

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: E J WATERS

Assessment of Property at 7 RUBICON PLACE, HEI HEI, CHRISTCHURCH 8042 on 20/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 556.00 m2)		
Land (Under dwelling - Clay - 150.00 m2)		
Main Access (Drive - Asphalt - 36.00 m2)		

Services

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

Main Dwelling

Exterior

Elevation (North Wall, brick veneer 15. 6 x 2.4 m)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 37.44 m2)	Cracking	Grind out and repoint mortar 5.00 l/m
Wall framing (Timber Frame - Timber - 37.44 m2)	No Earthquake Damage	

Elevation (South Wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 37.44 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 37.44 m2)	No Earthquake Damage	

Elevation (West Wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 28.80 m2)	Cracking	Grind out and repoint mortar 8.00 l/m
Wall framing (Timber Frame - Timber - 28.80 m2)	No Earthquake Damage	

Elevation (East Wall brick veneer, 12 x 2.4)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
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No Damage

Roof (Concrete tiles)

Element	Damage	Repair
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Roof Covering (Pitched - Concrete tile - 218.40 m2)	Damage to flashings	Repoint ridge capping	64.00 l/m
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Roof framing (Framed - Timber - 218.40 m2)	No Earthquake Damage		
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Interior**Ground Floor - Kitchen (dining lounge)**

Room Size: 7.20 x 7.40 = 53.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage		
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Ceiling (Gib - Paint - 53.28 m2)	Cosmetic Damage	Rake out, plaster and paint	53.28 m2
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Door (External) (Single solid Door - Timber - 1.00 item)	No Earthquake Damage		
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Floor (Concrete - Carpet - 53.28 m2)	No Earthquake Damage		
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Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage		
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Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
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Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
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Wall covering (Gib - Paint - 70.08 m2)	Cosmetic damage	Rake out, plaster and paint	70.08 m2
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Window (Aluminium Awning - Pane double glazed - 6.00 No of)	No Earthquake Damage		
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Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		
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Ground Floor - Bathroom

Room Size: 2.80 x 1.80 = 5.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Toilet

Room Size: 1.00 x 1.80 = 1.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bedroom (Backs on to garage)

Room Size: 2.80 x 3.90 = 10.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Hallway

Room Size: 1.30 x 7.20 = 9.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.36 m2)	Cosmetic Damage	Paint Ceiling	9.36 m2
Floor (Concrete - Carpet - 9.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 40.80 m2)	No Earthquake Damage		

Ground Floor - En Suite

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

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Walk In Wardrobe

Room Size: 1.20 x 3.60 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Main)

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.24 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 12.24 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 33.60 m2)	Cosmetic damage	Sand, gap fill and paint	33.60 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Back)

Room Size: 2.80 x 3.70 = 10.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Internal Garage

Room Size: 5.80 x 6.10 = 35.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 35.38 m2)	No Earthquake Damage		
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 35.38 m2)	Cosmetic damage	Silicone construction join	
Garage door (Sectional Metal - Steel - 1.00 No of)	No Earthquake Damage		

Wall covering (Gib - Paint - 57.12 m2) No Earthquake Damage
Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/206173
Claimant: E J WATERS
Property Address: 7 RUBICON PLACE
 HEI HEI
 CHRISTCHURCH 8042

Assessment Date: 20/10/2011 12:51
Assessor: Nix, Darryl
Estimator: Tucker, Peter Garry
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	E J, WATERS	03 3445029	022 6209010		

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling	HOM341873387	Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Contents	HOM340513388	Yes	

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
No Mortgage

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Dwelling	1	Standard	Post 1980	Rectangular	150.26

Full Assessment

Site

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

Exterior

Elevation (North Wall, brick veneer 15.6 x 2.4 m)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	5.00 l/m	30.00	150.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South Wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West Wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	8.00 l/m	30.00	240.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (East Wall brick veneer, 12 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Concrete tiles)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Damage to flashings			
			Repaint ridge capping	64.00 l/m	30.00	1,920.00
Roof framing	Framed	Timber	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	53.28 m2	27.00	1,438.56
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Hob	Electric	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	70.08 m2	27.00	1,892.16
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:** Vinyl, ali awning windowDG, standard, painted walls and ceiling, mdf door, acrylic bath, standard vanity**Ground Floor - Toilet****Damage:** No damage**Require Scaffolding?** No**General Comments:** Vinyl, ali awning windowDG, standard toilet, painted walls and ceiling, mdf door**Ground Floor - Bedroom (Backs on to garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:** hollow timber door. Painted gib walls and ceiling. Carpet on concrete. Double glaze ali window.**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	9.36 m2	24.00	224.64
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments:**Ground Floor - En Suite****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Walk In Wardrobe****Damage:** No damage**Require Scaffolding?** No**General Comments:** hollow timber door. Painted gib walls and ceiling. Carpet on concrete.

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Sand, gap fill and paint	33.60 m2	39.00	1,310.40
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Silicone construction join	200.00 \$	0.00	200.00
Garage door	Sectional Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	594.86
Margin	821.06
GST	1,354.75

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Dwelling

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (Concrete tiles)	1,920.00
	Elevation (East Wall brick veneer, 12 x 2.4)	0.00
	Elevation (North Wall, brick veneer 15. 6 x 2.4 m)	150.00
	Elevation (South Wall)	60.00
	Elevation (West Wall)	240.00
		2,370.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (Back)	0.00
	Bedroom (Backs on to garage)	0.00
	Bedroom (Main)	1,310.40
	En Suite	0.00
	Hallway	224.64
	Internal Garage	200.00
	Kitchen (dining lounge)	3,330.72
	Toilet	0.00
	Walk In Wardrobe	0.00
		5,065.76

5,065.76

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	594.86
Margin	821.06
GST	1,354.75
	2,770.68

Total Estimate	10,386.44
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Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- No previous claim

File Notes

Date Created: 20/10/2011 12:46

Created : Nix, Darryl

Subject: Quake damage

Note: 3 bedroom brick and concrete tile modern home with cosmetic damage to the interior and minor step cracking to exterior wall.
Internal garage.
House habitable.
This is 1st EQC inspection

Next Action:

Urgent Works Items