

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		
2010124453	67 JACKSONS ROAD, OHOKA		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Diamond Painting Services Limited (S243)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	24-04-2015
Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	24-04-2015

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2010/124453 67 JACKSONS ROAD	E008	F3	0	0.00	0.00	0.00	420.00	420.00	0.00	0.00	0.00
CLM/2012/012127 67 JACKSONS ROAD	E008	F3	0	0.00	0.00	0.00	375.00	375.00	0.00	375.00	375.00
Property Total			0	0.00	0.00	0.00	795.00	795.00	0.00	375.00	375.00

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2010/124453	67 JACKSONS ROAD	Emergency Works - Primary	<UNASSIGNED>	COMPLETIONS	0.00	1	0.00	0.00
	Allocated To Hub -> Claim File Review Complete		Failed mound. Engineers report inconclusive. Refer CLM/2012/012127					
CLM/2010/124453	67 JACKSONS ROAD	Substantive Works - Primary	CLOSED OUT-Diamond Painting Services Limited (S243)	NOT REQUIRED	0.00	0	0.00	0.00
	Transmitted To Hub -> Not Required - Paid Out Confirmed		CONFIRMED PAID OUT ADVISED VIA EQC-CLIENTCOM-008941					
CLM/2012/012127	67 JACKSONS ROAD	Emergency Works - Primary	CLOSED OUT-Civil and Land Construction Limited ***** (S880)	COMPLETIONS	375.00	1	375.00	375.00
	Allocated To Hub -> Claim File Review Complete		AP&D investigated with digger and Engineer Andrew Dakers determined failed mound not EQ damage					
Property Total					375.00	2	375.00	375.00

No Works Orders on this Property

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

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Main Contractor:	CLOSED OUT-Diamond Painting Services Limited (S243)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	24-04-2015
Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	24-04-2015

Claims / Certs / Payables

CONS		Consultants							
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No	
CLM/2010/124453			Creditors Invoices	EQ1110020HS-08	1480	01-Aug-2011	\$420.00	01/08/11-1	
CONS	Consultants Total					Claims	\$0.00	Certs	\$0.00 Payables \$420.00

S880	CLOSED OUT-Civil and Land Construction Limited *****							
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2012/012127	E5Emg BV	Emergency Works	48	EQR\lainD	\$0.00	19-Apr-2012	\$375.00	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2012/012127	E5Emg BV	Emergency Works	20	EQR\lainD	\$0.00	19-Apr-2012	\$375.00	Inv - 1599
S880	CLOSED OUT-Civil and Land Construction Limited ***** Total					Claims	\$375.00	Certs \$375.00 Payables \$0.00

Property Total	Claims	\$375.00	Certs	\$375.00	Payables	\$420.00
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No Open Complaints / Remedial Issues on this Property

No Finalisation Documents on this Property

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		
2010124453	67 JACKSONS ROAD, OHOKA		F3 - Complete & Finalised	Some Finalisation has taken place		
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Cont Managing Hub:	Westminster	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	24-04-2015

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result			
CLM/2010/124453	67 JACKSONS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>			
CLM/2012/012127	67 JACKSONS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>			

Property Total	Number of Claims:	2
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Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property	
S880 CLOSED OUT-Civil and Land Construction Limited *****	Rationalised	EQRC1123	Main Contractor	Emergency Works	
S243 CLOSED OUT-Diamond Painting Services Limited	Accredited	EQRC0156	Main Contractor	Substantive Works	

Property Total	Number of Contractors:	2
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32 Newnham St
PO Box 32
Rangiora



PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

16 June 2011

Andrew Dakers
Eco Eng
63 Bowenvale Avenue
Christchurch
dakers@paradise.net.nz

Dear Andrew

REGARDING YOUR QUOTE – McConnell, 67 Jacksons Road, Ohoka

Hansen Contractors have been in the drainage and excavation business for over 35 years and we pride ourselves on **Integrity, service and experience.**

As you will see, I have itemised your work as much as possible, with no hidden extras. Other clients have appreciated the convenience of dealing with our being a "one stop shop".

If you are obtaining other quotes we are happy to discuss these with you and provide confirmation that our rates are competitive. We offer a 2.5% discount on your drainage invoice if paid within 7 days of invoiced date.

All our work is guaranteed and we provide an extensive back-up service. If you have any further queries please don't hesitate to phone me on the above numbers.

Yours sincerely

Peter Hansen
Manager

32 Newnham St
PO Box 32
Rangiora



PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE**EXCAVATION**Estimate for: EcoEng – McConnell ResidenceDate: 16 June 2011Job Type: New septic tank and effluent

Phone: _____

Address: 67 Jacksons Road, Ohoka

Cell: _____

✓	Establishment	\$ 150	00
2	Connections and/or Cut ins	300	00
—	Septic tank – Hansen 75 with _____ metres of drip line***		
1	Septic tank – Hansen 55, 5000 litre with pump, filter and alarm***	4,750	00
✓	Effluent field drain – as per design – Wisconsin mound	21,770	00
10 m	110 mm sewer drain **	350	00
✓	Clean existing tank and hard fill	1,250	00
50 m	Stormwater diversion trench – 100 mm nova	1,500	00
—	Soil branch/TV		
—	Ducting – trench to be dug by found digger		
—	90 and 100 mm stormwater drain		
—	Soak holes – Hansen specifications to 3 m deep maximum		
15 m x 2	Power trench & cable hooked up both ends (for tank)**	875	00
20 m	Alkathene line 32 mm between tank and effluent field**	200	00
✓	Travel and cartage ***measurements dependant on final tank position	350	00
	*** Septic tanks are subject to any manufacturer's price increases All excess soil to one side of mound All landscaping by others – any extras as per rates		
	Sub total	\$31,495	00
	GST	\$ 4,724	25
	Total	\$36,219	25

A trade discount of 2.5% applies if paid within 7 days of date of invoice.

This price is subject to the job being as per plan priced. (Extras will be charged as per rates.) If turrets are needed to bring the Hansen 75 or Oasis 2000 septic tank lids to finished ground level add \$550; for Z54 tanks add \$400. All subsidence owners care. Trenches backfilled with excavated material, all excess left on site. Soak holes guaranteed for 6 months. Payment is due on the 20th of the month following the date invoiced. Interest on amounts unpaid after that date will be charged at the rate of 2% per month or part thereof, together with collection costs. Ownership of all goods remains the property of the seller until full payment is made. The customer grants a security interest to the seller and the seller may register that interest against all goods supplied and property on which any work has taken place. The customer gives the seller the authority to perform a credit check prior to any work commencing.

PLEASE SIGN, DATE AND RETURN A COPY OF QUOTE IF ACCEPTABLE. THIS QUOTE IS VALID FOR 30 DAYS.

SIGNATURE: _____ DATE: _____

32 Newnham St
PO Box 32
Rangiora



PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

Estimate for: EcoEng – McConnell Residence

Date: 16 June 2011

Job Type: New septic tank and effluent

Job Address: 67 Jacksons Road, Ohoka

It is standard company policy to request a deposit from first time clients prior to work commencing to cover the cost of some materials. Should you accept our quote we would therefore appreciate you signing **both the Estimate and this Agreement**.

If the quotation of 16 June 2011 is accepted, I agree to make a deposit of **\$25,000 by Direct Credit into Hansen Contractors Limited bank account** 7 days prior to work beginning or as soon as possible if urgent work. The discount for prompt payment of 2.5% will be given on the total cost, including the deposit, on the final invoice. Interest on any unpaid amount will be charged at the rate of 2% per month or part thereof, together with collection costs.

For Direct Credit: BNZ bank account number **02 0876 0064404 00**

If you do not have access to internet banking, **please advise to arrange payment by cheque**. Thank you.

Please sign, date and return a copy of the quote and these terms if acceptable.

Signature _____ **Date** _____

32 Newnham St
PO Box 32
Rangiora



PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

*To celebrate 35 years in business Hansen Contractors will guarantee the best price for your job during the months of June and July 2011. ***

You can also be assured of our continued high level of INTEGRITY, SERVICE AND EXPERIENCE.

Thank you for the opportunity to quote and please give me a call should you wish to discuss your job.

*Peter Hansen
Manager*

*** conditions apply*



Ecological water and wastewater engineering

Domestic On-site Wastewater Management

Specifications for

Raewyn and Dean McConnell

Property location:

67 Jackson's Rd., Ohoka, Kaiapoi

Consent No. Pending



Prepared by

Andrew Dakers
ecoEng Ltd

15 June 2011

63 Bowenvale Avenue,
Christchurch, New Zealand
Ph (64) (3) 942 7954
Fax (64) (3) 942 9954
Mobile: (64) 021 533386
Email: Dakers@paradise.net.nz
Website: www.ecoeng.co.nz

1 REQUEST FOR QUOTATION TO SUPPLY, INSTAL AND SERVICE

If you are interested a quotation is sought for the supply, installation, commissioning and servicing of a wastewater management system comprising;

- Primary treatment – septic tank with suitable septic tank filter, pump chamber and pump to dose load to:
- Wisconsin mound.

