

EQC Full Assessment Report

Claim Number: CLM/2011/092176
Claimant: HANNAH BAXTER
Property Address: 7 SWINDON LANE
AMBERLEY 7410

Assessment Date: 09/11/2011 09:46
Assessor: Brown, Alistair
Estimator: Scurr, Steve

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	HANNAH, BAXTER				

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	Dwelling		Yes	

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ASB BANK

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: Two dogs
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	L Shape	196.22

Full Assessment

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (South wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Concrete	Cracking			
			Grind out and repoint mortar	0.80 l/m	30.00	24.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Coloured concrete block.
Minor cracking

Elevation (North wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Concrete	Structural damage			
			Relay and re-bed loose bricks	0.20 m2	85.00	17.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Coloured concrete block.
Loose blocks x2

Elevation (East wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Concrete	Structural damage			
			Remove, dispose and replace sill bricks	1.20 l/m	60.00	72.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Coloured concrete block
Loose sill bricks

Elevation (West wall (14.2 x 2.4))

Damage: No damage

Require Scaffolding? No

General Comments: Coloured concrete block
Timber frame.
Aluminum joinery.

Foundations (Concrete slab (20.0X 10.0))

Damage: No damage

Require Scaffolding? No

General Comments: No visible damage to living areas.
Minor fine cracking in garage not considered earthquake damage!

General Comments: Pitched roof (35Deg)
Timber trusses.
Good condition.

Damage:	Earthquake damage
Require Scaffolding?	No

General Comments: Realign left hand door, sticking

Damage:	Earthquake damage
Require Scaffolding?	No

General Comments: paint walls to match kitchen/living

Damage:	Earthquake damage
Require Scaffolding?	No

Generated on 27/02/2018 22:08

Wall covering	Gib	Paint	Paint wall	25.44 m2	24.00	610.56
---------------	-----	-------	------------	----------	-------	--------

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: window frame come away from wall

Ground Floor - Living (Off entrance)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Timber	No Earthquake Damage			
Door (Internal)	Double Solid Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.80 m2	27.00	1,101.60

Window Aluminium Awning Pane double glazed No Earthquake Damage

General Comments:

Ground Floor - Bathroom (Left off hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Fans	Extract	Other	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Heating	Electric	Other	No Earthquake Damage			
Heating	Electric	Under floor electric	No Earthquake Damage			
Heating	Electric	Towel rail	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Glass shower	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

Ground Floor - Toilet (2nd left off hall)

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			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Tile over concrete floor, painted gib ceiling and walls, standard toilet, 1 awning dble g window, 1 hollowcore mdf door.

Ground Floor - Bedroom (Bedroom 1, 3 rd left off hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	Cosmetic damage			

Built in wardrobe	Wardrobe	MDF	Gap fill cracks	1.50 l/m	15.00	22.50
			Cosmetic damage			
			Paint only	1.08 m2	24.00	25.92
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	0.50 l/m	12.00	6.00

General Comments:

Ground Floor - Internal Garage

Damage: No damage
Require Scaffolding? No
General Comments: Gib painted ceilings and walls.
MDF painted Int door.
Glass Aluminum ext door.
Colour steel sectional door.
Laundry in alcove in garage

Ground Floor - Bedroom (Bedroom 2.)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	Cosmetic damage			
			Gap fill cracks	0.50 l/m	15.00	7.50
			Cosmetic damage			
			Paint only	1.08 m2	24.00	25.92
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			
			Rake out, plaster and paint	28.32 m2	27.00	764.64
Window	Aluminium Awning	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	3.50 l/m	12.00	42.00

General Comments:

Paint wardrobe frame

Ground Floor - Hallway

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	Timber	Cosmetic damage			
			Gap fill cracks	5.10 l/m	15.00	76.50
Built in wardrobe	Wardrobe	MDF	Cosmetic damage			
			Gap fill cracks	5.10 l/m	15.00	76.50
			Cosmetic damage			
			Paint only	0.80 m2	24.00	19.20
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	33.12 m2	27.00	894.24
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Master bedroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	31.68 m2	27.00	855.36

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Minor cracking to edge of doors (paint three walls only)

Ground Floor - En Suite

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Medium Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	19.68 m2	27.00	531.36

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Tile floor is not working ! Client informed they need to have this checked and will be reimbursed if it is deemed to be earthquake damage.

Ground Floor - Walk In Wardrobe

Damage: No damage

Require Scaffolding? No

General Comments: Painted fib ceilings and walls
MDF painted door.
MDF painted shelving (3.6Ln)
Carpet over concrete floor

Ground Floor - Room (Other) (Walk in pantry off kitchen)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single sliding	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	T+G polished timber	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Fees

Fees

Name	Duration	Estimate
		Estimate
Preliminary and general		655.43
Margin		884.83

GST

1,459.96

Scope Of Works Estimate

Property		
Description		Estimate
Site		0.00
Services		0.00
		0.00

Main Building

Name	Description	Estimate
Exterior	Roof (Colour steel corrugated iron.(21.0 x 11.0))	0.00
	Foundations (Concrete slab (20.0X 10.0))	0.00
	Elevation (East wall)	72.00
	Elevation (North wall)	17.00
	Elevation (South wall)	24.00
	Elevation (West wall (14.2 x 2.4))	0.00
		113.00

Floor	Description	Estimate
Ground Floor	Bathroom (Left off hall)	0.00
	Bedroom (Bedroom 1, 3 rd left off hall)	117.42
	Bedroom (Bedroom 2)	840.06
	Bedroom (Master bedroom)	855.36
	En Suite	594.36
	Entry (Open plan with kitchen/ living)	1,009.15
	Hallway	1,066.44
	Internal Garage	0.00
	Kitchen (Kitchen/ living)	1,809.88
	Living (Off entrance)	1,101.60
	Office/Study (Off entrance area)	622.56
	Room (Other) (Walk in pantry off kitchen)	63.00
	Toilet (2nd left off hall)	0.00
	Walk In Wardrobe	0.00
		8,079.83

8,079.83

Fees		
Description		Estimate

Overheads

Description	Estimate
Preliminary and general	655.43
Margin	884.83
GST	1,459.96
	3,000.22

Total Estimate	11,193.05
-----------------------	------------------

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 floor
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- CLM/2011/092176

File Notes

Date Created:	09/11/2011 09:43
Created :	Brown, Alistair
Subject:	Weathertight and habitable
Note:	All A OK
Next Action:	
Date Created:	09/11/2011 09:45
Created :	Brown, Alistair
Subject:	Situation repair strategy
Note:	Three bedroom, two bathroom home, open plan living. Good access. Cosmetic damage to interior and exterior. Block veneer construction, rolled iron roof.
Next Action:	

Urgent Works Items