

EQC Full Assessment Report

Claim Number: CLM/2011/116957
Claimant: IAN HOBBS
Property Address: 35 MANSFIELD DRIVE
 KAIAPOI 7630

Assessment Date: 27/06/2011 17:21
Assessor: Dorrian, Jules
Estimator: Prattley, Laurence

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	IAN, HOBBS				
Owner	MARGARET, HOBBS				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
No Mortgage

Mortgage Details - Comments

Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	2	Standard	Post 1980	Rectangular	199.43

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Rolledd metal

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Concrete slab

Elevation (Lower north)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Regrind and motar	200.00 \$	0.00	200.00

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: brick veneer

Elevation (Lower south)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	35.00	35.00

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: brick veneer

Elevation (Lower west)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	35.00	35.00

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: brick veneer

Elevation (Lower east)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer

Elevation (Upper north)

Damage: No damage

Require Scaffolding? No

General Comments: weatherboard cladding

Elevation (Upper south)

Damage: No damage

Require Scaffolding? No

General Comments: weatherboard cladding

Elevation (Upper east)

Damage: No damage

Require Scaffolding? No

General Comments: weatherboard cladding

Elevation (Upper west)

Damage: No damage

Require Scaffolding? No

General Comments: weatherboard cladding

Ground Floor - Kitchen

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: 1 broken wall tile

General Comments: Medium spec kitchen

Ground Floor - Dining Room

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Room (Other) (Conservatory)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	55.20 m2	50.00	2,760.00
			Cosmetic Damage			
			Paint Ceiling	55.20 m2	24.00	1,324.80
			Rescrew ceiling gib			
			rescrew ceillign gib	200.00 \$	0.00	200.00
Door (External)	DG Sliding	Aluminium	No Earthquake Damage			
Door (Internal)	Double Solid Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments:

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	7.56 m2	50.00	378.00
			Cosmetic Damage			
			Paint Ceiling	7.56 m2	24.00	181.44
			Scaffold			
			Supply install scaffold	400.00 \$	0.00	400.00
Door (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Other	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - En Suite (1)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom (1)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Stairwell****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	0.00 m2	50.00	0.00
			Cosmetic Damage			
			Paint Ceiling	4.95 m2	24.00	118.80
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: carpet, timber balustrade**First Floor - Bedroom (2)****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:**

First Floor - Toilet**Damage:** No damage**Require Scaffolding?** No**General Comments:** Tiled floor.**First Floor - Bedroom (3)****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Hallway (2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	5.06 m2	50.00	253.00
			Cosmetic Damage			
			Paint Ceiling	5.06 m2	24.00	121.44
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

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

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	480.60
Margin	648.81
GST	1,070.53

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (Lower east)	0.00
	Elevation (Lower north)	200.00
	Elevation (Lower south)	35.00
	Elevation (Lower west)	35.00
	Elevation (Upper east)	0.00
	Elevation (Upper north)	0.00
	Elevation (Upper south)	0.00
	Elevation (Upper west)	0.00
		270.00

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (2)	0.00
	Bedroom (3)	0.00
	Hallway (2)	374.44
	Toilet	0.00
		374.44
Ground Floor	Bedroom (1)	0.00
	Dining Room	0.00
	En Suite (1)	0.00
	Entry	959.44
	Hallway	0.00
	Kitchen	0.00
	Laundry	0.00
	Lounge	4,284.80
	Room (Other) (Conservatory)	0.00
	Stairwell	118.80
		5,363.04
		5,737.48

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	480.60
Margin	648.81
GST	1,070.53
	2,199.94
Total Estimate	8,207.42

Inspection Sign Off

Description	Answer	comments
Land Damage		
Is there land damage?	No	
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Steep pitch
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
Proceed to initiating works		

Previous Claim Numbers (recorded manually in field)

- Only one claim number at 27/06/11

File Notes**Urgent Works Items**

Scope of Works



Customer: IAN HOBBS

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 35 MANSFIELD DRIVE, KAIAPOI 7630 on 27/06/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1000.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Elevation (Lower north)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 38.18 m2)	Cracking	Regrind and motar
Wall framing (Timber Frame - Timber - 38.18 m2)	No Earthquake Damage	

Elevation (Lower south)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 38.18 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
Wall framing (Timber Frame - Timber - 38.18 m2)	No Earthquake Damage	

Elevation (Lower west)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 37.95 m2)	Cracking	Grind out and repoint mortar 1.00 l/m

Wall framing (Timber Frame - Timber - 37.95 m2) No Earthquake Damage

Elevation (Lower east)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 37.95 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 37.95 m2)	No Earthquake Damage	

Elevation (Upper north)

Element	Damage	Repair
No Damage		

Elevation (Upper south)

Element	Damage	Repair
No Damage		

Elevation (Upper east)

Element	Damage	Repair
No Damage		

Elevation (Upper west)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Kitchen

Room Size: 4.10 x 3.30 = 13.53 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Dining Room

Room Size: 4.00 x 3.50 = 14.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Room (Other) (Conservatory)

Room Size: 2.80 x 2.30 = 6.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Lounge

Room Size: 9.20 x 6.00 = 55.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 55.20 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple
	Cosmetic Damage	Paint Ceiling
		55.20 m2
		55.20 m2

Ceiling (Gib - Paint - 55.20 m2)	Rescrew ceiling gib	rescrew cealign gib
Door (External) (DG Sliding - Aluminium - 1.00 item)	No Earthquake Damage	
Door (Internal) (Double Solid Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 55.20 m2)	No Earthquake Damage	
Wall covering (Gib - Wallpaper - 72.96 m2)	No Earthquake Damage	
Window (Aluminium Casement - Pane double glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Entry

Room Size: 4.20 x 1.80 = 7.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 5.80 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.56 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	7.56 m2
	Cosmetic Damage	Paint Ceiling	7.56 m2
	Scaffold	Supply install scaffold	
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Other - 7.56 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 69.60 m2)	No Earthquake Damage		
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 6.70 x 1.00 = 6.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry

Room Size: 2.10 x 3.40 = 7.14 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - En Suite (1)

Room Size: 3.60 x 3.50 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (1)

Room Size: 4.30 x 4.60 = 19.78 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Stairwell

Room Size: $0.90 \times 5.50 = 4.95$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.95 m ²)	Cosmetic Damage	Scrape off, rake out, fill, restipple	0.00 m ²
	Cosmetic Damage	Paint Ceiling	4.95 m ²
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 4.95 m ²)	No Earthquake Damage		
Handrails (Bar - Timber - 6.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 6.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.72 m ²)	No Earthquake Damage		

First Floor - Bedroom (2)

Room Size: $4.70 \times 4.50 = 21.15$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bathroom

Room Size: $2.20 \times 1.80 = 3.96$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Toilet

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

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (3)

Room Size: $4.00 \times 3.60 = 14.40$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Hallway (2)

Room Size: $4.60 \times 1.10 = 5.06$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.06 m ²)	Cosmetic Damage	Scrape off, rake out, fill, restipple	5.06 m ²
	Cosmetic Damage	Paint Ceiling	5.06 m ²
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 5.06 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.36 m ²)	No Earthquake Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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