Quotes to be emailed to: **ecoEng Ltd, ecoEng@ecoeng.co.nz; by 30 May 2011**

Resource consent is pending.

Present cost (GST excl) estimates required:

- Capital cost to purchase and install.

2 SITE LOCATION

The site is located at

Property owners: Raewyn and Dean McConnell and Dean McConnell

Address: 67 Jackson's Rd., Ohoka, Kaiapoi

NZ Grid Reference: WGS84: S43 23.056 E172 34.753

Legal description: Lot 16 DP2777

District Council: [REDACTED]

Refer to Figure 1 for map showing site location.

Figure 1. Site location



3 SITE CONSTRAINTS

The key site constraints are;

- Ground water wells; there are three groundwater wells, two on-site that impact on the consentability of the location of the land application field. Refer to Figure 3 which shows the three exclusion zones (key holes shaded red) that limit the available area for the land application site.
- High water table – Well M35/0611 records a maximum groundwater table of 190mm below ground-level.
- Two surface drains (both highly contaminated) are located along the north-east and the south-east boundaries of the property.

Figure 2 shows the exclusion zones. It also shows location of the Wisconsin mound and a possible irrigation envelop. The option of secondary treatment to subsurface irrigation was dismissed due to land use issues.

Figure 2. Site constraints and layout

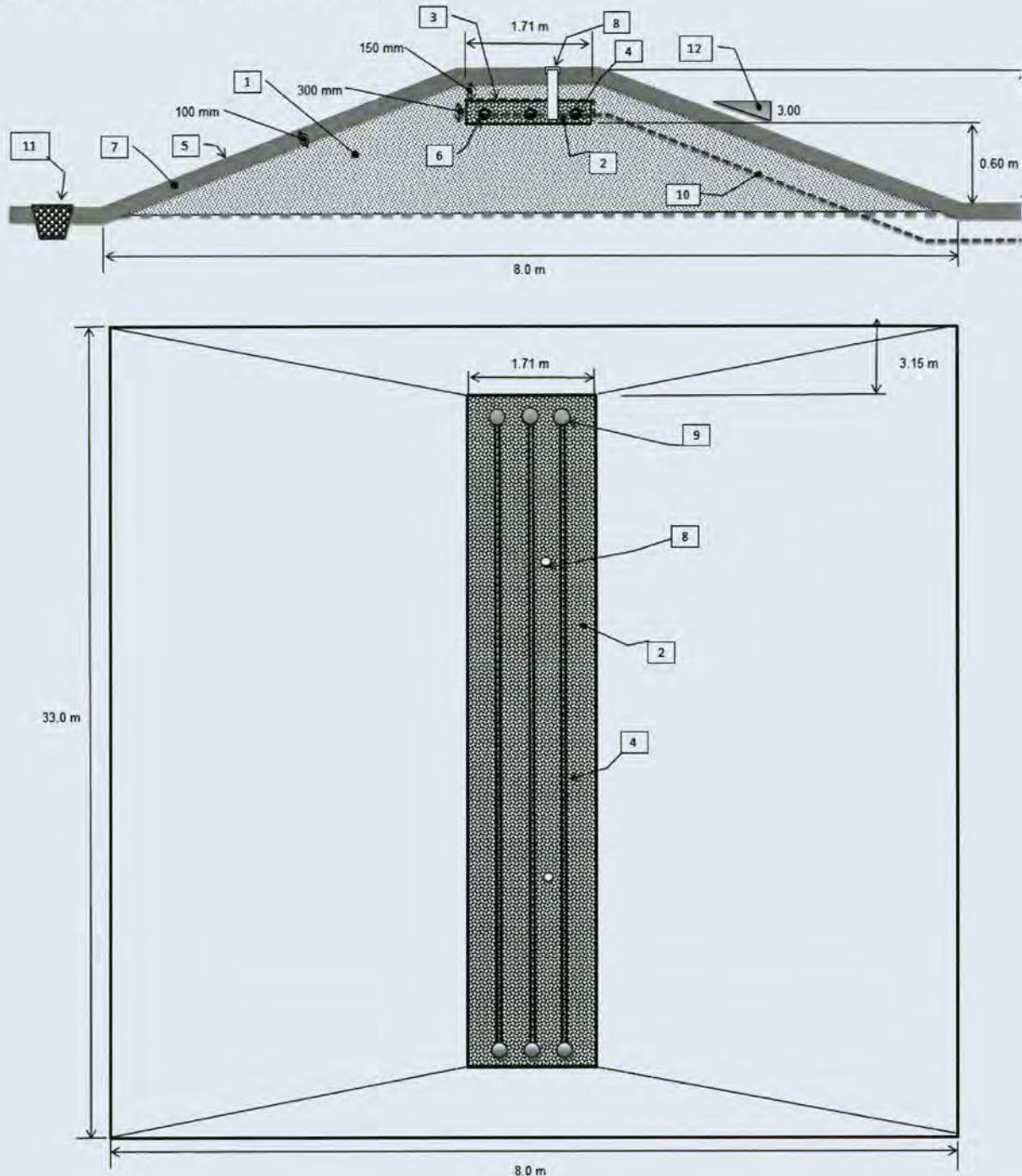


4 PROPOSED WASTEWATER SERVICING SYSTEM

Scope of works includes:

- Decommission the existing undersized septic tank
- Replace the with a new septic tank (plus filter) with a working capacity of at least 4500 L.
- Provide dose loading to a Wisconsin mound with plan area of 33m by 8m (Refer to Figure 3).

Figure 3. Details of Wisconsin mound

**Wisconsin Mound – Construction Notes****Notes**

1. Suitable sand fill media. Optimal media characteristics are: Effective Size (EC) 0.15-0.30 mm; Uniformity Coefficient (UC) 4-6; <5% fine materials (<0.05 mm); and <20% coarse materials (>2.0 mm).
2. Distribution bed containing 20-40 mm clean aggregate. The distribution bed must be completely level.
3. Geotextile filter cloth.
4. Pressurised dosing laterals consisting of 25mm PVC pipe with 3mm holes drilled (deburred) at 400mm centres facing upwards. The length of laterals will be determined by the required

bed size (m²) and the recommended lateral spacings. It is essential that effluent is distributed evenly across the distribution bed.

5. Grass (turf) must be established over the entire mound surface immediately upon completing construction. If grassing is likely to be unsuccessful an alternative cover must be provided, such as mulching and planting other groundcover vegetation.
6. 90mm slotted PVC or agricultural pipe over manifold laterals. The squirt height across the laterals must be tested prior to covering with agricultural / slotted pipe with no more than 15% variation in height observed. Consideration must also be given to static head and friction loss when sizing pumps. ecoEng is able to carryout an hydraulic analysis of the design once details of selected pump is known.
7. Minimum 100 mm topsoil cover over the entire mound. A garden quality topsoil should be used with sandy loam to loam texture, low in clay and free of coarse fragments. The topsoil will usually have to be imported to site.
8. Two inspection ports on the side of distribution bed placed at approximately ¼ and ¾ points along bed, extending from the surface down to the base of the gravel absorption bed. Inspection ports to be made from 50mm PVC pipe, wrapped in geotextile, with perforations along the length of the pipe. The pipe must be firmly anchored within the mound to prevent inadvertent removal or damage.
9. Individual flush points for each lateral. May be a screw cap fitting on a 90 -degree elbow level with the mound surface or a pressure controlled flush valve (such as those used for subsurface irrigation systems) inside a control box. Manual flushing should be carried out at least every twelve months.
10. 32 - 40mm PVC or PE delivery pipe. Larger system may require different pipe sizes and orifice reducers at lateral connection points. Primary treatment (as a minimum) must be provided before dosing effluent to a mound.
11. Upslope stormwater diversion drain. Subsoil drainage may be necessary on sloping and/or poorly drained sites.
12. Batter slope 1(vertical):3 (horizontal) maximum.

Site preparation

- Prepare the site by clearing all shrubs, trees and boulders. Cut trees to ground level and then grind the stump out to a depth of 300 mm and backfill with permeable material such as the natural topsoil or sand (definitely not clay). Scarify the natural soils across the entire basal area to a minimum depth of 200 mm taking care not to compact the basal area in the process. This should extend to at least 1 m beyond the mound perimeter and 2 m on the downhill side.

