

# CASH SETTLED CLAIM(S)

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

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

# Scope of Works



## 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:** ROD MILNE

## Assessment of Property at 19 BLAKEHALL PLACE, SPREYDON, CHRISTCHURCH 8024 on 19/07/2011

### Site

### Services

## Main Building

### Exterior

#### Foundations (Concrete ring beam)

| Element   | Damage | Repair |
|-----------|--------|--------|
| No Damage |        |        |

#### Roof (Rolled metal)

| Element   | Damage | Repair |
|-----------|--------|--------|
| No Damage |        |        |

#### Chimney (Exterior) (Internal. Chimney. 4.6. Metres high. )

| Element  | Damage                     | Repair                    |
|--|----------------------------|---------------------------|
| One story chimney (Single Pot - Brick - 1.00 item) | Remove from ceiling. Above | Remove from above ceiling |

#### Elevation (East wall. Nearest garage)

| Element  | Damage               | Repair                                |
|--|----------------------|---------------------------------------|
| Wall Cladding (Brick Veneer - Wairau Stone - 15.75 m2) | Cracking             | Grind out and repoint mortar 8.00 l/m |
| Wall framing (Timber Frame - Timber - 15.12 m2)        | No Earthquake Damage |                                       |

#### Chimney (Exterior) (East external chimney. )

| Element  | Damage  | Repair                               |
|--|---|--------------------------------------|
| One story chimney (Single Pot - Brick - 1.00 item) | Remove. Top five courses. And make good repairs to. Barge board. And reroof small area. | As mentioned. Work to be undertaken. |

#### Elevation (South. Wall nearest garage)

| Element  | Damage               | Repair                                 |
|--|----------------------|--|
| Wall Cladding (Brick Veneer - Wairau Stone - 48.50 m2) | Cracking             | Grind out and repoint mortar 13.40 l/m |
| Wall framing (Timber Frame - Timber - 46.56 m2)        | No Earthquake Damage |  |

**Elevation (North. Main. North)**

| Element  | Damage               | Repair                        |         |
|--|----------------------|-------------------------------|---------|
| Wall Cladding (Brick Veneer - Wairau Stone - 21.75 m2) | Cracking             | Relay and re-bed loose bricks | 1.00 m2 |
| Wall framing (Timber Frame - Timber - 20.88 m2)        | No Earthquake Damage |                               |         |

**Elevation (North. Wall. Cont:)**

| Element  | Damage               | Repair                        |         |
|--|----------------------|-------------------------------|---------|
| Wall Cladding (Brick Veneer - Wairau Stone - 19.25 m2) | Cracking             | Relay and re-bed loose bricks | 1.00 m2 |
| Wall framing (Timber Frame - Timber - 18.48 m2)        | No Earthquake Damage |                               |         |

**Elevation (West. Main west. Inclu. Gable end. )**

| Element  | Damage               | Repair                       |          |
|--|----------------------|------------------------------|----------|
| Wall Cladding (Brick Veneer - Wairau Stone - 19.24 m2) | Cracking             | Grind out and repoint mortar | 1.00 l/m |
| Wall framing (Timber Frame - Timber - 17.76 m2)        | No Earthquake Damage |                              |          |

**Foundations (Concrete conical piles. )**

| Element   | Damage | Repair |  |
|-----------|--------|--------|--|
| No Damage |        |        |  |

**Interior****Ground Floor - Kitchen**

Room Size: 5.60 x 7.40 = 41.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element  | Damage               | Repair            |          |
|--|----------------------|-------------------|----------|
| Ceiling (Gib - Stipple - 41.44 m2)                             | Cosmetic Damage      | Rake out and stop | 4.00 l/m |
|  | Cosmetic Damage      | Paint Ceiling     | 40.70 m2 |
| Floor (T&G - Carpet - 41.44 m2)                                | No Earthquake Damage |                   |          |
| Kitchen joinery (Medium Spec - MDF - 1.00 item)                | No Earthquake Damage |                   |          |
| Range ( Free standing oven ) (Gas - High spec Gas - 1.00 item) | No Earthquake Damage |                   |          |
| Range Hood (Over Head - Standard spec - 1.00 item)             | No Earthquake Damage |                   |          |
| Wall covering (Gib - Paint - 62.40 m2)                         | No Earthquake Damage |                   |          |
| Window (Aluminium Awning - Pane single glazed - 1.00 No of)    | No Earthquake Damage |                   |          |
| Work top (Kitchen work top - Laminate - 8.00 l/m)              | No Earthquake Damage |                   |          |

**Garage main****Exterior****Elevation (North. Main north wall)**

| Element   | Damage | Repair |  |
|-----------|--------|--------|--|
| No Damage |        |        |  |

