckers Road		
Contact No.s:	03 354 1005		

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex. Please ensure that the property is scoped/identified by individual rooms and areas.

Room	Walls	Ceiling	Floor	Amendments to original scope
<del>GATEWAY</del> DINING	✓	✓	✓	CEILING DAMAGED POLYSTYRENE (PHOTO) NO MORE TILES MUST RE GIB 1.78 x 5.3 9.49
KITCHEN		✓		REMOVE WALLS FROM SCOPE PHOTO ADD CEILING - CRACKS IN SCOTIA TO CEILING 8.12.
UPPER STAIRWELL		✓		NAILS POPPED. PHOTO 16m2



# Scope Change Summary



Claim No.s:	2010/	EQR Supervisor:	Craig Thompson
	2011/200970	Contractor:	Renovo
Claimant:	Mr Downey	Date:	12/12/11
Address:	67 Tuckers Road		
Contact No.s:	03 354 1005		

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex. Please ensure that the property is scoped/identified by individual rooms and areas.

Room	Walls	Ceiling	Floor	Amendments to original scope
<del>LIVING</del> DINING	✓	✓	✓	CEILING DAMAGED POLYSTYRENE NO MORE TILES MUST BE GIB 1.78 x 5.3 9.49 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">PHOTO</span>
KITCHEN		✓		REMOVE WALLS FROM SCOPE ADD CEILING - CRACKS IN SCOTIA TO CEILING. 8.12. <span style="float: right;">PHOTO</span>
UPPER STAIRWELL		✓		NAILS POPPED. <span style="float: right;">PHOTO</span> 16m2

**Contractor:** Renovo Group  
**Claim No:** 2011/200970  
**Address** 67 Tuckers Road Casebrook  
**Date** 19/12/2011

Room	Living Room /Dining Room open plan area	-
Damage		-
EQC Scope of Works	2495.54	2,495.54
Builders Note:		-
Variation Order	Ceiling to be replaced with Gib board	663.82
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room	Kitchen	-
Damage		-
EQC Scope of Works	Rake out and plaster, exclude paint walls, replace with paint ceiling	150.00
Builders Note:		-
Variation Order	Paint ceiling	186.76
Room	Hallway	-
Damage		-
EQC Scope of Works	Rake out and plaster, paint walls	569.52
Builders Note:		-
Variation Order		-
Room	Bathroom	-
Damage		-
EQC Scope of Works	Rake out and plaster, paint walls, paint ceiling	841.84
Builders Note:		-
Variation Order		-
Room	Bedroom 1 Southwest	-
Damage		-
EQC Scope of Works	Rake out and plaster, paint walls	922.80
Builders Note:		-
Variation Order		-
Room	Upstairs Hallway	-
Damage		-
EQC Scope of Works	Rake out and plaster, paint walls	518.00
Builders Note:		-
Variation Order	Paint ceiling for nail pops	156.40
Room	Bedroom 2 East	-
Damage		-

EQC Scope of Works	Rake out and plaster, paint walls	790.32
Builders Note:		-
Variation Order		-
Room	Bedroom 3 West	-
Damage		-
EQC Scope of Works	Rake out and plaster, paint walls	1,143.60
Builders Note:		-
Variation Order		-
Room	Unit	-
Damage		-
	Site supervision, estimating, project management	540.00
	Plastic floor protection, cleaning	450.00
	Rubbish removal	415.20
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-



Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-
Builders Note:		-
Variation Order		-
Room		-
Damage		-
EQC Scope of Works	As Per eqc scope of works	-

Builders Note:			-
Variation Order			
Room			
Damage			
EQC Scope of Works		As Per eqc scope of works	-
Builders Note:			-
Variation Order			
Room			
Damage			
EQC Scope of Works		As Per eqc scope of works	-
Builders Note:			-
Variation Order			

Sub Total Excl G.S.T. 9,843.80

G.S.T at 15% 1,476.57

**Total Including G.S.T. 11,320.37**



67 Tuckers Road, Redwood

Subcontractor:

Customer Name: E Downey  
 Tenant Contact #: 0220107500 or 3526245 work 3541005

HNZ

Colours: Paint: Vinyl: Carpet:

Room	Code	Short Description	Unit	Qty
Living Room		<b>Living Dining</b>		
	DRW110	RAKE OUT AND PLASTER	No.	1
	CLI20E	GIB BD 10MM >2M2, REPL	M2	9.49
	CTI130	TIMBER TRIM /SCOTIA	M	14.7
	DPI550	PAINT CEILING	M2	39.1
<b>Kitchen</b>	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI550	PAINT CEILING	M2	8.12
<b>Hallway</b>	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI800	PAINT WALLS	M2	18.24
<b>Bathroom</b>	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI550	PAINT CEILING	M2	5.6
	DPI800	PAINT WALLS	M2	24.48
<b>Bedroom 1</b>		<b>Southwest 3.6 x 3.4</b>		
	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI800	PAINT WALLS	M2	33.6
<b>Hallway</b>		Upstairs Hallway Stairwell		
	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI800	PAINT WALLS	M2	16
	DPI550	PAINT CEILING	M2	6.8
<b>Bedroom 2</b>		<b>East 3.4 x 2.4</b>		
	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI800	PAINT WALLS	M2	27.84
<b>Bedroom 3</b>		<b>West 4.6 x 4.4</b>		
	DRW110	RAKE OUT AND PLASTER	No.	1
	DPI800	PAINT WALLS	M2	43.2
<b>Unit</b>	SCW10	SITE SUPERVISION, ESTIMATING, PROJECT MANAG	\$	12
	SCW30	PLASTIC FLOOR PROTECTION, CLEANING	\$	450
	SCW40	RUBBISH REMOVAL	No.	1