Approximate Material Quantities	Units	Quantity
Filter sand	m ³	111.2
Gravel	m ³	13.7
Topsoil cover	m ³	27.0
Capping material (preferably sand)	m ³	9.0
Geofabric	m ²	57.2

5 RESOURCE CONSENT

A resource consent has yet to be granted by Canterbury Regional Council. The installer is to ensure all conditions specified by the permitted activity are adhered to.

Please advise owners to call 0800-Damage to lodge a new claim and use this number for assigning works.

NEW EVENT URGENT WORK**ENTERED**
ACOREX**Assessment Report (Circle Option)**

Hub		S		Works Order Number			
Claim No.		2012/012127		Suburb			
Previous Claim No.		2011/		Supervisor		ROCHE	
Owners Name		DEAN MC CONNELL		Report Date		24/1/12	
				Assigned Contractor		AP+D	
				Contractors Contact & Number			
Address		67 JACKSONS ROAD, OTOKA		Work Start Date			
Source of Query		EQC		Work Finish Date			
Category				Notes			
P.M.O Status		N/A					
Local Hub contacted		Yes No					
Safe		Yes No					
Secure		Yes No					
Weather tight		Yes No					
Sanitary		Yes No					
Chimney work		Yes No					
Danger to neighbouring		Yes No					
Winter heating claim		Yes No					
Special Needs		Elderly Medical		Young Family Stressed		Other	
Structural report required		Yes No					
Building consent required		Yes No					
Land Issues? Liquefaction		Yes No					
Rates for labour and material as per ShortForm Agreement							
Description of Damage and Associated Repair Strategy		RETURNED TO HUB AS EW FOR FAILED EFFLUENT MOUND. THIS HAD BEEN PREVIOUSLY DECLINED BY EQC AS EQ RELATED. OWNER ADVISED WORSEMED SINCE 23/12/11 QUAKE. EARLIER REPORT BY ENGINEER ANDREW DAKERS INCONCLUSIVE ENGAGED AP+D TO INVESTIGATE WITH DIGGER. THIS ATTENDED BY ANDREW & MALCOLM LINTON AT NO COST. ANDREW PROVIDED ADDENDUM TO HIS REPORT STATING <u>NO EVIDENCE OF EQ DAMAGE.</u>					
Notes:							

COMPLETION REPORT (Circle Option)

Peace of mind issues	☒ Yes	☐ No	
Emergency Works Complete?	☒ Yes	☐ No	

HOMEOWNER COMMENTS**SIGN OFF**

	Signature	Name	Date
Owner/Tenant Name			
Supervisor Name	<i>[Signature]</i>	ROCHE DE LACY	11/4/12

**Amberley Plumbing & Drainage Ltd**PLUMBERS & DRAINLAYERS, ROADSTONE
SEALING AND SUBDIVISIONS

INVOICE

Fletchers Construction Company Ltd
Attention: Roche De Lacy
1st Floor
94 Victoria Street
Rangiora

Invoice Date
29 Mar 2012

Invoice Number
1599

Reference
67 Jackson's Road, Ohoka

GST Number
98584897

Amberley Plumbing &
Drainage Ltd
Attention: Paul Robertson
PO Box 57
Amberley 7441
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
EQRC1123			
DEAN MCCONNELL 67 JACKSONS ROAD, OHOKA CLM/2012/012127			
Investigate with Andrew Dakers, Engineer to establish outcome of the raised disposal trench from septic tank. Top of trench under pumpline had bio filmed causing sand to clog which was making effluent to seep out sideways and ponding. Reasons: 1 - Design faulty - not adequate to take excessive flows from pump. Basically undersized. 2 - Installation - wrong aggregates and pipe sizing, discharge holes. 3 - Maintenance issues	1.00	250.00	250.00
Digger Hire	2.00	45.00	90.00
Travel	1.00	35.00	35.00
		Subtotal	375.00
		TOTAL GST 15%	56.25
		TOTAL NZD	431.25

Due Date: 20 Apr 2012

Direct credit details: ASB - 12 3149 0212152 00. Labour charges includes time involved in travelling, collecting materials and obtaining permits if required. Terms: Settlement 20th of month following invoice date. 2% (24% p.a.) per month will be charged on all overdue accounts.

Hub # 5 Rangiora E008	
Received	16/04/2012
Entered	19/04/2012
Certified	19/04/2012 <i>for</i>



PAYMENT ADVICE

To: Amberley Plumbing & Drainage Ltd
Attention: Paul Robertson
PO Box 57
Amberley 7441
NEW ZEALAND

Customer	Fletchers Construction Company Ltd
Invoice Number	1599
Amount Due	431.25
Due Date	20 Apr 2012
Amount Enclosed	Enter the amount you are paying above

Km 2010 124453 N

Action Plumbing, Gas & Drainage Services Ltd**P.O. Box 118****Kaiapoi 7644**

Telephone: 03 365 0442
 Email: info@actionplumbing.co.nz

Tax Invoice 00027868

Date: 4/02/2011

Bill To:
 Raewyn McConnell
 67 Jackson Street
 R D 2
 Kaiapoi 7692

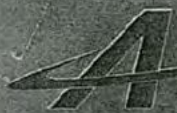
GST Reg. Number: 86-542-366

Terms: C.O.D.

Customer PO No.:

QTY.	ITEM NO.	DESCRIPTION	PRICE	UNIT	DISC %	EXTENDED	GST
		Customer Request - Clean Septic Tank Works Carried Out - Travel to job. Did not need septic truck. Everything working fine with system. Pump pumping out to field well. Soaking & draining within soaking field not working very well with water pooling . around mound. Put garden hose in chamber with pump & removed Hansen fitting at the end of field & water from chamber, flowed easy out from line put lid back on to find if we could see if water was flowing from any other part of line within field & could not find a break anywhere. Dig hole start , end & middle & found field wet & not working. Does not appear to be earthquake related.					
2	LABDWT	Labour Rate - Drainage	\$74.50	hr		\$149.00	\$15
2	LABMC	Labour MC	\$37.25	hr		\$74.50	\$15
1	COKD	Call Out Charge per visit	\$16.50	ea		\$16.50	\$15
1	SUN%	Kaiapoi - Drainage Sundry Material Charge	\$10.00	ea		\$10.00	\$15
Please post payment on receipt of invoice or direct credit to: 030674 0199044 25 Thank you we appreciate you business!				SALE AMT.		\$250.00	
				FREIGHT		\$0.00	
				GST		\$37.50	
				TOTAL AMT.		\$287.50	
				PAID TODAY		\$0.00	
				BALANCE DUE		\$287.50	

EARTHQUAKE COMMISSION by Return OR LATE
 30 JUN 2011 PAYMENT PENALTIES WILL
 WELLINGTON BE CHARGED



MA-2010 124453-2
Action Plumbing, Gas and Drainage Services Ltd
PO Box 118 Kaiapoi 7644
Phone 03 312 0442 North Canterbury
Phone 03 327 0442 Kaiapoi
Phone 03 365 0442 Christchurch
Fax 03 327 0449

TAX INVOICE

CUSTOMER Raewyn McConnell 13235
ADDRESS 67 Jacksons rd
Ohoka
Nth Canterbury
TELEPHONE [REDACTED]

GST NUMBER 86 542 366

INVOICE NUMBER Willie
27382
ENGINEER NAME Gavin
DATE 12/1/11

RATES: labour \$57.50 per hour or part thereof per man plus materials as required plus plant @ \$70.00 per hour and gst payment on completion of work. MINIMUM CHARGE 1 HOUR.
I have read and understand the terms and conditions on the reverse and

herein and authorise the engineer to carry out the necessary work to remedy my problem and I agree to pay the charges as set out below.

Authorised Customer Signature

[Signature]

CUSTOMER REQUEST FINDINGS

Empty septic tank and repair earthquake damage & check pump
Drove to sight and sucked out 2x single chamber tanks
and Extra filter tank and pump chamber and hosed clean
took pump out and hosed down tested and is pumping
away waste, hosed 2x filter clean

WORKS CARRIED OUT

2nd visit, returned to sight, took cap off end of disposal field and flushed
line to try and clear drippers, put cap back on and all the water was still coming
out of existing leaks and not over the rest of the field, (will have to return with water blaster)
13/1/11 - Drove to sight waterblasted disposal field after gripping off
at pump chamber, put 1000 lbs thru, disconnected blaster and
disposal line where dug up.
*Note = will have to see if works over the next couple of weeks!