**Elevation (South main South )**

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

No Damage

**Elevation (West. Main west )**

| Element   | Damage | Repair |
|-----------|--------|--------|
| No Damage |        |        |

**Elevation (East. Main east. )**

| Element   | Damage | Repair |
|-----------|--------|--------|
| No Damage |        |        |

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

Room Size: 7.30 x 13.40 = 97.82 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

| Element   | Damage | Repair |
|-----------|--------|--------|
| 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> |
|-----------------------|---|

## EQC Full Assessment Report

**Claim Number:** CLM/2011/007833  
**Claimant:** ROD MILNE  
**Property Address:** 19 BLAKEHALL PLACE  
 SPREYDON  
 CHRISTCHURCH 8024

**Assessment Date:** 19/07/2011 09:57  
**Assessor:** fellows, chris  
**Estimator:** Goodall, Mike  
**Property Occupied By:** Owner Occupied

### Claimant Setup

| Type  | Name       | Home Number | Mobile Number | Work Number | Email Address |
|-------|------------|-------------|---------------|-------------|---------------|
| Owner | ROD, MILNE |             |               |             |               |

### Insurance & Mortgage Details

#### Insurance Details - From Claim Centre

| Insurer       | Policy Type | Policy Number | Insurance Sighted | Insurance Valid |
|---------------|-------------|---------------|-------------------|-----------------|
| AMI Insurance | Dwelling    |               | Yes               |                 |

#### Insurance Details - Added in COMET

| Insurer       | Policy Type | Policy Number | Insurance Sighted | Insurance Valid |
|---------------|-------------|---------------|-------------------|-----------------|
| AMI Insurance | Contents    |               | Yes               |                 |

#### Insurance Details - Comments

Sum insured :- Full replacement  
 Floor area:- 211 sq mtrs

Appears the renewal date is 19 October 2011.  
 Appears to be current

#### Mortgage Details - From Claim Centre

Bank

#### Mortgage Details - Added in COMET

Bank

ANZ BANK LENDING SERVICES CENTRE

#### 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:

**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        | 1961 - 1980  | Other       | 42.09     |
| Garage main   | 1                | Standard        | Post 1980    | Rectangular | 98.86     |

## Full Assessment

### Site

**General Comments:**

### Services

**General Comments:**

### Main Building

#### Exterior

##### Foundations (Concrete ring beam)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** in excellent original condition

##### Roof (Rolled metal)

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** in. Very good original condition

##### Chimney (Exterior) (Internal. Chimney. 4.6. Metres high.)

**Damage:** Earthquake damage  
**Require Scaffolding?** Yes

| Element           | Type       | Material | Damages                    | Measure    | Rate | Cost     |
|-------------------|------------|----------|----------------------------|------------|------|----------|
| One story chimney | Single Pot | Brick    | Remove from ceiling. Above |            |      |          |
|                   |            |          | Remove from above ceiling  | 1400.00 \$ | 0.00 | 1,400.00 |

**General Comments:** Needs to be removed from. Ceiling. Above.  
Chimney is. Unstable.

##### Elevation (East wall. Nearest garage)

**Damage:** Earthquake damage  
**Require Scaffolding?** No

| Element       | Type         | Material     | Damages                      | Measure  | Rate  | Cost   |
|---------------|--------------|--------------|------------------------------|----------|-------|--------|
| Wall Cladding | Brick Veneer | Wairau Stone | Cracking                     |          |       |        |
|               |              |              | Grind out and repoint mortar | 8.00 l/m | 35.00 | 280.00 |

Wall framing Timber Frame Timber No Earthquake Damage  
**General Comments:** top. Five courses. Have seperated. And are potentially dangerous should another notable event occur  
6.3. Long. X 2.5. Metres high

##### Chimney (Exterior) (East external chimney. )

**Damage:** Earthquake damage  
**Require Scaffolding?** Yes

| Element           | Type       | Material | Damages   | Measure    | Rate | Cost     |
|-------------------|------------|----------|---|------------|------|----------|
| One story chimney | Single Pot | Brick    | Remove. Top five courses. And make good repairs to. Barge board. And reroof small area. |            |      |          |
|                   |            |          | As mentioned. Work to be undertaken.  | 2760.00 \$ | 0.00 | 2,760.00 |

**General Comments:** Decommisioned. But needs. Top. Five. Courses. Removed as potentially dangerous in another notable event.