## WORKS ORDER



TO: NIK BUGHAM Kenova Group

1285 Main South Road

Templeton

Ген. 1088

SB 29

**ORDER NUMBER**

EQW 03453

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

Authorised by: Brendan Colleary

Date : 22<sup>nd</sup> Nov 2011

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
22-11-2011	Craig Thompson	03 3459448	E 015	13
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)			

[illegible]

**On behalf of Fletcher Construction  
as agent for Earthquake Commission**

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

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

---

Contract: 11) 200970 Brett Gravett

Claim Number: 11) 200970

Location: 67 TUCKER'S ROAD

**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: \_\_\_\_\_



25/1/2013  
(Date signed)



# EXEMPT BUILDING WORK FILE RECORD



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

Claim Number ..... 2011 / 200970 .....

Street Address ..... 67 Tuckers Road .....

Suburb ..... Casebrooke .....

City/Town ..... Christchurch .....

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

.....  
This work meets the performance requirements  
of the NZ Building Code B1, B2 and E2 .....

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

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

Name(print).....Craig Thompson..... Signature.....C Thompson.....

Position<sup>7</sup>.....Contract Supervisor..... Hub 13 (Bishopdale)..... Date.....23.4.2012.....

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

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

**Note<sup>2</sup>** Only work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.

**Note<sup>3</sup>** Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

**Note<sup>4</sup>** For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

**Note<sup>5</sup>** This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

**Note<sup>6</sup>** Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

**Note<sup>7</sup>** This record will usually be completed by the Works Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

**Note<sup>8</sup>** This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).

ENTERED

Schedule **E1(a) Contractor's Producer Statement for Construction PS3**

Contract: ~

Location: ~ 67 TUCKERS Rd.

**Issued by**

Contractor: ~ RENOVU

LBP Licence No ~ 111 099

**Preamble**

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

**Statement** I NIK SUFFHAM..... (name of LPB) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

**Description of the work covered by this statement:**

Claim Number: .....

AS PER SCOPE

Signed by/date:

05-03-2012  
(Date signed)



## FINAL ACCOUNT AGREEMENT



\*\* All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Downey	Contractor:	Renovo
Claim No:	2011/200970	Accreditation No:	
Site Address:	67 Tuckers Road	Mobile No:	
		Hub:	Bishopdale - Hub 13
Date:	15 Feb 2013	EQR Site Supervisor:	

Amounts:	Original Contract Value (excl. GST)	\$	8,836.82
	plus Variation VO1 (excl. GST)	\$	1,006.98
	plus Variation VO2 (excl. GST)	\$	-
	plus Variation VO3 (excl. GST)	\$	-
	plus Variation VO4 (excl. GST)	\$	-
	Final Contract Value (excl. GST)	\$	9,843.80
	less Previous Payments (excl. GST)	\$	-
	Amount for Final Payment (excl. GST)	\$	9,843.80
	plus GST Amount	\$	1,476.57
	Amount for Final Payment (incl. GST)	\$	11,320.37

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

Contract Start Date:

Contract Finish Date:

Contractor name:

Date:

Signature:

## OFFICE USE ONLY

Supervisor name:

Date:

Signature:

QS name:

DAVID CASH

David Cash

Date:

15/2/13

ENTERED

## PA FINAL ACCOUNT



Hub	Bishopdale	Company	Renovo
Claim no	2011/200970	Address	
Customer Name	Downey	Phone	
Site Address	67 Tuckers Street	Mobile	
EQR Contracts Supervisor	Craig Thompson	Accreditation No	0
Date	15/02/2013	GST	

(a)	Original P.A. Value	\$	11,373.90
(b)	Variations	\$	1,006.98
(c)	CRP Budget	\$	
	subtotal	\$	<u>12,380.88</u>
	Less Deletions	\$	-1,067.04
	Less Scope Alternative repair	\$	
	Final Substantive Contractor Figure	\$	9,843.80
	Final Contractor CRP Figure	\$	
	Final Contractor Figure	\$	<u>9,843.80</u>
	Final Account Adjustment	\$	1,470.04
	Final Contract Value	\$	<u><u>9,843.80</u></u>

We hereby confirm that this statement represents the full and Final Contract Value for this

Start Date: 0-Jan-00

Finish Date: 0-Jan-00

Signature of Project manager: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Supervisor: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Quantity Surveyor: David Cook

Date: 15/2/13

BC ✓

MS-SF0809



## AGREEMENT OF WORK

Date	13/4/2015
Address	67 TUCICERS RD
Claim Number	2011/200970
Original Contractor	Renovo Carpentry Limited
Current Contract Supervisor	

[illegible]

**Cat Key:**

**ND - New Damage**  
**SO - Scope Omission**  
**IR - Incorrect Repair Strategy**  
**FR - Failed Repair Strategy**

**WQ & WC – Workmanship**  
**DECL - Declined as not EQ or Workmanship Related**  
**NA - Not Applicable / Other**

**THE ABOVE SCOPE IS AGREED BY PARTIES BELOW**

CONTRACT SUPERVISOR	<u>Donielle Williams</u>	SIGN	<u>[Signature]</u>	DATE	<u>13/4/2015</u>
EQC REPRESENTATIVE	<u>PETER Tucker</u>	SIGN	<u>[Signature]</u>	DATE	<u>13/4/2015</u>
CUSTOMER	<u>G. E. Dorney</u>	SIGN	<u>G. E. Dorney</u>	DATE	<u>13/4/2015</u>
ORIGINAL CONTRACTOR		SIGN		DATE	