DISCLAIMERS / RECOMMENDATIONS

GUARANTEE ONLY APPLIES TO MATERIALS SUPPLIED AND INSTALLED BY ACTION PLUMBING, GAS AND DRAINAGE SERVICES LIMITED
GUARANTEE PERIOD

☐ 3 months

☐ 6 months

☐ 1 year

☐ 2 years

DATE 12/1/11 Tues
START 1ST CALL 9:15 2ND CALL 2:00 1:15
COMPLETION 1ST CALL 12:00 2ND CALL 3:30 3:00
MEN ON SITE 1ST CALL Gavin 2ND CALL Gavin 1 1/2

PAYMENT ☐ EFTPOS ☐ VISA ☐ MASTERCARD ☐ CHEQUE
METHOD ☐ CASH (notify office) ☐ 7 DAYS (by authorisation)

How would you rate our service today? ☒ Excellent ☐ Good ☐ Average ☐ Poor

I am satisfied with the works carried out
signature [Signature]

BANK ACCOUNT DETAILS: DIRECT CREDIT PAYMENTS TO 03 0674 0199044 25

CREDIT CARD NUMBER

EXPIRY DATE

54920700 1154 4760

NAME ON CARD WILLIAMSON D S McConnell \$1041-02

I authorise the amount due to be debited from my account

Authorisation Code 1

signature [Signature]

1st call labour 1st man 2 3/4 hrs @ \$57.50 = \$158.12
1st call labour 2nd man 3 1/4 hrs @ \$74.50 = \$252.12
2nd call labour 1st man 6000 lbs @ \$34.00 per 1000 lbs
2nd call labour 2nd man Water blaster \$46 = \$204.00
PLANT USE Bright 2 3/4 hrs @ \$100.00 = \$292.50
MATERIALS Wast track \$25.00
SUNDRIES \$10.00 / call out \$27.50
CALL OUT 18 km @ \$8.50 per km
SUB TOTAL \$905.24 = \$8.10
GST \$135.78
LESS DEPOSIT
AMOUNT DUE \$1041.02

**Amberley Plumbing & Drainage Ltd**PLUMBERS & DRAINLAYERS, ROADSTONE
SEALING AND SUBDIVISIONS

INVOICE

Fletchers Construction Company Ltd
 Attention: Roche De Lacy
 1st Floor
 94 Victoria Street
 Rangiora

Invoice Date 29 Mar 2012
Invoice Number 1599
Reference 67 Jackson's Road, Ohoka
GST Number 98584897

Amberley Plumbing & Drainage Ltd
 Attention: Paul Robertson
 PO Box 57
 Amberley 7441
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
EQRC1123			
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Digger Hire	2.00	45.00	90.00
Travel	1.00	35.00	35.00
		Subtotal	375.00
		TOTAL GST 15%	56.25
		TOTAL NZD	431.25

Due Date: 20 Apr 2012

Direct credit details: ASB - 12 3149 0212152 00. Labour charges includes time involved in travelling, collecting materials and obtaining permits if required. Terms: Settlement 20th of month following invoice date. 2% (24% p.a.) per month will be charged on all overdue accounts.



Andrew Dakers
ecoEng Ltd
ph 012533386,
email: dakers@paradise.net.nz)

EQR On-site Wastewater Management System (OWMS) Site Inspection Report

Please Refer to the Addendum which is an update on the following 26 July 2011 report

26 July 2011

Job No.	110725DM	EQR Claim No.	CLM/2010/124453		
Date of Inspection	22 July 2011	Time in	16:30	Time out	17:15
Odometer Rdg	50km	Inspected by	Andrew Dakers		
Job Description/Name	Dean and Raewyn McConnell				
Company Name	N/A				
Client.	EQR, Rangiora Hub, 94 Victoria Street, Rangiora				
Site address 1	67 Jackson's Rd				
Site address 2	Ohoka				
Site address 3	North Canterbury				
Phone 1		Phone 2			
Fax		Email			
District Council	Waimakariri				
GPS reading	S43 23.049 E172 34.697	Elevation	18 m		
Legal Description	Lot 16 DP 27777				
Description for site facilities	Single dwelling				
No of occupants on site	6	No. of bedrooms on site	4		
No of years resident at this site	3 yrs	Describe any seasonal patterns	N/A		
Describe additional wastewater activities	Nil		Property area	17.4 ha	
Describe water supply	Private bore				
Brief description of OWMS	The existing OWMS components are: - Kitchen sink wastewater drains to separate and approx. 1500L grease trap and soakage field. - All other wastewater to two septic tanks in series: first tank, an older rectangular septic tank (about 2000L) followed a newer circular septic				

	tank with working capacity of about 1700L, fitted with a Zabel filter, dosing chamber with submersible sump pump, pumping to a; • raised mound about 14m x 3m. Refer to Figure 1.
Consent details	No consent registered on Ecan GIS site.
Date failure first noticed	Soon after Sept 4 earthquake, occupiers noticed surface ponding around the mound.
Description of mode of failure	The septic tank, filter and pump are all operational (Refer to Fig 7). ecoEng opened the flush-out port at the end of the mound (Photo 4) and activated the pump. Wastewater flow was strong out of the flush-out port (Photo 5) indicating that the distribution manifold along the length of the mound was operational. The mound has clearly failed as surface ponding of the septic tank effluent is evident. See Photos 2 and 3. Excess of weed growth on and around the mound was evident on a previous site visit (10 Feb 11) and indicates wet soil conditions have persisted for some time. According to the owners surface ponding prior to the earth quake was not evident. The property owner commented that he thought that the height of the mound had reduced in recent months. In an attempt to assesses any damage/failure within the mound a soil pit was dug across the top of the mound (Photo 6). At a depth of about 250mm a geofabric mat was exposed. It would have been a major disruptive exercise to dig below this so digging was stopped.
Description of existing documentation. Dates of installation. Designer/installer?	No documents available
Servicing history	No information provided.
Comment on setback issues; boundaries, surface waters, wells, groundwater...other.	The key site constraints are; • Ground water wells; there are three groundwater wells, two on-site that impact on the consentability of the location of the land application field. Refer to Photo 1 which shows the three exclusion zones (key holes shaded red) that limit the available area for the land application site. • High water table - M35/0611 records a maximum groundwater table of 190mm below ground-level (Refer to Figure 1 and 2) • Two surface drains (both highly contaminated) are located along the north-east and the south-east boundaries of the property.
Other site constraints	Would need to check flood risk, but unlikely to be a problem for this site.
Impact of recent earthquake	As noted above all mechanical components appear operational and undamaged, including the distribution manifold that extends along the length of the mound. The design and cross-sectional details of the mound is not clear. However, in

	view of the fact that a Geofabric mat has been installed under about 250mm of topsoil, this would suggest that it has not been designed as an ETS bed and that there is a more permeable fill such as sand or stone chips overlaying the mound base. The soil type at the mound base will depend on depth. At about 350mm below ground level the soil profile is a sandy clay loam with moderate to imperfect drainage capacity, i.e. category 3 to 4 as in AS/NZS1547. The recommended hydraulic loading rate to this soil type is about 16 L/m²/day. For a 4 bedroom dwelling the daily design loading is 1400L/day, requiring a mound soakage base area of at least 88 m². The existing mound base area is about 35m² (2.5 x 14). The current number occupants is 6 and the expected daily wastewater load (excluding kitchen wastewater) could be about 1000L/day. The corresponding loading rate on the existing mound would be about 28 L/m². The implication of this is that the mound is too small for the hydraulic load it is being subjected to. Hydraulic overloading of the mound will result in saturation of the mound. With sand in the mound bed and likely saturated conditions, the earth quake activity could have liquified the sand in the mound¹. This would account for the observed consolidation of the mound and reduction in its height. A reduced hydraulic conductivity within the mound due to this compaction may have aggravated breakout drainage to the outer edges of the bed and the obvious surface ponding.
Recommendations /comments	The septic tank and pump are operating normally. The mound needs to be replaced. ecoEng designed a septic tank to mound system for this site and a quote was obtained from Hansen Contractors Ltd (Rangiora) (\$31,994+gst). This included a new septic tank system. ecoEng was not initially made aware that there existing system comprised of two septic tanks in series. The first septic tank is buried and hidden under trees and the owner alerted ecoEng of its existence on the 15 July. It now appears that existing septic tank capacity will meet code requirements and a new septic tank system is unnecessary. Repair work required is replacement of the mound only. The cost to repair the damage will now be less than originally expected. For this site it is clear that the mound has failed. The mound dimension are under code (AS/NZS1547) causing it to be saturated and vulnerable to earthquake induced liquefaction and consequent mound failure. Any upgrade of the system will be required to meet the current Canterbury Regional Council Rules, NRRP and in particular WQL9 which makes reference to AS/NZS1547:2000.