##### Elevation (South. Wall nearest garage)

**Damage:** Earthquake damage  
**Require Scaffolding?** No

| Element       | Type         | Material     | Damages                      | Measure   | Rate  | Cost   |
|---------------|--------------|--------------|------------------------------|-----------|-------|--------|
| Wall Cladding | Brick Veneer | Wairau Stone | Cracking                     |           |       |        |
|               |              |              | Grind out and repoint mortar | 13.40 l/m | 35.00 | 469.00 |

Wall framing Timber Frame Timber No Earthquake Damage  
**General Comments:** stair step crackng. Loose sill bricks on windows. 19.4. Metres long. X. 2.5. Metres. High.

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

| Element       | Type         | Material     | Damages                       | Measure | Rate  | Cost  |
|---------------|--------------|--------------|-------------------------------|---------|-------|-------|
| Wall Cladding | Brick Veneer | Wairau Stone | Cracking                      |         |       |       |
|               |              |              | Relay and re-bed loose bricks | 1.00 m2 | 85.00 | 85.00 |

Wall framing Timber Frame Timber No Earthquake Damage

**General Comments:** 8.7. Metres. Long. X. 2.5. Metres. High  
This. Wall contains. Main entrance. Teo. Bronzed aluminum ranch sliders. Top courses of bricks have jumped and separated. Need to. Be. Rebed

**Elevation (North. Wall. Cont:)****Damage:** Earthquake damage**Require Scaffolding?** Yes

| Element       | Type         | Material     | Damages                       | Measure | Rate  | Cost  |
|---------------|--------------|--------------|-------------------------------|---------|-------|-------|
| Wall Cladding | Brick Veneer | Wairau Stone | Cracking                      |         |       |       |
|               |              |              | Relay and re-bed loose bricks | 1.00 m2 | 85.00 | 85.00 |

Wall framing Timber Frame Timber No Earthquake Damage

**General Comments:** 7.7. Metres. Long. X. 2.5. Metres. High. this wall. Contains. Two. Bronzed aluminum windows. one. Window. Is half a corner window that is a wrap around.  
The top. Two courses. Of brick. Have jumped and separated these need to be. Rebed. In the correct position  
Window sill bricks. Are loose. On. North west junction

**Elevation (West. Main west. Inclu. Gable end. )****Damage:** Earthquake damage**Require Scaffolding?** No

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

Wall framing Timber Frame Timber No Earthquake Damage

**General Comments:** 7.4. Metres. Long. X. 3 Metres. High. To apex  
This wall. Contains. Two. Corner. Bronzed aluminum. Windows. Minor. Hairline cracking. On south junction

**Foundations (Concrete conical piles. )****Damage:** No damage**Require Scaffolding?** No**General Comments:** In good original condition**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

| Element | Type | Material | Damages           | Measure  | Rate  | Cost   |
|---------|------|----------|-------------------|----------|-------|--------|
| Ceiling | Gib  | Stipple  | Cosmetic Damage   |          |       |        |
|         |      |          | Rake out and stop | 4.00 l/m | 10.00 | 40.00  |
|         |      |          | Cosmetic Damage   |          |       |        |
|         |      |          | Paint Ceiling     | 40.70 m2 | 24.00 | 976.80 |

Floor T&amp;G Carpet No Earthquake Damage

Kitchen joinery Medium Spec MDF No Earthquake Damage

Range ( Free standing oven ) Gas High spec Gas No Earthquake Damage

Range Hood Over Head Standard spec No Earthquake Damage

Wall covering Gib Paint No Earthquake Damage

Window Aluminium Awning Pane single glazed No Earthquake Damage

Work top Kitchen work top Laminate No Earthquake Damage

**General Comments:** This area includes the Kitchen, Dining, Lounge/ Family

Painted walls and ceiling  
Lino in kitchen  
Carpet in rest of room

**Garage main**

**Exterior**

**Elevation (North. Main north wall)**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 7.3. Metres long. X. 2.9. Metres to. Apex. Colour steel weather boards in excellent condition no windows in this wall

**Elevation (South main South )**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 7.3. Metres. Long. X 2.9. Metres high to apex. This wall contains. Three fixed pane window. All in excellent condition

**Elevation (West. Main west )**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 13.4. Metres long x. 2.5. Metres high this. Wall contains. One. Colour steel. Wood grained. Tiltadour. And one. Steel. External single door also. One. Fixed Three Paned. Glass window

**Elevation (East. Main east. )**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** 13.4. Metres. Long. X. 2.5 Metres. High  
 This wall. Contains. One set of steel. Double external doors colour steel weather boards all in excellent condition

**Ground Floor - Room (Other) (Garage main slab )**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Skyline. Colour steel. Weather. Boards. Including one. External. Tiltadour and oneinternal. Roller door all in very good condotion.