THIS IS A PAYMENT CLAIM UNDER THE CONSTRUCTION CONTRACTS ACT 2002

AMOUNT OF THIS PAYMENT (including GST)	G + 15% =	\$	11,320.37
--	-----------	----	-----------

Hub # 13 Bishopdale E015			
Received	7-3-2012.		
Entered	8	3	12
Certified	8	3	12

# 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



# QUOTE

Gaile Downey  
67 Tuckers Road  
Casebrook  
Christchurch 8051  
NEW ZEALAND

**Date**  
17 Mar 2025

**Expiry**  
17 Mar 2026

**Quote Number**  
QU-3832

**Reference**  
67 Tuckers Road,  
Casebrook

**GST Number**  
127380880

Enviroflow Ltd  
612 Marshland Road  
Ouruhia  
Christchurch 8083  
NEW ZEALAND  
info@enviroflo.co.nz

Description	Quantity	Unit Price	Amount NZD
Site Establishment	1.00	750.00	750.00
Service Location	1.00	240.00	240.00
Remove and replace sewer and stormwater. Shared trench per metre	1.00	265.00	265.00
Remove and replace sewer per metre	25.00	205.00	5,125.00
Remove and replace concrete path per m2	15.00	185.00	2,775.00
Double cut concrete P/LM (10 LM Minimum Charge)	10.00	44.20	442.00
Fence - remove and reinstate fence (replace if necessary) (minimum charge)	1.00	1,235.00	1,235.00
Supply and compact soil, level, hydroseed above trench lines	1.00	525.00	525.00
Spoil Out - includes truck and dumping fees	1.00	892.50	892.50
CCTV, PS3 (Drainage Producer Statement) and As Built after repairs completed	1.00	367.50	367.50
Subtotal			12,617.00
TOTAL GST 15%			1,892.56
<b>TOTAL NZD</b>			<b>14,509.56</b>

## Terms

Quote is valid for 1 year from the date of issue

Description

We are pleased to submit our quotation for drainage repairs to your property.

Our quote remains valid for 1 year and is presented on the basis of offer and acceptance.

All materials purchased by Enviroflo Ltd remain the property of Enviroflo Ltd until paid for in full. An acceptance of this quote means our terms and conditions including the exclusions and

clarifications have been fully read and understood and that there is an agreement under these terms.

If you require any further information or clarification, please do not hesitate to contact us.

Exclusions and Clarifications:

- A variation would be required for any additional works or for any excavation beyond the depth of 1.4 meters.
- It is assumed any existing drainage lateral will be in a sound condition.
- All trenches are to be back filled and compacted with materials on site unless specified otherwise.
- We have made no allowances for isolating power or telecommunication services if required.
- No allowance has been made for the replacement of the WC riser pipes.
- We expect the site to clear of obstructions before our start date.
- We have made no allowances for any de-watering if required.



- ① Concrete ( $30m^2$ )
- ② Garden bed with plants.
- ③ Wooden deck ( $12m^2$ )
- ④ Grass

67 Tuckers Rd



# Drainage Assessment Report

**Customer** Gaile Downey - 022 019 6845

**Address** 67 Tuckers Road

Casebrook

**Prepared By** Enviroflo (03 242 0720)

**Date** 17/03/2025

**Certified Drainlayer** Hayden Greig 23347

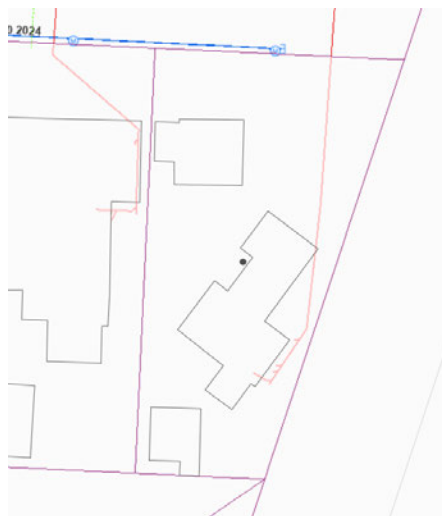
**Signed** Hayden Greig

After a recent survey of the existing private sewer and stormwater systems at the above address, on 12/12/2024, this report was prepared by Enviroflo for the Natural Hazards Commission (NHC; Formerly EQC).

Copies of the following documents have been provided with this report:

- As-Built Sketch – a diagram of the existing sewerage and stormwater systems indicating where damage was identified
- Proposed Repair Strategy Sketch – a diagram of the existing systems revised to reflect any changes made as part of the repair (i.e. component relocations, rerouting of lines, etc.)
- Enviroflo Quote
- Video footage
- Photographs

Any questions regarding this report should be directed in the first instance to Enviroflo.



## Property Overview

67 Tucker Road is a 1970's mixed material house. The yard features lawn, garden beds, and established shrubs and trees. Hard surfaces at the property are a concrete driveway, concrete paths, and decking. The Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site regarding the address.