¹ Refer to separate ecoEng Memo (26 July 2011) on *Possible impact of earthquake activity on the land application component of an on-site wastewater systems.*

Photo 1. Aerial view showing location of septic tank (ST), well and failed soakage field

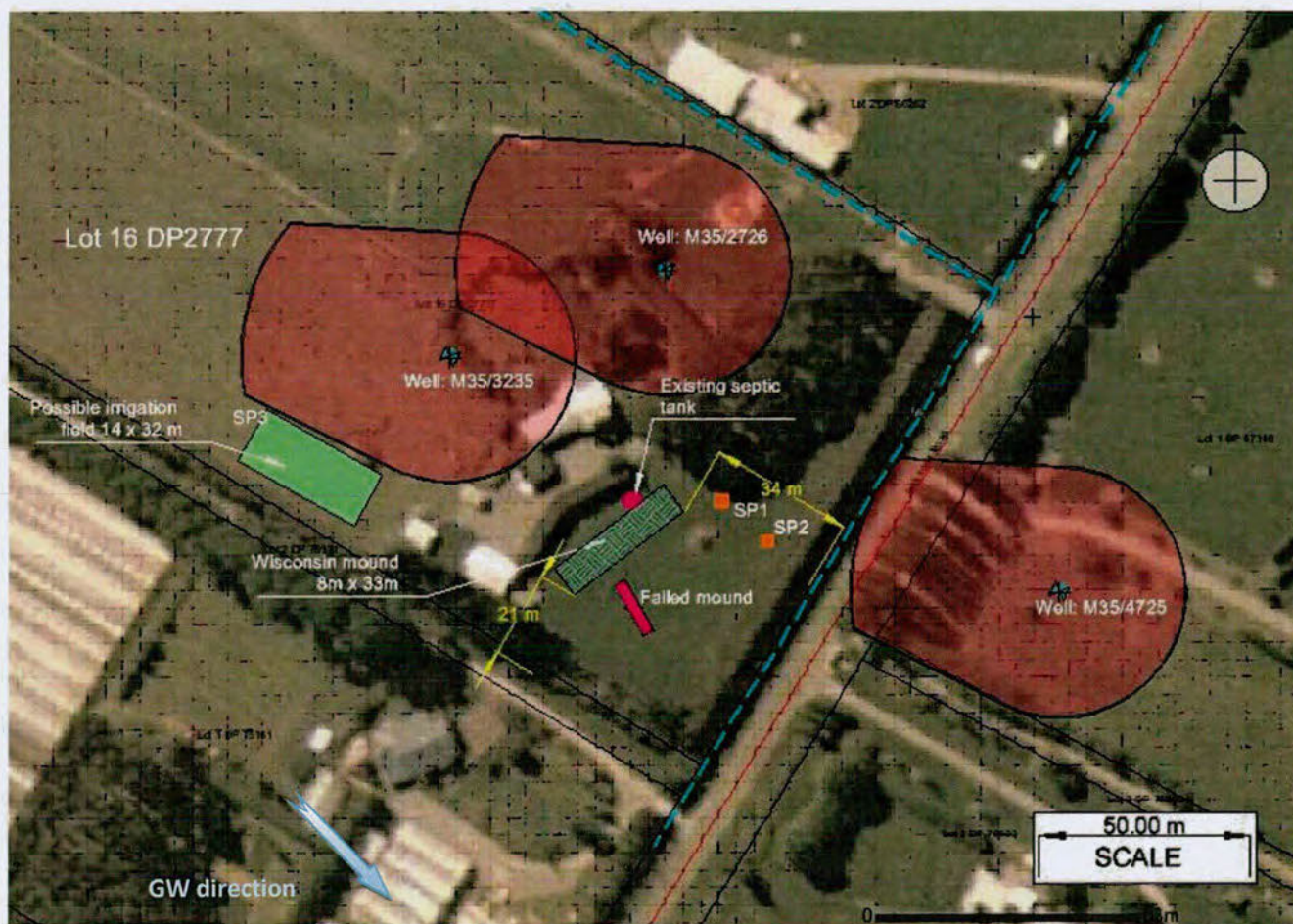


Figure 1. Location of M35/0611



Figure 2. Water table level in M35/0611 – about 200m NW of EST bed.

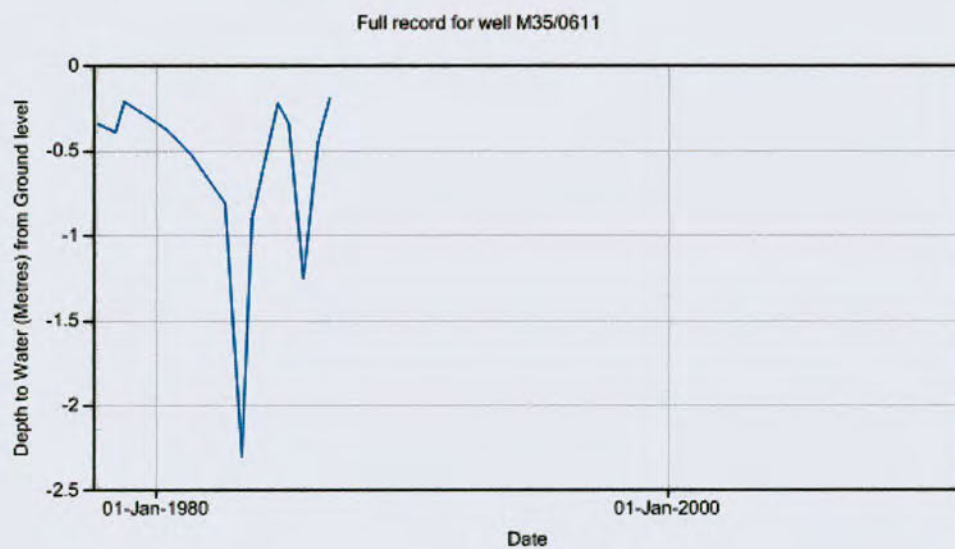


Photo 2 Mound showing effluent breakout at east of mound



Photo 3 Mound showing effluent breakout at the far end of the mound



Photo 4. Distribution pipe flush-out port at end of line



Photo 5. Discharge from flush-out port.



Photo 6. Soil pit on mound



Geofabric mat

Photo 7. Septic tank



Chamber 2. Pump
sump

Chamber 1 with Zabel
A300 filter

Addendum, 29 March 2012

On the 29th March 2012 a further, more invasive, site assessment was carried out on the failed mound.

Amberley Plumbing and Drainage were engaged to supply a digger to expose the mound in an attempt to better understand the mode of failure.

On arrival it was very clear that the mound had failed. There was a significant area of surface ponding of septic tank effluent mostly on the North side of the mound (see **photo 1**).

A section of the mound was exposed down to the distribution pipe. There was a single 40mm PVC distribution pipe down the center of the mound, laid in a shallow gravel envelope, covered with geofabric. 8mm distribution orifices had been drilled along the bottom of the 40 mm pipe at 900 mm centres. These orifices were capped.

The depth of sand in the mound was about 1 m and below the sand was parent soil (stony layer as in **Photo 4**)

Photo 1 showing surface ponding on the north-east side of the mound.



Photo 2. Distribution pipe (40mm) showing gravel pack blocked with black biomat.



Photo 3. Relatively free draining, normal density mound sand below the biomat layer



Photo 4. Soil pit adjacent to and on the south-west side of the mound,



Comments

As noted in the 26th July 11 report, the mound is considered significantly under-sized for the hydraulic load (from 6 adult occupants) it is being subjected to. The 26th July report suspected possible earthquake induced liquefaction and densification of the sand layer in the mound, contributing to the hydraulic failure of the mound. It was agreed, by those present on 29th March, that there is no evidence of liquefaction and/or compaction of the mound sand.

It was concluded that the cause of hydraulic failure of this mound was primarily due to the following factors:

- a. High hydraulic and organic loading rate into the gravel pack around the single 14m long 40mm distribution pipe and as a consequence;
- b. buildup of dense anaerobic biomat preventing even and adequate infiltration into the sand mound.

As a consequence of the above failure mode, septic tank effluent was breaking out to the surface at weak points in the top surface of the mound, possibly aggravated by heavy stock foot damage on the top and edge of the mound.

It is likely the mound was under progressive failure mode described above, prior to earthquake activities due to over loading and it being undersize. This type of progressive biomat buildup and consequent hydraulic impediment is common for overloading/undersized mounds and trenches.

It was agreed that there was no evidence of earthquake induced damage causing mound failure.

Andrew Dakers.