**Fees**

**Fees**

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

**Overheads**

| Name                    | Estimate |
|-------------------------|----------|
| Preliminary and general | 490.46   |
| Margin                  | 662.13   |
| GST                     | 1,092.51 |

## Scope Of Works Estimate

### Property

| Description | Estimate |
|-------------|----------|
|-------------|----------|

### Main Building

| Name     | Description  | Estimate |
|----------|--|----------|
| Exterior | Foundations (Concrete conical piles. )                     | 0.00     |
|          | Foundations (Concrete ring beam)                           | 0.00     |
|          | Chimney (Exterior) (East external chimney. )               | 2,760.00 |
|          | Elevation (East wall. Nearest garage)                      | 280.00   |
|          | Chimney (Exterior) (Internal. Chimney. 4.6. Metres high. ) | 1,400.00 |
|          | Elevation (North. Main. North)                             | 85.00    |
|          | Elevation (North. Wall. Cont:)                             | 85.00    |
|          | Roof (Rolled metal)  | 0.00     |
|          | Elevation (South. Wall nearest garage)                     | 469.00   |
|          | Elevation (West. Main west. Inclu. Gable end. )            | 35.00    |
|          |  | 5,114.00 |

| Floor        | Description | Estimate |
|--------------|-------------|----------|
| Ground Floor | Kitchen     | 1,016.80 |
|              |             | 1,016.80 |
|              |             | 1,016.80 |

### Garage main

| Name     | Description                        | Estimate |
|----------|------------------------------------|----------|
| Exterior | Elevation (East. Main east. )      | 0.00     |
|          | Elevation (North. Main north wall) | 0.00     |
|          | Elevation (South main South )      | 0.00     |
|          | Elevation (West. Main west )       | 0.00     |
|          |                                    | 0.00     |

| Floor        | Description                      | Estimate |
|--------------|----------------------------------|----------|
| Ground Floor | Room (Other) (Garage main slab ) | 0.00     |
|              |                                  | 0.00     |
|              |                                  | 0.00     |

### Fees

| Description | Estimate |
|-------------|----------|
|-------------|----------|

### Overheads

| Description             | Estimate        |
|-------------------------|-----------------|
| Preliminary and general | 490.46          |
| Margin                  | 662.13          |
| GST                     | 1,092.51        |
|                         | 2,245.10        |
| <b>Total Estimate</b>   | <b>8,375.90</b> |

## Inspection Sign Off

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

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

- 0

### File Notes

**Date Created:** 19/07/2011 09:11  
**Created :** Goodall, Mike  
**Subject:** Apportioning damage from various events.  
**Note:** 20%. September. 2010  
 80%. February. 2011  
**Next Action:** Process claim

### Urgent Works Items

**Date Created:** 19/07/2011 09:56  
**Created :** Goodall, Mike  
**Situation Of Loss:** 19. Blakehall Place. Spreydon  
**Urgency:** Category 1 - 24 hour  
**Scope Of Works:** 19. Blakehall Place. Spreydon





# TAX INVOICE

Rod Milne  
Attention: Rod  
19 Blakehall Pl  
Spreydon  
Christchurch

**Invoice Date**  
30 Nov 2011

**Invoice Number**  
INV-09455

**Reference**  
Cylinder Replacement

**GST Number**  
89976030

Advanced Solar Technologies  
Ltd  
6 Fenhall St  
Russley  
Christchurch 8042  
NEW ZEALAND

| Description  | Quantity | Unit Price       | Amount NZD      |
|--|----------|------------------|-----------------|
| Decommissioning of Existing cylinder, due to earthquake caused leak (ceramic cracked), Supply and installation of replacement cylinder, including running new electrics to code and earthquake strapping | 1.00     | 2,593.52         | 2,593.52        |
|  |          | Subtotal         | 2,593.52        |
|  |          | TOTAL GST 15%    | 389.03          |
|  |          | <b>TOTAL NZD</b> | <b>2,982.55</b> |

Claim # CLM/2011/007833  
Emergency Repairs - Hot Water Cylinder

## Due Date: 07 Dec 2011

Payments required after 7 days or 20th of the month for business customers. Goods remain the property of Sunshine Solar until the amount is paid in full.

Please pay by cheque or directly into the following account: 06 0821 0459935 00, with details of your company and invoice number.

Thank you for your business

# PAYMENT ADVICE

To: Advanced Solar Technologies Ltd  
6 Fenhall St  
Russley  
Christchurch 8042  
NEW ZEALAND

**Customer** Rod Milne  
**Invoice Number** INV-09455  
**Amount Due** **2,982.55**  
**Due Date** 07 Dec 2011  
**Amount Enclosed**

Enter the amount you are paying above