## Report – Sanitary Sewer

### Overview of the Sanitary Sewer

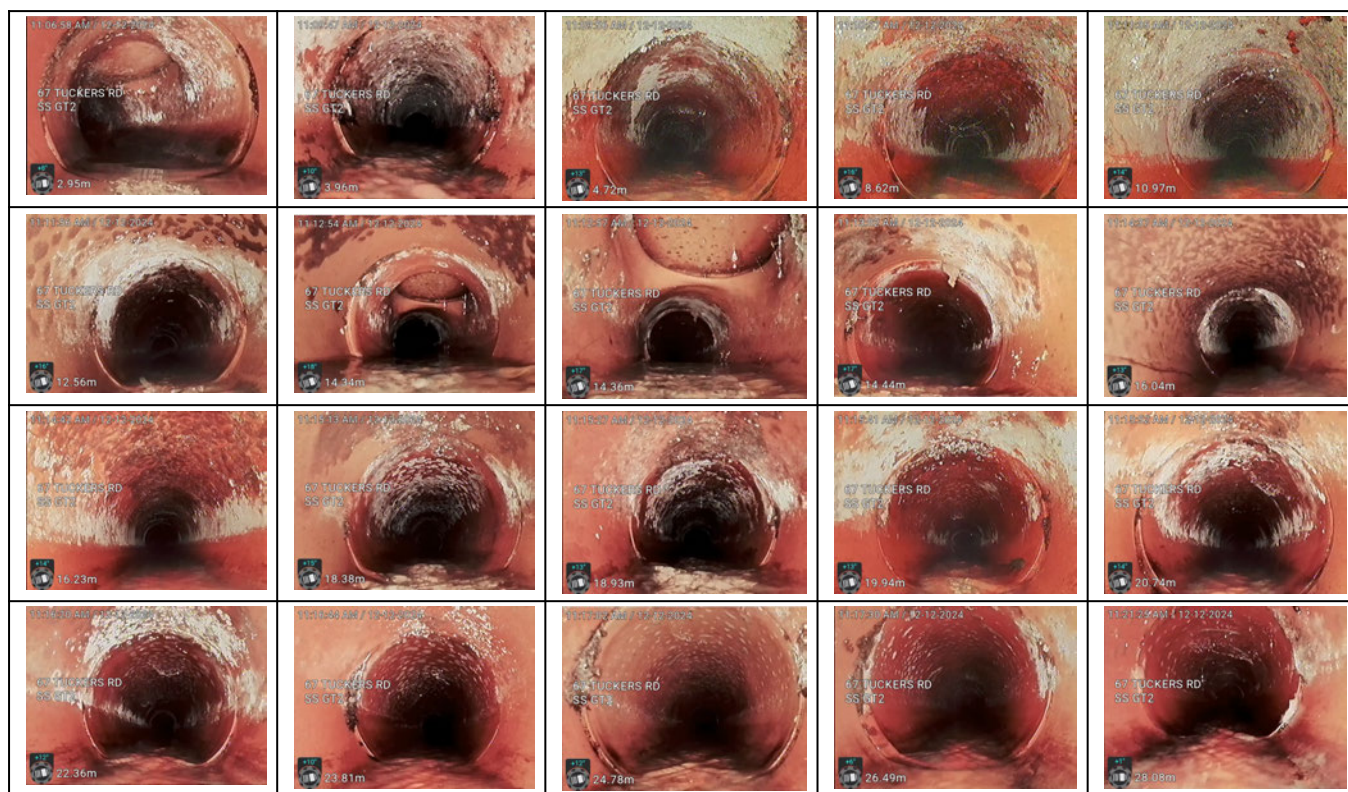
The sewer (SS) is earthenware (EW). There are two EW gully traps.

**Key:** JD - Displaced join. RI – Root intrusion./ PX – Pipe missing. CM – Multiple cracking. MC – material change. CC – Circumferential cracking. CL – Longitudinal cracking.

### Damage noted from gully trap (GT)2:

JD at 3.0m (pulled joint), 4.0m, 4.7m, 7.3m, 8.6m, 11.0m (pulled joint), 12.6m, 14.3m, 14.4m, 18.4m (pulled joint), 18.9m (pulled joint), 20.0m, 20.7, 22.4m, 23.8m, 24.8m, 25.5m, 26.5m (pulled joint), and 28.1m. Cracking at 14.3m (CL), 16.0m (CL), and 16.2m (CL; partially obscured by build-up on roof).

Although open and functional, there are widespread displaced and pulled joints in the sewer line, with some instances of cracking. This damage is consistent with damage caused by earthquake ground movement. We recommend this line be re-laid to restore integrity. We were unable to inspect the head of the line between the first and second gully trap as the first gully trap is underneath a deck. During repairs, we will inspect that portion of the line and if earthquake damage is found, a variation will be raised with NHC for additional works.



### Included in Repair Strategy

26m PVC to replace damaged earthenware.

- 1m in shared trench with the stormwater (sacrificial - as SW overlying SS line).
- 25m in solo trench

Remove and replace part of concrete path along the east side of the house (15m<sup>2</sup>).

Double-cut concrete at foundation.

Remove and reinstate the fence.

Remove and reinstate small water tank on concrete path.

Remove shrubs overlying sewer line where necessary. *Note: NHC make no consideration for replacement of plants and trees.*

Hydroseeding over trenchline in lawn.

CCTV line from GT2 back to GT1.

Spoil out - includes truck and dumping.

CCTV, PS3 (Drainage producer statement) and As Built after repairs completed.