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

CLM/2010/124453



Customer: RAEWYN McCONNELL

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 67 JACKSONS ROAD, OHOKA 7692 on 29/06/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 40000.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 80.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 80.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (South ext)

Element	Damage	Repair
No Damage		

Elevation (East ext)

Element	Damage	Repair
No Damage		

Elevation (North ext)

Element	Damage	Repair
No Damage		

Elevation (North level 1)

Element	Damage	Repair
No Damage		

Elevation (West ext)

Element	Damage	Repair
No Damage		

Roof (Framed, tray deck cladding)

Element	Damage	Repair
Roof Covering (Pitched - Steel - 168.00 m2)	Structural damage	Supply 56.00 m2
Roof framing (Framed - Timber - 168.00 m2)	Structural damage	Repair damaged roof framing - Trusses 56.00 m2

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen**

Room Size: 3.00 x 4.00 = 12.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair
Ceiling (Gib - Paint - 12.00 m2)	Cosmetic Damage	Rake out, plaster and paint 12.00 m2
Floor (Concrete - Carpet - 12.00 m2)	No Earthquake Damage	
Hob (- Standard Spec - 1.00 item)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage	
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 42.00 m2)	Cosmetic damage	Rake out, plaster and paint 42.00 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Stainless - 6.00 l/m)	No Earthquake Damage	

Ground Floor - Dining Room

Room Size: 2.90 x 6.00 = 17.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair
Ceiling (Gib - Paint - 17.40 m2)	Cosmetic Damage	Rake out, plaster and paint 17.40 m2
Floor (Concrete - Carpet - 17.40 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 53.40 m2)	Cosmetic damage	Rake out, plaster and paint 53.40 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat 3.00 m2
Wall framing (Timber Frame - Timber - 3.00 m2)	Structural Damage	Remove and repair 100 x 50 framing 1.00 l/m

Ground Floor - Entry (Stairwell to master bedroom upstairs in entry)

Room Size: 2.00 x 4.80 = 9.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 5.00 m

Element	Damage	Repair
Ceiling (Gib - Paint - 9.60 m2)	Cosmetic Damage	Rake out, plaster and paint 9.60 m2
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 (Chipboard - Carpet - 9.60 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 68.00 m2)	Cosmetic damage	Rake out, plaster and paint 68.00 m2

Ground Floor - Lounge

Room Size: 5.00 x 5.90 = 29.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair
Ceiling (Gib - Paint - 29.50 m2)	Cosmetic Damage	Paint Ceiling 29.50 m2

Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 29.50 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 69.76 m2)	Cosmetic damage	Rake out, plaster and paint	69.76 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 4.50 = 4.05 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.05 m2)	No Earthquake Damage		
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 (Chipboard - Carpet - 4.05 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.92 m2)	Cosmetic damage	Rake out, plaster and paint	25.92 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Spare One)

Room Size: 3.40 x 3.20 = 10.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.88 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.88 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 31.68 m2)	Cosmetic damage	Rake out, plaster and paint	31.68 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom ()

Room Size: 2.70 x 3.20 = 8.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.64 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 8.64 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.32 m2)	Cosmetic damage	Rake out, plaster and paint	28.32 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Spare two)

Room Size: 1.60 x 3.70 = 5.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.92 m2)	Cosmetic Damage	Rake out, plaster and paint	5.92 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 5.92 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.44 m2)	Cosmetic damage	Rake out, plaster and paint	25.44 m2

Window (Timber medium - Pane single glazed - No Earthquake Damage
- 1.00 No of)

Ground Floor - Toilet

Room Size: 1.00 x 1.70 = 1.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 2.40 x 2.70 = 6.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Bath (Acrylic - Standard specification - 1.00 No Earthquake Damage item)		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 6.48 m2)	Cosmetic Damage	Rake out, plaster and paint 6.48 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 6.48 m2)	No Earthquake Damage	
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage	
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 24.48 m2)	Cosmetic damage	Rake out, plaster and paint 24.48 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

First Floor - En Suite (Upstairs)

Room Size: 1.80 x 2.40 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 4.32 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Vinyl - 4.32 m2)	Structural damage	Remove, dispose and replace particle floor 4.32 m2
	Structural damage	Remove, dispose and replace vinyl 4.32 m2
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage	
Shower (Cubical shower unit - Acrylic shower - 81.00 m2)	Cosmetic damage	Remove and replace silicon 5.00 l/m
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 20.16 m2)	No Earthquake Damage	
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

First Floor - Bedroom (Master)

Room Size: 3.40 x 6.30 = 21.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Walk In Wardrobe (In master bedroom)

Room Size: $6.50 \times 1.30 = 8.45$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Built In Shelves (Wall unit - MDF - 15.60 m ²)	No Earthquake Damage	
Ceiling (Gib - Paint - 8.45 m ²)	No Earthquake Damage	
Floor (Chipboard - Carpet - 8.45 m ²)	No Earthquake Damage	
Wall covering (Gib - Paint - 37.44 m ²)	No Earthquake Damage	

Building**Exterior****Elevation (South ext garage)**

Element	Damage	Repair
No Damage		

Elevation (East ext garage)

Element	Damage	Repair
No Damage		

Elevation (North ext garage)

Element	Damage	Repair
No Damage		

Elevation (West ext garage)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (Garage roof)

Element	Damage	Repair
No Damage		

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

Room Size: $6.00 \times 9.50 = 57.00$ (length(m) x width(m) = Area Size(m²))

Stud Height: 3.20 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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EQC Full Assessment Report

Claim Number: CLM/2010/124453
Claimant: RAEWYN McCONNELL
Property Address: 67 JACKSONS ROAD
 OHOKA 7692

Assessment Date: 29/06/2011 15:16
Assessor: Richardson, Craig
Estimator: Franks, Stephen

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	RAEWYN, McCONNELL				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

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: 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	Rectangular	144.71
Building	1	Standard	1961 - 1980	Rectangular	57.78

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

Elevation (South ext)

Damage: No damage

Require Scaffolding? No

General Comments: Hardiplank 11.5 x 2.5

Elevation (East ext)

Damage: No damage

Require Scaffolding? No

General Comments: hardiplank 14.0 x 5.5

Elevation (North ext)

Damage: No damage

Require Scaffolding? No

General Comments: Hadriplank 11.5 x 2.5

Elevation (North level 1)

Damage: No damage

Require Scaffolding? No

General Comments: Hardiplank 8.0 x 2.4

Elevation (West ext)

Damage: No damage

Require Scaffolding? No

General Comments: hardiplank 14.0 x 5.5

Roof (Framed, tray deck cladding)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	Structural damage			
			Supply	56.00 m2	80.00	4,480.00
Roof framing	Framed	Timber	Structural damage			
			Repair damaged roof framing - Trusses	56.00 m2	130.00	7,280.00

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	12.00 m2	34.00	408.00
Floor	Concrete	Carpet	No Earthquake Damage			
Hob		Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	42.00 m2	34.00	1,428.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	17.40 m2	34.00	591.60
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	53.40 m2	34.00	1,815.60
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat	3.00 m2	99.00	297.00
Wall framing	Timber Frame	Timber	Structural Damage			
			Remove and repair 100 x 50 framing	1.00 l/m	19.00	19.00

General Comments:**Ground Floor - Entry (Stairwell to master bedroom upstairs in entry)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	9.60 m2	34.00	326.40
Door (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	68.00 m2	34.00	2,312.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	29.50 m2	24.00	708.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	69.76 m2	34.00	2,371.84
Window	Timber medium	Pane single glazed	No Earthquake Damage			

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 (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	25.92 m2	34.00	881.28
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Spare One)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	31.68 m2	34.00	1,077.12
Window	Timber medium	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.32 m2	34.00	962.88
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Spare two)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.92 m2	34.00	201.28
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	25.44 m2	34.00	864.96
Window	Timber medium	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	6.48 m2	34.00	220.32
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	24.48 m2	34.00	832.32
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - En Suite (Upstairs)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	Structural damage			
			Remove, dispose and replace particle floor	4.32 m2	100.00	432.00
			Structural damage			
			Remove, dispose and replace vinyl	4.32 m2	125.00	540.00
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	Cosmetic damage			
			Remove and replace silicon	5.00 l/m	12.00	60.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: floor bowed ,lift vinyl & repair**First Floor - Bedroom (Master)****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Walk In Wardrobe (In master bedroom)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments:**Building****Exterior****Elevation (South ext garage)****Damage:** No damage**Require Scaffolding?** No

General Comments: Hardiplank 9.5 x 3.2

Elevation (East ext garage)

Damage: No damage

Require Scaffolding? No

General Comments: hardiplank 6.0 x 4.0

Elevation (North ext garage)

Damage: No damage

Require Scaffolding? No

General Comments: hardiplank 9.5 x 3.2

Elevation (West ext garage)

Damage: No damage

Require Scaffolding? No

General Comments: hardiplank 6.0 x 4.0

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: concrete slab 9.5 x 6.0

Roof (Garage roof)

