

EQC Full Assessment Report

Claim Number: CLM/2011/101689
Claimant: TPA HOUSTON
Property Address: 8 O'CONNELL STREET
 SOUTHBRIDGE 7602

Assessment Date: 15/10/2011 09:44
Assessor: Lysaght, Paul
Estimator: Kingi, Kurt

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	TPA, HOUSTON				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - BNZ Bank Insurance Scheme	Dwelling			

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

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: 2 dogs on site, are normally secured or can be at request.

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	76.64
External garage.	1	Standard	Post 1980	Rectangular	42.65

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Foundations (Piles)

Damage: No damage
Require Scaffolding? No
General Comments: Timber subfloor on round timber piles

Elevation (South wall)

Damage: No damage
Require Scaffolding? No
General Comments: Timber framed, Hardi plank/painted clad 12 x 2.4
 Timber deck attached 12 x 2

Elevation (West wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Hardiplank	Hardiplank	Cracking			
			Gap fill and paint	25.60 m2	38.00	972.80
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Gable end
 Cracked board above window

Elevation (North wall)

Damage: No damage
Require Scaffolding? No
General Comments: Timber framed, Hardi plank/painted clad 12 x 2.4
 Timber verandah 12 x 2

Elevation (East wall)

Damage: No damage
Require Scaffolding? No
General Comments: Timber framed, Hardi plank/painted clad 7 x 3.2
 Timber verandah 7 x 2

Roof (Color)

Damage: No damage
Require Scaffolding? No
General Comments: Timber & truss framed, aprox 25 degree pitch
 0.6 Hardi/painted soffits
 Timber/painted fascia
 PVC Spouting & down pipes

Ground Floor - Kitchen (South side. Includes lounge, open plan.)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	French doors	Aluminium	No Earthquake Damage			
Door (Internal)	Sliding	Glass	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	Laminate	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose and replace lining paper	64.80 m2	30.00	1,944.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Laundry (South)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bathroom (South side off hallway.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Hallway****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom (Master)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom (End off hallway)****Damage:** No damage**Require Scaffolding?** No**General Comments:****External garage.****Exterior****Foundations (Concrete)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (up to 5mm)	4.00 l/m	60.00	240.00

General Comments:**Elevation (North wall)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Timber framed, versatile metal clad 7 x 2**Elevation (South wall)****Damage:** No damage**Require Scaffolding?** No

General Comments: Timber framed, versatile metal clad 7 x 2

Elevation (East wall)

Damage: No damage

Require Scaffolding? No

General Comments: Timber framed, versatile metal clad 6 x 2

Elevation (West wall)

Damage: No damage

Require Scaffolding? No

General Comments: Timber framed, versatile metal clad 6 x 2

Roof (Color steel)

Damage: No damage

Require Scaffolding? No

General Comments: Truss A frame, aprox 17 degree pitch
Color steel spouting & down pipes

Ground Floor - Room (Other) (2 Bay Garage)

Damage: No damage

Require Scaffolding? No

General Comments: 1/ Metal tilta door
1/ External metal door
1/ Aluminum ranch slider
4/ Aluminum window

Fees

Fees

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	2.00	300.00
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	252.54
Margin	388.93
GST	641.74

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Roof (Color)	0.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Foundations (Piles)	0.00
	Elevation (South wall)	0.00
	Elevation (West wall)	972.80
		972.80

Floor	Description	Estimate
Ground Floor	Bathroom (South side off hallway.)	0.00
	Bedroom (End off hallway)	0.00
	Bedroom (Master)	0.00
	Hallway	0.00
	Kitchen (South side. Includes lounge, open plan.)	1,944.00
	Laundry (South)	0.00
		1,944.00
		1,944.00

External garage.

Name	Description	Estimate
Exterior	Roof (Color steel)	0.00
	Foundations (Concrete)	240.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Elevation (South wall)	0.00
	Elevation (West wall)	0.00
		240.00

Floor	Description	Estimate
Ground Floor	Room (Other) (2 Bay Garage)	0.00
		0.00
		0.00

Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	300.00
Small Job Fee	180.00
	480.00

Overheads

Description	Estimate
Preliminary and general	252.54
Margin	388.93
GST	641.74
	1,283.22
Total Estimate	4,920.02

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- Nil

File Notes

Date Created: 15/10/2011 09:24
Created : Kingi, Kurt
Subject: Damage description
Note: Dwelling is habitable & weather tight, 90s single story on timber piles, Hardi plank clad, color steel roof with decks, 2 bedrooms, external versatile garage, minor crack to external clad, minor cosmetic internal cracking to walls & ceiling
Next Action:

Urgent Works Items

Scope of Works



Customer: TPA HOUSTON

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 8 O'CONNELL STREET, SOUTHBRIDGE 7602 on 15/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1608.00 m2)		
Land (Under dwelling - Soil - 122.00 m2)		
Main Access (Drive - Concrete - 100.00 m2)		

Services

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

Main Building

Exterior

Foundations (Piles)

Element	Damage	Repair
No Damage		

Elevation (South wall)

Element	Damage	Repair
No Damage		

Elevation (West wall)

Element	Damage	Repair
Wall Cladding (Hardiplank - Hardiplank - 25.60 m2)	Cracking	Gap fill and paint 25.60 m2
Wall framing (Timber Frame - Timber - 22.40 m2)	No Earthquake Damage	

Elevation (North wall)

Element	Damage	Repair
No Damage		

Elevation (East wall)

Element	Damage	Repair
No Damage		

Roof (Color)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen (South side. Includes lounge, open plan.)**

Room Size: 6.50 x 7.00 = 45.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 45.50 m2)	No Earthquake Damage	
Door (External) (French doors - Aluminium - 1.00 item)	No Earthquake Damage	
Door (Internal) (Sliding - Glass - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 45.50 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Lining paper - 64.80 m2)	Cosmetic damage	Remove, dispose and replace lining paper 64.80 m2
Window (Aluminium Casement - Pane single glazed - 2.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 4.30 l/m)	No Earthquake Damage	

Ground Floor - Laundry (South)

Room Size: 1.60 x 1.70 = 2.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom (South side off hallway.)

Room Size: 2.50 x 2.30 = 5.75 (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 1.80 = 1.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Master)

Room Size: 3.20 x 3.60 = 11.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (End off hallway)

Room Size: 2.40 x 3.20 = 7.68 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

External garage.

Exterior

Foundations (Concrete)

Element	Damage	Repair
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Slab foundation (Concrete Slab - Concrete - 42.00 m ²)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm) 4.00 l/m
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Elevation (North wall)

Element	Damage	Repair
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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

Roof (Color steel)

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Room (Other) (2 Bay Garage)

Room Size: 6.00 x 7.00 = 42.00 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.00 m

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

No Damage

Scope of Works - Glossary of Terms

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

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Canterbury Waterproofing



PO Box 1, Southbridge 7642

Phone: 324 2406 Fax: 324 2906

Stew 0274 714 624 or Nick 0274 359 201



QUOTATION

30 September 2013

Tracey Houston
8 O'Connell Street
Southbridge 7602

We have the pleasure in submitting the following price to repair and paint open plant area in house as per the EQC Claim.

Scope of work

Currently painted lining paper

To strip and repair walls and reline walls and then repaint all walls.

Based on 64.8m², including stripping, relining, preparation, priming and painting and based on open plan walls ranging up to 4 metres in living area.

This price includes all material and labour.

For the sum of \$3,564.00 +GST

Please note:

- This quote is valid for 60 days
- All of our staff hold current Site Safe and EQR passports

We wish to thank you for the opportunity in submitting this quotation and assure you of our best attention at all times.

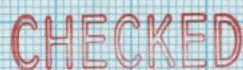
Yours sincerely

Stewart Williams
Manager

CLM/2011/101689

TRACEY HOUSTON
8 O'CONNELL STREET

SOUTHBRIDGE

H
W
M



Inspection Summary

V1.3

Completed by: *Paul Dando*Date: *19/9/12*

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CLM/2011/101689

TRACEY HOUSTON
8 O'CONNELL STREET

SOUTHBIDGE

H: [REDACTED]

W: [REDACTED]

M: [REDACTED]

Affix Claim File Label here

Start time: *1.00*End time: *2.00*

	Yes	No					
Was an inspection carried out?	☒	☐					
		Access denied	Loose Dogs	Other	If 'Other' provide reason		
If not what was the reason?		☐	☐	☐			
			Yes	No			
Where an inspection has been conducted:							
Was any damage observed?			☐	☒			
If there was observed damage:							
Was there any damage to the access way or other hard surfaces?			☐	☒			
Were any bridges or culverts encountered?			☐	☒			
Were any retaining walls in scope?			☐	☒			
Is a valuation required? (Reason =)			☐	☒			
Has a scope of work for the valuer been completed?			☐	☒			
Is an engineer required? (Springs)			☐	☒			
Has a scope of work for the engineer been completed?			☐	☒			
Is a resource consent required for any remediation work? (proximity to protected trees and waterways)			☐	☒			
Has anything in this pack been escalated?			☐	☒			
Was a shared accessway or structure encountered?			☐	☒			
If so please note with what other properties in the comment box.							
Any feedback/comments on the assessment process you would like to offer?							

Totals A = 227 m²
B = 53 m²
C = 1470 m²

No damage, close file

CHECKED