### Excluded from Repair Strategy

The line from GT1 to GT2 - this will be inspected at the time of repairs.

## **Report – Stormwater**

### **Overview of the Stormwater system**

There are no downpipes on the main house as it is an a-frame structure. There are downpipes on the secondary buildings, but these are PVC lines that discharge to a nearby creek. The homeowner has not reported any issues. The stormwater system is therefore excluded from the drainage assessment.

### **Included in Repair Strategy**

N/A

### **Excluded from Repair Strategy**

N/A



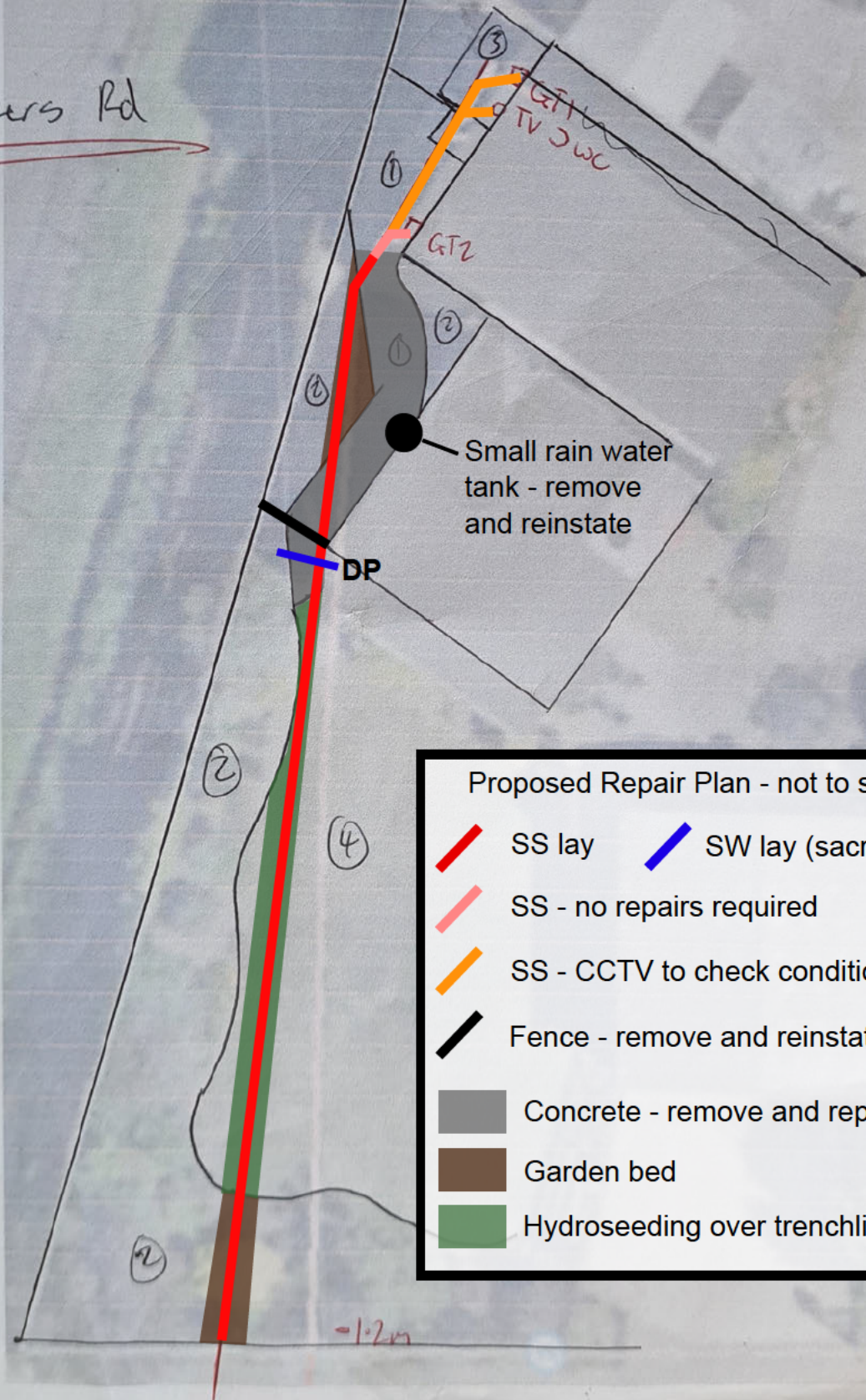
① Concrete (30m<sup>2</sup>)

② Garden bed with plants.

③ Wooden deck (12m<sup>2</sup>)

④ Grass

67 Tuckers Rd





# TAX INVOICE

Gaile Downey  
67 Tuckers Road  
Casebrook  
Christchurch 8051  
NEW ZEALAND

**Invoice Date**  
17 Mar 2025

**Invoice Number**  
INV-7506

**Reference**  
67 Tuckers Road,  
Casebrook

**GST Number**  
127380880

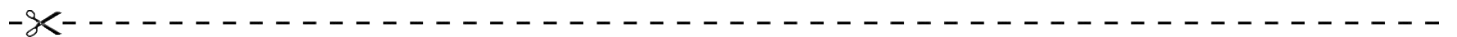
Enviroflow Ltd  
612 Marshland Road  
Ouruhia  
Christchurch 8083  
NEW ZEALAND  
info@enviroflo.co.nz