Damage: No damage

Require Scaffolding? No

General Comments: trussed, tray deck cladding, timber fascia ,no spouting

Ground Floor - Room (Other) (Garage)

Damage: No damage

Require Scaffolding? No

General Comments: Timber framed, no internal linings, 1 x window, 2 x tilt doors, 1 x single external door

Fees

Fees

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

Overheads

Name	Estimate
Preliminary and general	2,248.77
Margin	3,035.84
GST	5,009.13

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East ext)	0.00
	Roof (Framed, tray deck cladding)	11,760.00
	Elevation (North ext)	0.00
	Elevation (North level 1)	0.00
	Elevation (South ext)	0.00
	Elevation (West ext)	0.00

11,760.00

Floor	Description	Estimate
First Floor	Bedroom (Master)	0.00
	En Suite (Upstairs)	1,032.00
	Walk In Wardrobe (In master bedroom)	0.00
		1,032.00

Ground Floor	Bathroom	1,052.64
	Bedroom ()	962.88
	Bedroom (Spare One)	1,077.12
	Bedroom (Spare two)	1,066.24
	Dining Room	2,723.20
	Entry (Stairwell to master bedroom upstairs in entry)	2,638.40
	Hallway	881.28
	Kitchen	1,836.00
	Lounge	3,079.84
	Toilet	0.00
		15,317.60

16,349.60

Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East ext garage)	0.00
	Roof (Garage roof)	0.00
	Elevation (North ext garage)	0.00
	Elevation (South ext garage)	0.00
	Elevation (West ext garage)	0.00

0.00

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

0.00

0.00

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	2,248.77
Margin	3,035.84
GST	5,009.13
	10,293.74
Total Estimate	38,403.34

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?	Yes	
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

File Notes

Urgent Works Items



HUB FILE NOTE

DATE: 30/05/2013		CLAIM NO: 2010/124453	
AUTHOR: Stuart Mytton		CUSTOMER: Mrs. RAEWYN McCONNELL	
☐ L.A. ☒ Estimator (Tick One)		SITUATION OF LOSS: 67 JACKSONS ROAD, OHOKA 7692	
ASSIGNED HUB: RANGIORA HUB			
Tick as applicable	☐ SCOPE/COST VARIATION ☐ NEW/ADDITIONAL DAMAGE ☐ RE-ASSESSMENT REQUEST	☐ RE-ASSESSMENT ☐ CHIMNEY/HEAT REPORT ☐ OTHER	
SUBJECT: Cash Settlement Recommendation			
Full or Partial: (Tick One)		☒ Full	☐ Partial
Recommended Settlement value: \$21030.16		Including P&G, Margin and GST	
ASSOCIATED CLAIMS: 2011/ 2011/ 2011/ 2012/ 012127			
REASON FOR CASH SETTLEMENT:			
I visited this address for the purpose of a joint scope. Upon visiting the address it was apparent the customer had completed most of the works as they had purchased another property and had an opening to complete repairs. The customer had concerns about the floor; I ran a laser level from the kitchen through to the rear entry door and was within 1mm. I ran the level from the French doors leading out to the lawn area down as far as I could to the end of the hallway also to find the floor level to be within 1mm i.e. perfect. The customer had concerns about the sag in the roof, this is in a as built condition. The roof has quite a sag in it but as there are internal walls holding the roof up the roof cannot have sagged unless the internal wall had dropped. As you can tell by the levels I took regarding the floor is perfect. Also there is a wall dividing the lounge and dining area that has a bump in it along the square sopping that has also been built that way. I have removed the roof and the wall items from the scope and produced a SOW for the remaining damage.			
NEXT ACTION/ RECOMMENDATION FOR HUB SUPPORT: Upload hub file to CMS. Hub support to enter file note into CMS. Submit cash settlement recommendation for approval.			

Stuart Mytton



Scope of Works

Completed by: **Stuart Mytton**

Date: 5-Jun-2013

Page 1 of 2

CLM 2010 / 124453

Customer Name: **Mrs. RAEWYN McCONNELL**

67 JACKSONS ROAD, OHOKA 7692

Element details:

Land	☐	Building	☐	Bridges/culverts	☐	Retaining walls	☐	Services	☐
Lounge	☒	Dining	☒	Kitchen	☒	Family room	☐	Bedroom (Spare)	☒
Office / Study	☐	Rumpus	☐	Hallway	☒	Stairwell	☒	Toilet	☐
Laundry	☐	Bathroom	☐	Entry	☒	Chimney	☐	Foundations	☐
Piling	☐	Garage	☐	Kitchen ovens	☐	Hot water cylinders	☐	Header tanks	☐
Glazing/windows	☐	Fire / woodburner	☐	Floors	☐	External walls	☐	Roof	☐
Outbuildings	☐								☐

Description:

Repair strategy:

Line items:

Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Kitchen							0.00
Ceiling Rake out, plaster and paint	m2				12.00	33.50	402.00
Walls Rake out, plaster and paint	m2				42.00	30.35	1274.70
Dining Room							0.00
Ceiling Rake out, plaster and paint	m2				17.40	33.50	582.90
Walls Rake out, plaster and paint	m2				53.40	30.35	1620.69
Entry Stairwell to master							0.00
Ceiling Rake out, plaster and paint	m2				9.60	33.50	321.60
Walls Rake out, plaster and paint	m2				68.00	30.35	2063.80
Scaffold	Each				1.00	800.00	800.00
Lounge							0.00
Paint ceiling	m2				29.50	21.70	640.15
Walls Rake out, plaster and paint	m2				69.76	30.35	2117.22
Hallway							0.00
Walls Rake out, plaster and paint	m2				25.92	30.35	786.67
Bedroom Spare One							0.00
Walls Rake out, plaster and paint	m2				31.68	30.35	961.49
							0.00
Page 1 Subtotal							11571.22

* 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.

Stuart Mytton



Scope of Works

Completed by: **Stuart Mytton**

Date: 5-Jun-2013

Page 2 of 2

CLM

2010 / 124453

Customer Name: **Mrs. RAEWYN McCONNELL**

67 JACKSONS ROAD, OHOKA 7692

Element details:

Land	☐	Building	☐	Bridges/culverts	☐	Retaining walls	☐	Services	☐
Lounge	☐	Dining	☐	Kitchen	☐	Family room	☐	Bedroom Charlies	☒
Office / Study	☐	Rumpus	☐	Hallway	☐	Stairwell	☐	Bedroom Spare 2	☒
Laundry	☐	Bathroom	☒	Ensuite	☒	Chimney	☐	Foundations	☐
Piling	☐	Garage	☐	Kitchen ovens	☐	Hot water cylinders	☐	Header tanks	☐
Glazing/windows	☐	Fire / woodburner	☐	Floors	☐	External walls	☐	Roof	☐
Outbuildings	☐								☐

Description:

Repair strategy:

Line items:

Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Bedroom							0.00
Walls Rake out, plaster and paint	m2				28.32	30.35	859.51
Bedroom Sapre 2							0.00
Ceiling Rake out, plaster and paint	m2				5.92	33.50	198.32
Walls Rake out, plaster and paint	m2				25.44	30.35	772.10
Bathroom							0.00
Ceiling Rake out, plaster and paint	m2				6.48	33.50	217.08
Walls Rake out, plaster and paint	m2				24.48	30.35	742.97
First Floor							0.00
Ensuite							0.00
Remove, dispose and replace particle floor	m2				4.32	93.05	401.98
Remove, dispose and replace vinyl	m2				4.32	125.00	540.00
Remove and replace silicon	Lm				5.00	18.00	90.00
							0.00
							0.00
							0.00
							0.00
Page 1 Subtotal					1.00	11571.22	11571.22

* 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.

Subtotal

15393.18

P&G, Margin, Gst.

5636.98

Total

21030.16

Stuart Mytton



Assessment Report

Claim Number: 2016/009847

Customer: Dean McConnell

Author: David Bull

Address: 64 Jacksons Road, Ohaka.

Date of Report: 20/07/2016

Assessment Notes:

Contacted customer as designated, 3:30pm 20/07/2016.

Customer had provided basic plans of damage location and room dimensions and was happy to be contacted again if there were questions.

Previous 2010 claim had been cash settled (see letter dated 12 March 2014 for CLM/2010/124453) after repairs had been completed by the customers contractors.

Completion of the work is confirmed by EQC, DAAC report dated 25/10/2013

External Damage

No external damage was notified with this claim.

Interior Damage

Internal damage consists of cracking to plaster board wall and ceiling linings in the following rooms;

Hallway wall cracks adjacent HWC door.

Dining/kitchen crack to ceiling.