Description	Quantity	Unit Price	Amount NZD
Earthquake Drainage Survey - Survey of Sewer and Stormwater including report, quote and as built	1.00	800.00	800.00
Subtotal			800.00
TOTAL GST 15%			120.00
TOTAL NZD			920.00

## Due Date: 17 Jun 2025

Please make payment by bank deposit using your invoice number as reference to:

ENVIROFLOW LIMITED  
ANZ Bank Number: 06 0821 0955226 00



# PAYMENT ADVICE

To: Enviroflow Ltd  
612 Marshland Road  
Ouruhia  
Christchurch 8083  
NEW ZEALAND  
info@enviroflo.co.nz

**Customer** Gaile Downey

**Invoice Number** INV-7506

**Amount Due** 920.00

**Due Date** 17 Jun 2025

**Amount Enclosed**

Enter the amount you are paying above



6 May 2025

Ernest Downey & Gaile Downey  
67 Tuckers Road  
Casebrook  
Christchurch 8051

**Your claim: CLM/2011/200970**

**Regarding damage at: 67 Tuckers Road, Casebrook, Christchurch**

Dear Ernest and Gaile

### Invoice Settlement

Natural Hazards Commission Toka Tū Ake (NHC) has agreed to provide reimbursement to you for costs incurred in establishing the damage to your property. Your reimbursement has been calculated as per the following table:

#### Payment details (all amounts are inclusive of GST):

Claim detail	NHC entitlement	Excess deducted	Amount
Enviroflow Ltd Invoice Number: INV-7506 Dated: 17/03/2025	\$920.00	N/A	\$920.00
<b>Total Payment</b>			<b>\$920</b>

### Payment by electronic transfer

Payment/s totalling **\$920.00** have been electronically transferred to the bank account you have specified.

### 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





As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on [www.naturalhazards.govt.nz](http://www.naturalhazards.govt.nz)

If you wish to discuss the above payment or would like any further information, please contact our Minor Works Team on 0800 326 243.

Yours sincerely,

Minor Works Team  
Canterbury - 0800 326 243





# TAX INVOICE

Gaile Downey  
67 Tuckers Road  
Casebrook  
Christchurch 8051  
NEW ZEALAND

**Invoice Date**  
17 Jun 2025

**Invoice Number**  
INV-7983

**Reference**  
67 Tuckers Road, Casebrook

**GST Number**  
127380880

Enviroflow Limited  
16A Hurley Street  
Christchurch Central  
Christchurch 8011  
NEW ZEALAND

## Description

Invoice for Completed Drainage Works

Subtotal	12,617.00
Total GST 15%	1,892.56
Invoice Total NZD	14,509.56
Total Net Payments NZD	0.00
<b>Amount Due NZD</b>	<b>14,509.56</b>

**Due Date: 11 Jul 2025**

Please make payment to Enviroflo Ltd, ANZ Bank Number: 06 0821 0955226 00

## PAYMENT ADVICE

To: Enviroflow Limited  
16A Hurley Street  
Christchurch Central  
Christchurch 8011  
NEW ZEALAND

**Customer** Gaile Downey

**Invoice Number** INV-7983

**Amount Due** 14,509.56

**Due Date** 11 Jul 2025

**Amount Enclosed**

Enter the amount you are paying above



1 July 2025

Ernest Downey & Gaile Downey  
67 Tuckers Road  
Casebrook  
Christchurch 8051

**Your claim: CLM/2011/200970**

**Regarding damage at: 67 Tuckers Road, Casebrook, Christchurch**

Dear Ernest and Gaile

## **Cash settlement**

On behalf of the Natural Hazards Commission Toka Tū Ake (NHC), I would like to thank you for your continued patience while we worked through your claim.

We have reviewed the earthquake damage to your home, which is insured under the Earthquake Commission Act 1993 (the EQC Act) and have calculated the repair cost of the earthquake damage.

We can now provide you a cash settlement for your claim/s.

Maximum EQC entitlement per event (cap): \$115,000.00

Your total cash settlement amount across all events is as summarised below.

## Payment details (all amounts are inclusive of GST):

NHC can settle the apportioned amount of total damage to each event, in full, less any applicable excess.

Claim number	Event date	Claim detail	EQC entitlement	Excess** deducted	Amount
CLM/2011/158034	22/02/2011	This payment			
		Enviroflow Ltd Invoice INV-7983	\$14,509.56	\$141.91	\$14,367.65
		This payment			\$14,367.65

### \*\*Excess

The excess deducted per NHC Toka Tū Ake claim for a residential building is \$200 multiplied by the number of dwellings in the residential building or 1% of the amount payable, whichever is greater.

Excess calculation:

\$14,509.56 (this payment) + \$19,681.06 (previous payments) = \$34,190.62. 1% excess is \$341.91 less \$200 previously paid = \$141.91.

## Payment by electronic transfer

Payment/s totalling \$14,367.65 have been electronically transferred to the bank account you have specified.

## 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, and
- you will provide any further information required for us to assess your claim.

## What to do with your payment

It is important that this payment is used for the purpose of reinstatement of earthquake damaged property, as outlined in the accepted Enviroflow Ltd quotes. Your future entitlement to cover for this property may be affected if your payment is not used for this purpose. Please note that NHC may elect to pay any future settlements for claims you make for your property upon evidence of the agreed repairs being completed.

Please ensure you keep a record of all repairs completed in accordance with the settlement documentation including photos and costs incurred over the course of your repairs.

If you believe there are outstanding aspects of your claim, keep this payment(s) and I will work with you on any remaining aspects of your claim. Banking your claim settlement does not affect your current or any future entitlement(s).

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 below. I am available between 9am and 4pm Monday to Friday.

Yours sincerely

Anna Bateson  
[anna.bateson@naturalhazards.govt.nz](mailto:anna.bateson@naturalhazards.govt.nz)  
027 379 3165

# 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*







# Scope of Works

Completed by: Bryan HarrisDate: 20/08/13 Page: 1 of 1  
dd / mm / yyC L M / 2 0 1 1 / 2 0 0 9 7 0  
Ernest (John) DOWNEY  
67 TUCKERS ROAD  
CASEBROOK  
CHRISTCHURCH  
H: & W: 03-352-6245 03-354-1005  
M: 022 -010-7500Description: **Enabling Works – 8/9 – Dwellings**Dwelling Type      Ring Foundation ☐    Piled ☐    Concrete Slab ☐    Combined Piles/Slab ☐Average finished floor level above ground level: .....mm      Unable to determine ☐ (refer to file note)

Enter this information onto the Enabling Works 8/9 SOW, where P&amp;G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Site Establishment	each				1	\$9,000	9,000
Dwelling Storage (off site)	each				1	\$5,000	5,000
Dwelling Lift 0-150	m <sup>2</sup>				1	\$12,200	12,200
150-200	m <sup>2</sup>				1	\$13,300	
200-250	m <sup>2</sup>				1	\$18,500	
250-2 Storey	m <sup>2</sup>				1	\$22,000	
Removal of Debris 0-150	m <sup>2</sup>				1	\$6,050	6,050
150-200	m <sup>2</sup>				1	\$8,250	
200-250	m <sup>2</sup>				1	\$11,000	
250-2 Storey	m <sup>2</sup>				1	\$13,750	
Garage (incl Removal of Debris)							
Metal Profiled: Remove, Store on Site, Reinstale	m <sup>2</sup>	56.09	1		56.09	\$667	37,412.03
Concrete Block: Demolish and Reinstale	m <sup>2</sup>					\$908	
Total:							69,662.03

CHECKED

RS 20/8/13





reinspection  
**EQC**

# Scope of Works

Completed by: Jason HuriaDate: 20/08/13 Page: 1 of 1  
dd / mm / yy

Ernest (John) DOWNEY

67 TUCKERS ROAD

CASEBROOK

CHRISTCHURCH

H: &amp; W: 03-352-6245 03-354-1005

M: 022 -010-7500

Description: **Enabling Works – 8/9 – Structures**

Enter this information onto the Enabling Works 8/9 SOW, where P&amp;G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each				1	\$160	160
Machine Hire	hrs				8	\$110	880
Truck Hire	hrs				4	\$100	400
Breaker Hire	day					\$70	
Skip (4m <sup>3</sup> )	each					\$190	
Contaminated Waste	m <sup>3</sup>				7	\$100	700
Clean Waste	m <sup>3</sup>					\$20	
Labour	hrs					\$45	
Pergola/Gazebo	m <sup>2</sup>					\$100	
Garden Shed/ Glass House	m <sup>2</sup>	18.87	1		18.87	\$100	1887
Play House/ Sand Pit	Sum					\$500	
Clothes Line/ Kennel	Sum				1	\$250	250
Spa Pool	Sum					\$1,500	
Swimming Pool (3m dia)	Sum					\$1,500	
Swimming Pool (8m x 4m)	Sum					\$25,000	
Swimming Pool (15m x 5m)	Sum					\$55,000	
B.B.Q	Sum					\$1,000	
Pizza Oven	Sum					\$1,000	
Fencing 1.8m	l/m					\$125	
Fencing Hebel 1.8m	l/m					\$470	
Artificial Surface	m <sup>2</sup>	6	5.4		32.40	\$65	2106.00
Carport	m <sup>2</sup>					\$200	
Deck	m <sup>2</sup>					\$240	
Patio	m <sup>2</sup>					\$185	
						<b>Total:</b>	<b>6,383.00</b>

**CHECKED**

ver03, APR 2013

RS 21/8/13

# EQC

V1.32, FEB 2013







reinspection

EQC

## Inspection Summary

Completed by: Johnny Ireland

Date:

19/8/13

dd/mm/yy

Page: 1 of 1



Ernest (John) DOWNEY

67 TUCKERS ROAD

CASEBROOK

CHRISTCHURCH

H: &amp; W: 03-352-6245 03-354-1005

M: 022 -010-7500

Time arrived at site: 15:00 Time left site: 15:45 Was an inspection carried out? Yes ☒ No ☐Customer present: Yes ☒ No ☐ Customer Name: Mrs Mrs Downey

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? ☐ ☒
- Were any bridges or culverts damaged within EQC Cover? ☐ ☒
- Were any retaining walls damaged within EQC Cover? ☐ ☒
- Is an engineer required? ☐ ☒
- Is a valuation required? ☐ ☒
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways) ☐ ☒
- Has anything in this pack been escalated? ☐ ☒
- Customer has advised of invoices for emergency work? ☐ ☒
- Customer advised of next action? ☒ ☐ In Person / Notification by Post.
- Was any silt found under the dwelling? ☐ ☒

- If there was nil damage, why was that? Building removed ☐ Building repairs have fixed ☐ No visible damage ☒- If a potential or actual 8/9 property, was the dwelling present? Building removed ☐ Building present ☒

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 ☒Total m<sup>2</sup> of Damaged Land:/ m<sup>2</sup>Notional Land Damage Value @\$300/m<sup>2</sup> (Incl GST):\$ /

Next action

Await Confirmation of CAT 8/9 Status.

CHECKED

RS 20/8/13



reinspection



Ernest (John) DOWNEY

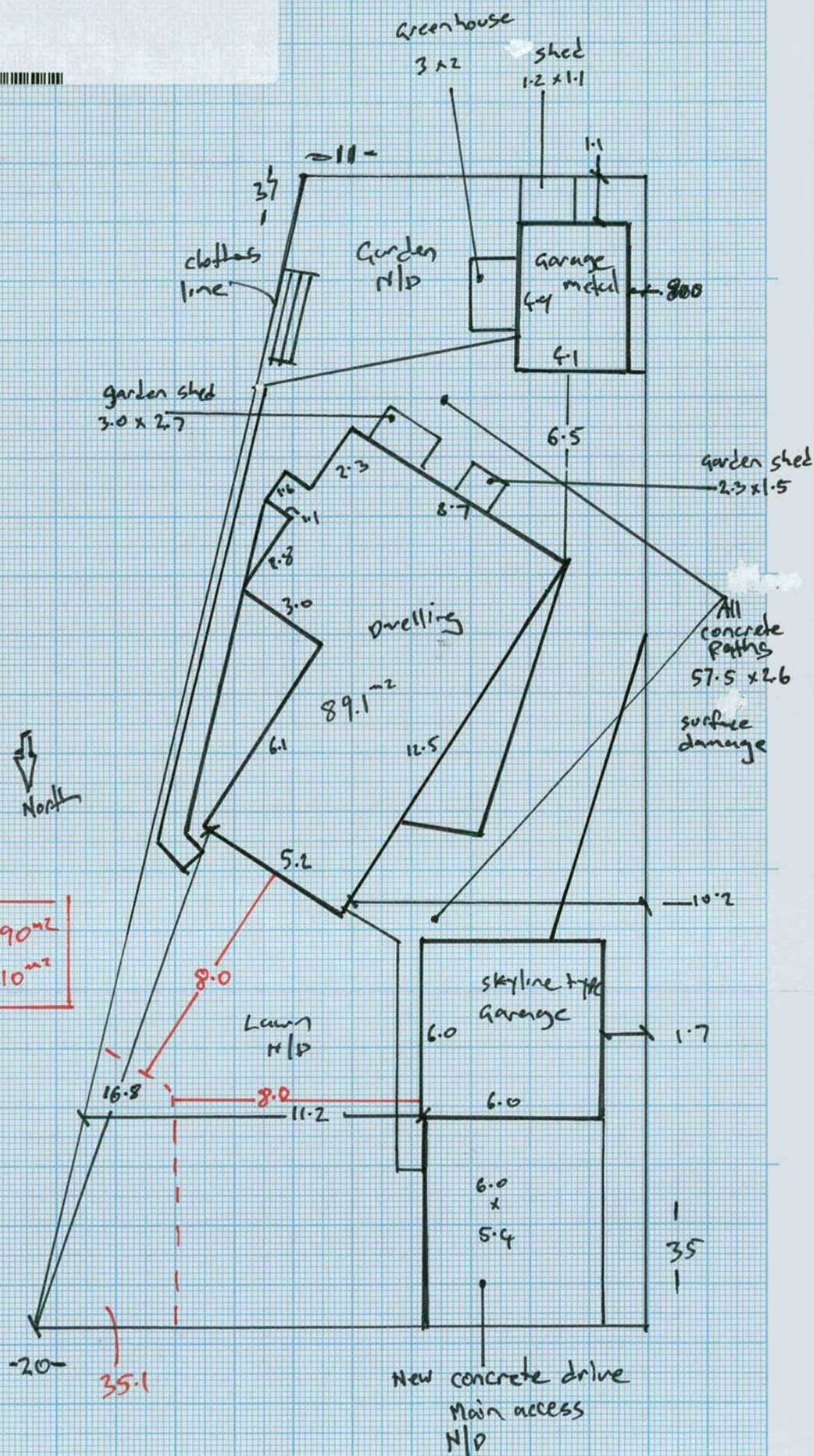
67 TUCKERS ROAD

CASEBROOK

CHRISTCHURCH

H: &amp; W: 03-352-6245 03-354-1005

M: 022 -010-7500

Jason Huria  
19/08/13EQC COVER 571.90m<sup>2</sup>  
NON COVER 35.10m<sup>2</sup>

Map Not To Scale

CHECKED

RS 21/8/13



11/ non eqc covered 48m2



reinspection

Lot 1 DP 27016

Notes:

Drawn by:

TG

Date:

23/11/11



EARTHQUAKE COMMISSION

KŌHIRANGA RŪWHENUA

www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE  
NORTHCOTE, CHRISTCHURCH  
(C090-145831) - 67 Tuckers Road

EQC Claim No: 201 \_ /

A4 SCALE 1:250

0 2 4 6 8 10 (m)





25 September 2014

Mr E Downey and Mrs G Downey  
67 Tuckers Road  
Casebrook  
Christchurch 8051

Dear Mr Downey and Mrs Downey

### **Your land claim settlement**

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

67 Tuckers Road, Casebrook, Christchurch 8051

- CLM/2011/200970 caused by Christchurch 10km SE, 11km, 5.5 (13/06/2011)

### **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