Hallway (central) , crack to one wall.

1st Floor top of stair, cracks to wall.

Lounge, cracks to one wall and to ceiling.

Recommend claim is accepted. Pay as per costed Scope of Works.

Next Action

CA to action as required

ESTIMATOR, NATIONAL CLAIMS TEAM



Statement of Claim

Claim Number: CLM/2016/009847
Damage Address: 67 Jacksons Road, Ohoka 7692
Claimant: Dean Mcconnell

Internal Damage Items

Item	Event Damage?	Description
Lounge	Yes	.6L/m cracks to wall. 1.0L/m crack to wall/ceiling junction. EQ damage.
Dining Room	Yes	Dining/Kitchen - 1.1L/m crack to ceiling. EQ damage.
Kitchen	No	
Family Room	No	
Bedroom 1	No	
En Suite	No	
Bedroom 2	No	
Bedroom 3	No	
Bedroom 4	No	
Bathroom	No	
Toilet 1	No	
Toilet 2	No	
Office/Study	No	
Rumpus	No	
Entry/Hall(s)	Yes	Hallway Under Stairs - Crack to wall adjacent HWC door. EQ damage
Stairwell	Yes	Stairway wall - Cracks to wall at landing of stairwell. EQ damage
Laundry	No	
Other #1	Yes	Hallway Central - .34L/m crack to wall. EQ damage.
Other #2	No	
Other #3	No	

External Damage Items

Item	Event Damage?	Description
Roof	No	
External Walls - North	No	
External Walls - South	No	
External Walls - East	No	
External Walls - West	No	
Decks	No	
Chimney - Base	No	
Chimney - Ceiling Cavity	No	
Chimney - Above Roof	No	
Chimney - Fireplace	No	
Foundations	No	
Piling	No	
Services	No	
Other Dwelling Items	No	
Outbuildings	No	
Land & Retaining Walls	No	



Statement of Claim

Claim Number: CLM/2016/009847
Damage Address: 67 Jacksons Road, Ohoka 7692
Claimant: Dean Mcconnell

Internal Damage Items

Item	Event Damage?	Description
Lounge	Yes	.6L/m cracks to wall. 1.0L/m crack to wall/ceiling junction. EQ damage.
Dining Room	Yes	Dining/Kitchen - 1.1L/m crack to ceiling. EQ damage.
Kitchen	No	
Family Room	No	
Bedroom 1	No	
En Suite	No	
Bedroom 2	No	
Bedroom 3	No	
Bedroom 4	No	
Bathroom	No	
Toilet 1	No	
Toilet 2	No	
Office/Study	No	
Rumpus	No	
Entry/Hall(s)	Yes	Hallway Under Stairs - Crack to wall adjacent HWC door. EQ damage
Stairwell	Yes	Stairway wall - Cracks to wall at landing of stairwell. EQ damage
Laundry	No	
Other #1	Yes	Hallway Central - .34L/m crack to wall. EQ damage.
Other #2	No	
Other #3	No	

External Damage Items

Item	Event Damage?	Description
Roof	No	
External Walls - North	No	
External Walls - South	No	
External Walls - East	No	
External Walls - West	No	
Decks	No	
Chimney - Base	No	
Chimney - Ceiling Cavity	No	
Chimney - Above Roof	No	
Chimney - Fireplace	No	
Foundations	No	
Piling	No	
Services	No	
Other Dwelling Items	No	
Outbuildings	No	
Land & Retaining Walls	No	



Completed By:	David Bull	Claim Number:	2016 / 009847
Date:	20/07/2016	Customer Name:	Dean Mcconnell
		Address:	64 Jacksons Road
Page	1 OF 3		Ohaka
			Christchurch

Preliminaries And General

Line Items:

[illegible]

* 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	\$740.00
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Margin	\$74.00
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SUB TOTAL (Excluding GST)	\$814.00
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Scope of Works



Completed By:	David Bull	Claim Number:	2016 / 009847
Date:	20/07/2016	Customer Name:	Dean McConnell
Page	1 OF 1	Address:	64 Jacksons Road
			Ohaka
			Christchurch

Description	This SOW is for only the elements being cash settled
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Line Items:

Element :		Units	Length	Breadth	Depth	Qty	Rate	Cost
Interior Room	Hallway (Under stair)							
Wall Covering	Rake out & stop plasterboard joint cracks (m)	m	1.20			1.20	\$9.00	\$10.80
Wall Covering	Tradesman Required - Plasterer	Hr				1.00	\$45.00	\$45.00
Wall Covering	Paint wall	m2	2.60	2.40		6.24	\$21.10	\$131.66
Interior Room	Kitchen/dining rooms ceiling.							
Ceiling	Rake out and stop plasterboard joint cracks (m)	m	1.10			1.10	\$10.00	\$11.00
Ceiling	Tradesman Required - Plasterer	Hr				2.00	\$45.00	\$90.00
Ceiling	Paint ceiling	m2	5.90	5.80		34.22	\$23.60	\$807.59
Ceiling	Paint ceiling	m2	2.60	2.80		7.28	\$23.60	\$171.81
Interior Room	Hallway (Central)							
Wall Covering	Rake out & stop plasterboard joint cracks (m)	m	0.34			0.34	\$9.00	\$3.06
Wall Covering	Tradesman Required - Plasterer	Hr				1.00	\$45.00	\$45.00
Wall Covering	Paint wall	m2	5.80	2.40		13.92	\$21.10	\$293.71
Interior Room	Lounge							
Wall Covering	Rake out & stop plasterboard joint cracks (m)	m	0.60			0.60	\$9.00	\$5.40
Wall Covering	Tradesman Required - Plasterer	Hr				2.00	\$45.00	\$90.00
Wall Covering	Paint wall	m2	5.80	3.00		17.40	\$21.10	\$367.14
Ceiling	Rake out and stop plasterboard joint cracks (m)	m	1.00			1.00	\$10.00	\$10.00
Ceiling	Tradesman Required - Plasterer	Hr				2.00	\$45.00	\$90.00
Ceiling	Paint ceiling	m2	5.80	4.90		28.42	\$23.60	\$670.71
Interior Room	Stairwell (Wall off landing)							
Wall Covering	Rake out & stop plasterboard joint cracks (m)	m	0.60			0.60	\$9.00	\$5.40
Wall Covering	Tradesman Required - Plasterer	Hr				2.00	\$45.00	\$90.00
Wall Covering	Paint wall	m2	1.90	2.40		4.56	\$21.10	\$96.22

* 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 \$3,034.50

Preliminaries & General \$242.76

Margin \$327.73

SUB TOTAL (Excluding GST) \$3,604.99



Scope of Works



Completed By:	David Bull	Claim Number:	2016 / 009847
Date:	20/07/2016	Customer Name:	Dean Mcconnell
Page	3 OF 3	Address:	64 Jacksons Road
			Ohaka
			Christchurch

TOTALS PAGE :

P & G's Page:

P & G's - Page 1	\$814.00
P & G's Page - Sub Total	\$814.00

Building Damage Page:

Scope Of Works Page 1	\$3,604.99
Scope Of Works Pages - Sub Total	\$3,604.99

* 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	\$4,418.99
GST	\$662.85
TOTAL	\$5,081.84



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



Inspection Summary

V1.3

Completed by: *C. Paris*Date: *27. 9. 2012*

Page 1 of 1

CLM/2010/124453

 RAEWYN McCONNELL
 67 JACKSONS ROAD

OHOKA

H:

W:

M:

 Item File Label Name
 [Redacted]
Start time: *0845*End time: *0930*

	Yes	No					
Was an inspection carried out?	☒	☐					
			Access denied	Loose Dogs	Other	If 'Other' provide reason	
If not what was the reason?	<i>—</i>	☐	☐	☐			
			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? <i>YES</i>			☐	☒			
Were any retaining walls in scope?			☐	☒			
Is a valuation required? (Reason = <i>N/A</i>)			☐	☒			
Has a scope of work for the valuer been completed?			☐	☒			
Is an engineer required? (Springs) <i>N/A</i>			☐	☒			
Has a scope of work for the engineer been completed? <i>N/A</i>			☐	☒			
Is a resource consent required for any remediation work? (proximity to protected trees and waterways) <i>N/A</i>			☐	☒			
Has anything in this pack been escalated? <i>No.</i>			☐	☒			
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?

BRIDGE/CULVERT ON COUNCIL PROPERTY.

SEPTIC SIGHTED.

NO DAMAGE.

RECOMMENDATION: CLOSE LAND CLAIM.

CHECKED

Russell Taylor 27/9/2012

CLM/2010/124453

RAEWYN McCONNELL
67 JACKSONS ROAD

OHOKA

H:

W:

M:

