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Natural Hazards Commission
Toka Tū Ake

As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains all records of EQR involvement for the property.

The following information may also contain duplication of documents. To fulfil our obligation under the OIA Act, these documents have been provided as you have requested for all available information Natural Hazards Commission Toka Tū Ake holds for the requested property and claim(s).

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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		
2010108431	**1 THE STABLES, WOODEND**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger ****** (S770)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-02-2015

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/2011/172453 1 THE STABLES	E006	F3	0	8,686.41	8,686.41	0.00	3,341.75	3,341.75	0.00	12,028.16	12,028.16
Property Total			**0**	**8,686.41**	**8,686.41**	**0.00**	**3,341.75**	**3,341.75**	**0.00**	**12,028.16**	**12,028.16**

Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor / Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2011/172453	1 THE STABLES	Substantive Works - Primary	CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger ****** (S770)	COMPLETIONS	12,028.16	6	12,028.16	12,028.16
	Transmitted To Hub -> Claim File Review Complete		29/5/12 ange rang h/o, paid twice but willing to pay back for fletchers to do the work.PC RJA - after Christmas now. Lou 14/11/12 file with super 22/2					
Property Total					**12,028.16**	**6**	**12,028.16**	**12,028.16**

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**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010108431	**1 THE STABLES, WOODEND**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger ******		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-02-2015

Claims / Certs / Payables

S770 **CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger ******

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/172453	Subst OB	Substantive Works	22	EQR\MoniqueS	$0.00	18-Apr-2013	$8,686.41
CLM/2011/172453	Subst BV	Scope Addition	22	EQR\MoniqueS	$0.00	18-Apr-2013	$3,341.75

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/172453	Subst OB	Substantive Works	22	EQR\MoniqueS	$0.00	18-Apr-2013	$8,686.41	Invoice: 18/04/2013 #001
CLM/2011/172453	Subst BV	Scope Addition	22	EQR\MoniqueS	$0.00	18-Apr-2013	$3,341.75	Invoice: 18/04/2013 #001
CLM/2011/172453	Subst OB	Substantive Works	33	EQR\EndaK	$0.00	22-Oct-2014	$0.00	
CLM/2011/172453	Subst BV	Scope Addition	33	EQR\EndaK	$0.00	22-Oct-2014	$0.00	

S770 CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger **** Total** **Claims $12,028.16 Certs $12,028.16 Payables $0.00**

Property Total **Claims $12,028.16 Certs $12,028.16 Payables $0.00**

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/172453	Final Account Agreement	Kaiapoi Hub	17/09/2013
CLM/2011/172453	Practical Completion Certificate (PCC)	Kaiapoi Hub	17/09/2013
CLM/2011/172453	Construction Completion Inspection	Kaiapoi Hub	17/09/2013
CLM/2011/172453	Defects Liability Certificate	Kaiapoi Hub	17/09/2013

Property Total **Finalisation Documents Present: 4**

No Technical Services Referrals 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**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010108431	**1 THE STABLES, WOODEND**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger ******		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	09-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	09-02-2015

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/172453	1 THE STABLES	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 1**

Contractors

Contractor		Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S770	CLOSED OUT-G A & V M Feather t/a Graeme Feather Painter & Paperhanger ******	No longer wishes to work	EQRC1185	Main Contractor	Substantive Works

Property Total **Number of Contractors: 1**

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Date: 19/11/2010 Claim Number: 2010/ 108431

Estimators Name: Daryl Campbell

Dwelling Inspection Checklist: Show measurements indicate damage

5.9
D
W 4.2
*D
Lounge

N/A
Dining Room

6.5
*D
*D
W 4.5
Kitchen

N/A
Family Room

N/D
Bed 1

N/D
Ensuite

N/D
Bed 2

N/D
Bed 3

N/D
Bed 4

N/D
Bathroom

N/D
Toilet 1

N/A
Toilet 2

N/A
Office/Study

N/A
Rumpus

3.8
D
D
2m long D 4.3
D
Entry/Hall(s)

N/D
Bed 5

N/D
Laundry

N/D
Outbuildings/Garage

Stud Height:	2.4
Wall Finish:	Wallpaper Plastered Paint finish
Other	~~tile~~ tile Crack.

CHECKED

*= Cracks in interior walls
~~~ = Cracks in Ceiling
++++ = Cracks in floor

W = Window
D = Door
N/D = No Damage
⊗ = Cracks in door & window frames
~~~

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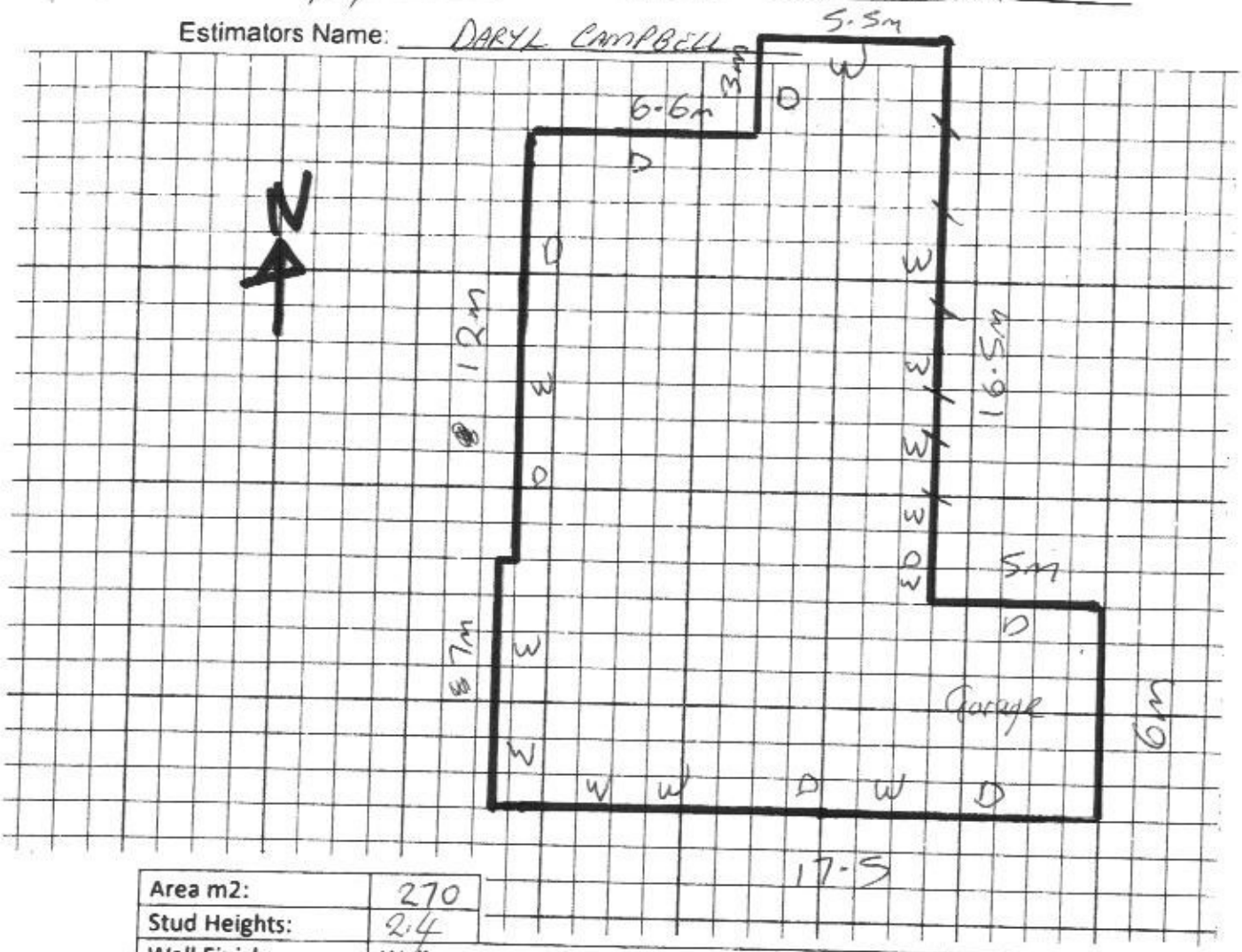
Date: 19/11/2010 Claim Number: 2010/ 108431

Estimators Name: DARYL CAMPBELL



Area m2:	270
Stud Heights:	2.4
Wall Finish:	Wallpaper Plastered (Paint finish)
Other	- Soffit to wall Hairline cracks to all Sides
Services: N	Specify damage:
Chimneys: N/A	Construction type: Height: Damage description: Above Roof Below Roof Total Repair
Foundations Damage: No	Timber Concrete Ring (Concrete Slab) Other (Specify): Minor Moderate Severe House moved off foundations?: Concrete slab cracked? Crack width: ..... Crack length:.....
Roof: No	Framed (Trussed) Type: Clay Tiles Concrete tiles Metal tiles (Rolled Metal) Other Damage:
Cladding Type:	Weatherboard Brick Veneer Hardi Plank (Other) Plaster

Exterior

+ = Cracks in wall Hairline - Plaster Cracks

Page 2 of 2

HHHH = Cracks in floor

⊖ = Cracks in foundation

CHECKED

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EQC
EARTHQUAKE COMMISSION

Statement of Claim Checklist

CLM/2010/108431

LB Ross-smith
1 The Stables

Woodend
H: [redacted]
W:
M:

Date: 19-11-10

Author: FRED SALIBA

LA: FRED SALIBA Estimator: DARYL CAMPBELL

Room	Damage Y/N	Walls √	Ceiling √	Floor √	Description of Damage
Lounge	Y	/			Crack to wall.
Dining Room	N/A				N/A
Kitchen	Y	/			Cracks to walls.
Family Room	N/A				N/A
Bedroom 1	N				
En Suite	N				
Bedroom 2	N				
Bedroom 3	N				
Bedroom 4	N				
Bathroom	N				
Toilet 1	N				
Toilet 2	N/A				N/A
Office/Study	N/A				N/A
Rumpus	N/A				N/A
Entry/Hall(s)	Y			/	Cracks to floor tyles
Stairwell	N/A				N/A
Laundry	N				
~~Other~~ BED 5	N				

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Item		Event Damage Y / N	Description of Damage	Appoint Engineer Y / N
Roof		N		
External Walls	North	Y	Gap between Eave & walls	
	South	Y	Gap between Eave & walls	
	East	Y	Cracks to plaster walls & Gap between Eaves & walls.	
	West	Y	Gap between Eave & Walls	
Decks		N/A	N/A	
Chimney	Base	N		
	Ceiling Cavity	N		
	Above Roof	N		
	Fireplace	N		
Foundations		N		
Piling		N/A	N/A	
Services		N		
Other Dwelling Items GARAGE		N		
Outbuildings		N/A	N/A	
Land & Retaining Walls		N		
(Discuss with Supervisor)				

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: [signature] **Dated:** 19 / 11 / 10

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Scope of Works

EQC
EARTHQUAKE COMMISSION

Completed By: Daryl Campbell

Date: / /2010

Page 1 of 1

CLM/2010/108431

LB Ross-smith
1 The Stables

Woodend
H: [redacted]
W:
M:

Element Details:

Land		Building	✓	Bridges/culverts		Retaining walls		Other	
Lounge	✓	Dining		Kitchen		Family Room		Bedroom	
Office/Study		Rumpus		Hallway		Stairwell		Toilet	
Laundry		Bathroom		Ensuite		Chimney		Foundations	
Piling		Services		Kitchen Ovens		Hot Water Cylinders		Header Tanks	
Glazing/windows		Fireplace/woodburner		Floor		External Walls		Roof	
Outbuildings		Other							

DESCRIPTION: Cracks in walls 400 mm long

REPAIR STRATEGY: Rack out cracks / Fill / Paint walls

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Materials	EA				1	20	20
Labour - Gibstopper	HR				2	45	90
Paint - Supply and paint	m2	25	1		25	20	500

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Scope of Works

EQC
EARTHQUAKE COMMISSION

Completed By: Daryl Campbell

Date: 19/11/2010

Page 1 of 1

CLM/2010/108431

LB Ross-smith
1 The Stables

Woodend
H [redacted]
W
M

Element Details:

Land		Building	✓	Bridges/culverts		Retaining walls		Other	
Lounge		Dining		Kitchen		✓	Family Room		Bedroom	
Office/Study		Rumpus		Hallway		Stairwell		Toilet	
Laundry		Bathroom		Ensuite		Chimney		Foundations	
Piling		Services		Kitchen Ovens		Hot Water Cylinders		Header Tanks	
Glazing/windows		Fireplace/woodburner		Floor		External Walls		Roof	
Outbuildings		Other							

DESCRIPTION: Cracks in walls 400 mm long

REPAIR STRATEGY: Rack out cracks / Fill / Paint walls

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Materials	EA				2	20	40
Labour - Gibstopper	HR				2	45	90
Paint - Supply and paint	m2	30	1		30	20	600

Subtotal	730
+ P&G, Margin & GST Figure	267.32
TOTAL	997.32

CHEQ

* 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.

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Scope of Works

EQC
EARTHQUAKE COMMISSION

Completed By: Daryl Campbell

Date: 19/11/2010

Page 1 of 1

CLM/2010/108431

LB Ross-smith
1 The Stables

Woodend
H: [redacted]
W:
M:

Element Details:

Land		Building		Bridges/culverts	✓	Retaining walls		Other	
Lounge		Dining		Kitchen		Family Room		Bedroom	
Office/Study		Rumpus		Hallway Entry	✓	Stairwell		Toilet	
Laundry		Bathroom		Ensuite		Chimney		Foundations	
Piling		Services		Kitchen Ovens		Hot Water Cylinders		Header Tanks	
Glazing/windows		Fireplace/woodburner		Floor		External Walls		Roof	
Outbuildings		Other							

DESCRIPTION: Crackin floor tiles 2m long

REPAIR STRATEGY: lift tiles / Supply & lay new tiles

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Lift tiles	m²	16	1		16	35	560
Supply tiles	m²	16	1		16	65	1040
Lay tiles	m²	16	1		16	65	1040

Subtotal	2640
+ P&G, Margin & GST Figure	966.76
TOTAL	3606.76

* 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.

CHE

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Scope of Works

EARTHQUAKE COMMISSION

Completed By: Daryl Campbell

Date: 19/11/2010

Page 1 of 1

CLM/2010/108431

LB Ross-smith
1 The Stables

Woodend
H: [redacted]
W:
M:

Element Details:

Land		Building	✓	Bridges/culverts		Retaining walls		Other	
Lounge		Dining		Kitchen		Family Room		Bedroom	
Office/Study		Rumpus		Hallway		Stairwell		Toilet	
Laundry		Bathroom		Ensuite		Chimney		Foundations	
Piling		Services		Kitchen Ovens		Hot Water Cylinders		Header Tanks	
Glazing/windows		Fireplace/woodburner		Floor		External Walls	✓	Roof	
Outbuildings		Other							

DESCRIPTION: Gaps between Eaves & wall - All sides, Hairline crack in plaster East side

REPAIR STRATEGY: Fill Gap, Rake out cracks & Fill / Paint East wall

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Fill Gaps							
Materials	EA				3	20	60
Labour - Painter	HR				4	50	200
Wall cracks							
Materials	EA				2	50	100
Labour - Plaster	HR				6	50	300
Paint - Supply & Paint	m^2	16.5	2.4		39.4	25	990

Subtotal	1650
+ P&G, Margin & GST Figure	604.23
TOTAL	2254.23

* 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.

CH

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Scope of Works

CLM/2011/172453

Customer: DJ ROSS-SMITH

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 1 THE STABLES, WOODEND 7610 on 23/08/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 670.00 m2)		
Land (Under dwelling - Soil - 233.00 m2)		

Services

Element	Damage	Repair
Electrical/Power (Grid Over Head - Wire - 10.00 l/m)	No Earthquake Damage	
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Storm Water (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Telephone/Data (Land Line - Copper - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Foundations (Slab)

Element	Damage	Repair
No Damage		

Elevation (North wall 20 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (West wall 25 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South wall 20 x 2.4)

Element	Damage	Repair
No Damage		

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Elevation (East wall 25 x 2.4)

Element	Damage	Repair	
No Damage			

Interior

Ground Floor - Entry

Room Size: 3.00 x 4.20 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.60 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 12.60 m2)	Cosmetic damage	Remove, dispose and install tiles	12.60 m2
Wall covering (Gib - Paint - 34.56 m2)	Cosmetic damage	Rake out, plaster and paint	34.00 m2

Ground Floor - Bathroom (End of hall)

Room Size: 4.50 x 3.00 = 13.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Master)

Room Size: 4.20 x 4.50 = 18.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.90 m2)	No Earthquake Damage		
Door (Internal) (Double Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 18.90 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 41.76 m2)	Cosmetic damage	Rake out, plaster and paint	40.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Last right off hall)

Room Size: 3.00 x 3.70 = 11.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom

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

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - En Suite

Room Size: 2.40 x 2.50 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 6.00 m2)	No Earthquake Damage		
Heating (Electric - Skope - 1.00 item)	No Earthquake Damage		
Heating (Electric - Heat lamp - 1.00 item)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .84 m2)	No Earthquake Damage		
Shower (Tiled Shower - Tile - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.52 m2)	Cosmetic damage	Rake out, plaster and paint	23.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen (Open plan with dining)

Room Size: 8.00 x 6.50 = 52.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 52.00 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 - Carpet - 52.00 m2)	No Earthquake Damage		
Hob (Electric - 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 - 69.60 m2)	Cosmetic damage	Rake out, plaster and paint	69.00 m2
Window (Aluminium Casement - Pane double glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

Ground Floor - Walk In Wardrobe

Room Size: 2.00 x 2.50 = 5.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built In Shelves (Wall unit - MDF - 8.50 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 5.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.60 m2)	Cosmetic damage	Rake out, plaster and paint	21.00 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Family Room

Room Size: 5.50 x 4.00 = 22.00 (length(m) x width(m) = Area Size(m2))

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Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 22.00 m2)	No Earthquake Damage		
Door (External) (French doors - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Double Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
	No Earthquake Damage		
Floor (Concrete - Carpet - 22.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.60 m2)	Cosmetic damage	Rake out, plaster and paint	45.00 m2

Ground Floor - Hallway

Room Size: 1.00 x 14.00 = 14.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Internal Garage

Room Size: 7.00 x 6.00 = 42.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry

Room Size: 1.80 x 3.60 = 6.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet

Room Size: 1.20 x 2.00 = 2.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 2.40 m2)	No Earthquake Damage		
Hand basin (Wall hung - PVC - 1.00 item)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 15.36 m2)	Cosmetic damage	Rake out, plaster and paint	15.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.80 x 3.60 = 10.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Bath (Acrylic - High specification with spa - 1.00 item)	No Earthquake Damage	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 10.08 m2)	No Earthquake Damage	

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Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 10.08 m2)	No Earthquake Damage		
Heating (Electric - Skope - 1.00 item)	No Earthquake Damage		
Heating (Electric - Heat lamp - 1.00 item)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.08 m2)	No Earthquake Damage		
Shower (Tiled Shower - Tile - 1.50 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.72 m2)	Cosmetic damage	Rake out, plaster and paint	12.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (First right off entry)

Room Size: 4.50 x 3.60 = 16.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 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/2011/172453
Claimant: DJ ROSS-SMITH
Property Address: 1 THE STABLES
WOODEND 7610

Assessment Date: 23/08/2011 16:15
Assessor: Parkes, Sean
Estimator: Gard, Daniel

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	DJ, ROSS-SMITH	[redacted]	[redacted]	[redacted]	
Owner	ROSS-SMITH, David				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMP	Dwelling	[redacted]		

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid

Insurance Details - Comments

Not sighted but advised by claimant that it is a 3 monthly renewal due next november 2011

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

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: No hazards sighted
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	Rectangular	250.38

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Full Assessment

Site

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

General Comments: No signs of liquafaction

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Electrical/Power	Grid Over Head	Wire	No Earthquake Damage			
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Storm Water	Town Connection	PVC Pipe	No Earthquake Damage			
Telephone/Data	Land Line	Copper	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Roof (Rolled metal)

Damage: No damage
Require Scaffolding? No
General Comments: 20 degrees

Foundations (Slab)

Damage: No damage
Require Scaffolding? No
General Comments:

Elevation (North wall 20 x 2.4)

Damage: No damage
Require Scaffolding? No
General Comments: plaster over poly

Elevation (West wall 25 x 2.4)

Damage: No damage
Require Scaffolding? No
General Comments: plaster over poly

Elevation (South wall 20 x 2.4)

Damage: No damage
Require Scaffolding? No
General Comments: plaster over poly

Elevation (East wall 25 x 2.4)

Damage: No damage
Require Scaffolding? No
General Comments: plaster over poly

Ground Floor - Entry

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	12.60 m2	170.00	2,142.00
Wall covering	Gib	Paint	Cosmetic damage			

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Wall covering	Gib	Paint	Rake out, plaster and paint	34.00 m2	34.00	1,156.00

General Comments:

Ground Floor - Bathroom (End of hall)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Master)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Double Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.00 m2	34.00	1,360.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Last right off hall)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - En Suite

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	MDF	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Heating	Electric	Skope	No Earthquake Damage			
Heating	Electric	Heat lamp	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Tiled Shower	Tile	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	23.00 m2	34.00	782.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Kitchen (Open plan with dining)

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			

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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	69.00 m2	34.00	2,346.00
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Walk In Wardrobe

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			
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	21.00 m2	34.00	714.00
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Family Room

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	French doors	Aluminium	No Earthquake Damage			
Door (Internal)	Double Hollow Core	MDF	No Earthquake Damage			
			No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	45.00 m2	34.00	1,530.00

General Comments:

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments: Carpet on slab, painted gib walss and ceiling, two dble cupboards with dbl mdf sliding doors on each

Ground Floor - Internal Garage

Damage: No damage

Require Scaffolding? No

General Comments: One door one window
Two sectional metal door
Paint finish

Ground Floor - Laundry

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Toilet

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			

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Floor	Concrete	Tiles	No Earthquake Damage			
Hand basin	Wall hung	PVC	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	15.00 m2	34.00	510.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	High specification with spa	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Heating	Electric	Skope	No Earthquake Damage			
Heating	Electric	Heat lamp	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Tiled Shower	Tile	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	12.00 m2	34.00	408.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (First right off entry)

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	1,001.51

Overheads

Name	Estimate
Preliminary and general	875.84
Margin	1,282.54
GST	2,116.18

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Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Elevation (East wall 25 x 2.4)	0.00
	Elevation (North wall 20 x 2.4)	0.00
	Roof (Rolled metal)	0.00
	Foundations (Slab)	0.00
	Elevation (South wall 20 x 2.4)	0.00
	Elevation (West wall 25 x 2.4)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	408.00
	Bathroom (End of hall)	0.00
	Bedroom	0.00
	Bedroom (First right off entry)	0.00
	Bedroom (Last right off hall)	0.00
	Bedroom (Master)	1,360.00
	En Suite	782.00
	Entry	3,298.00
	Family Room	1,530.00
	Hallway	0.00
	Internal Garage	0.00
	Kitchen (Open plan with dining)	2,346.00
	Laundry	0.00
	Toilet	510.00
	Walk In Wardrobe	714.00
		10,948.00
		10,948.00

Fees

Description	Estimate
Contents movement fee	1,001.51
	1,001.51

Overheads

Description	Estimate
Preliminary and general	875.84
Margin	1,282.54
GST	2,116.18
	4,274.56
Total Estimate	16,224.07

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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	Slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Sept event 2010/108431

File Notes

Date Created: 23/08/2011 16:05
Created : Gard, Daniel
Subject: General
Note: Large modern house
Early 2000 build
Minor damage
Paint finish throughout
Next Action:

Date Created: 27/08/2011 18:16
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 27/08/2011
Note: COMET sent to EQR on 27/08/2011
Next Action:

Urgent Works Items

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JOINT SCOPE
M. TAIT ROB FITZGERALD. COPY 26

EQC Claim Assessment

Address	1 THE STABLES, WOODEND, 7610	**EQC Claim Number**	CLM/2011/172453
Hazards	No hazards sighted	**EQC Assessor (L,F)**	Parkes, Sean
Inspection Date	23-Aug-2011 **Placard** No Sticker	**EQC Estimator (L,F)**	Gard, Daniel

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
David ROSS-SMITH ROSS-SMITH DJ	[redacted]			

Property - Overheads and Fees

Included Items Contents movement fee, Contractor's margin, Covering incidental costs., Goods and services tax

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Electrical/Power	Grid Over Head, Wire	10 m
Telephone/Data	Land Line, Copper	10 m
Water Supply	Town Connection, Plastic	10 m
Sewerage	Town Connection, PVC Pipe	10 m
Storm Water	Town Connection, PVC Pipe	10 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	670 m2
Land	Under dwelling, Soil	233 m2

MAIN BUILDING **Age** Post 1980 **Area** 250.4m2 **Footprint** Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall 25 x 2.4)		

Comments: plaster over poly Crack in Plaster Rib Point, Paint 4M x 2.4

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall 20 x 2.4)		

Comments: plaster over poly

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall 25 x 2.4)		

Comments: plaster over poly

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall 20 x 2.4)		

Comments: plaster over poly

Element	Description / Damage / Repair Strategy	Measure
Foundations (Slab)		

Element	Description / Damage / Repair Strategy	Measure
Roof (Rolled metal)		

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Comments: 20 degrees

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bathroom (L=3.6m W=2.8m H=2.4m)		
Ceiling	Gib, Paint (10.08 m2)	
Floor	Concrete, Tiles (10.08 m2)	
Wall covering	Gib, Paint (30.72 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	12 m2
Bath	Acrylic, High specification with spa (1.00 Item)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Fans	Extract, Manrose fan (1.00 Item)	
Mirror (Fixed)	Standard Spec, Mirror (1.08 m2)	
Shower	Tiled Shower, Tile (1.50 m2)	
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Heating	Electric, Skope (1.00 Item)	
Heating	Electric, Heat lamp (1.00 Item)	

Room - Additional Notes:

Bathroom End of hall (L=3.0m W=4.5m H=2.4m)

Room - Additional Notes:

Bedroom (L=4.0m W=3.0m H=2.4m)

Room - Additional Notes:

Bedroom First right off entry (L=3.6m W=4.5m H=2.4m)

Room - Additional Notes:

Bedroom Last right off hall (L=3.7m W=3.0m H=2.4m)

Room - Additional Notes:

Bedroom Master (L=4.5m W=4.2m H=2.4m)		
Ceiling	Gib, Paint (18.90 m2)	
Floor	Concrete, Carpet (18.90 m2)	
Wall covering	Gib, Paint (41.76 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	40 m2
Door (Internal)	Double Hollow Core, MDF (1.00 No of)	

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Window	Aluminium Casement, Pane single glazed (1.00 No of)

Room - Additional Notes:

En Suite (L=2.5m W=2.4m H=2.4m)

Ceiling	Gib, Paint (6.00 m2)	
Floor	Concrete, Tiles (6.00 m2)	
Wall covering	Gib, Paint (23.52 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	23 m2
Bathroom sink	Basin, Standard specification (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Mirror (Fixed)	Standard Spec, Mirror (0.84 m2)	
Shower	Tiled Shower, Tile (1.00 m2)	
Toilet	Standard, Standard Spec (1.00 Item)	
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Heating	Electric, Skope (1.00 Item)	
Heating	Electric, Heat lamp (1.00 Item)	
Fans	Extract, Manrose fan (1.00 Item)	

Room - Additional Notes:

Entry (L=4.2m W=3.0m H=2.4m)

Ceiling	Gib, Paint (12.60 m2)	
Floor	Concrete, Tiles (12.60 m2) SCOPE CHANGE, 6 TILES ONLY	
	Cosmetic damage OWNER TO SELECT TILES.	
	Remove, dispose and install tiles	12.6 m2
Wall covering	Gib, Paint (34.56 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	34 m2
Door (External)	Single solid Door, Timber (1.00 Item)	

Room - Additional Notes:

Family Room (L=4.0m W=5.5m H=2.4m) SCOPE CHANGE CEILING PAINT ONLY

Ceiling	Gib, Paint (22.00 m2)	
Floor	Concrete, Carpet (22.00 m2)	
Wall covering	Gib, Paint (45.60 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	45 m2
Door (Internal)	Double Hollow Core, MDF (1.00 No of)	
Door (External)	French doors, Aluminium (1.00 Item)	
Door (Internal)	Double Hollow Core, MDF (1.00 No of)	

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Room - Additional Notes:

Hallway (L=14.0m W=1.0m H=2.4m) SCOPE CHANGE WALLS

Room - Comments: Carpet on slab, painted gib walss and ceiling, two dble cupboards with dbl mdf sliding doors on each

Room - Additional Notes:

Internal Garage (L=6.0m W=7.0m H=2.4m)

Room - Comments: One door one window Two sectional metal door Paint finish

Room - Additional Notes:

Kitchen Open plan with dining (L=6.5m W=8.0m H=2.4m)

Ceiling	Gib, Paint (52.00 m2) SCOPE CHANGE CEILING ONLY	
Floor	Concrete, Carpet (52.00 m2)	
Wall covering	Gib, Paint (69.60 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	69 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Work top	Kitchen work top, Laminate (5.00 m)	
Hob	Electric, Standard Spec (1.00 Item)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Window	Aluminium Casement, Pane double glazed (2.00 No of)	
Door (External)	Single glass door, Aluminium (1.00 Item)	

Room - Additional Notes:

Laundry (L=3.6m W=1.8m H=2.4m) SCOPE change: WALL CRACKS, REPAIR Repaint

Room - Additional Notes:

Toilet (L=2.0m W=1.2m H=2.4m) NO DAMAGE

Ceiling	Gib, Paint (2.40 m2)	
Floor	Concrete, Tiles (2.40 m2)	
Wall covering	Gib, Paint (15.36 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	15 m2
Toilet	Standard, Standard Spec (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Hand basin	Wall hung, PVC (1.00 Item)	

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Room - Additional Notes:

Walk In Wardrobe	**(L=2.5m W=2.0m H=2.4m)**	
Ceiling	Gib, Paint (5.00 m2)	
Wall covering	Gib, Paint (21.60 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	21 m2
Built in shelves	Wall unit, MDF (8.50 m2)	
Floor	Concrete, Carpet (5.00 m2)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Window	Aluminium Fixed, Pane single glazed (1.00 No of)	

Room - Additional Notes:

End Of Assessment SCOPE CHANGE.
LOUNGE: WALL CRACKS. REPAIR REPORT

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MS-SF0405

Fletcher

CLM/2011/172453 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	**CLM/2011/172453**	**Hub Zone**	Kaiapoi Hub
Contractor Name	G A & V M Feather T/A Graeme Feather Painter & Paperhanger	**Supervisor**	Rod Fitzgerald
Property Address	1 THE STABLES, WOODEND	**Main Contact Name**	DAVID ROSS-SMITH
Customer name	DJ ROSS-SMITH	**Customer Email**	[redacted]
Home Phone	[redacted]	**Mobile Phone**	[redacted]
Created By	Rod Fitzgerald	**Form Completed**	29/11/2012 02:58:58 p.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

	Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
SC1	**Additional Damage**	Exterior - East wall ✓	Walls	Crack in the wall. Repair and paint 4m x 2.4m x	No declined
SC2	**Additional Damage**	Bedroom Last to the right of the hall (Blue room) ✓	Walls	Rake out plaster and paint. L=3.7, W=3.0m, H=2.4m x	
SC3	**Alternative Repair Strategy**	Entry	Floor	Owner only wants to replace six tiles along the join with the carpet, subject to finding correct tile. Reduce 12.6m2 to six tiles.	✓ noted
SC4	**Additional Damage**	Family room ✓	Ceiling	Ceiling paint only. x	No declined
SC5	**Additional Damage**	Hallway ✓	Walls	Paint only L=14.0m, W=1.0m, H=2.4m x	
SC6	**Additional Damage**	Laundry ✓	Walls	Cracks - repair and paint x	
SC7	**Alternative Repair Strategy**	Toilet ✓	Walls	Not damaged - Remove 15m2 of rake, plaster and paint from scope.	✓ noted
SC8	**Additional Damage**	Lounge	Walls	Repair and re-paint walls L=5.85m, W=4.19m, H=2.4m	* open plan dining / kitchen? if yes then this is ok

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Rod Fitzgerald

Name | Signature | Date 29/11/2012

EQC Representative:

Name | Signature | Date 29/11/2012

Last claim 22.2.11

COMET 23.8.11

X no new claim lodged

STEPHEN PATRICK
EQC L.A CONTRACTOR
51 HILL VIEW RD
ALEXANDRA
5/12/12

Helping the recovery in Canterbury as agent of the Earthquake Commission EQC

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Works Order

Fletcher

To: Graeme Feather
10 Tunas Street
Kaiapoi, 7630

Order Number EQW 0810

Please quote on all invoices, correspondences etc

Accreditation no.: EQRC1185 PA code: S770

Authorised by: Damien D'Arcy Date: 05th October 2012

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
05-10-2012	Mark Brennan		E006	Kaiapoi Hub

	EQC claim no.	Address	$ Ex. GST	Start date	Finish date
1.	[redacted]				
2.					
3.					
4.	2011/172453	1 The Stables 21/02/2013	$12028.16		
5.					
6.					
7.					
8.					
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Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission 11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V2.0. 12/12/11

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Template Contract Quote

ADD COMPANY LOGO HERE

Claim No:	1011/172453	Contractor	Graeme Feather
Claimant:	Mr D Ross-Smith	Address:	10 Tunas street, Kaiapoi
Site Location:	1 The Stables, Woodend	Accreditation No:	EQRC 1185
EQR Supervisor:	Mr R Fitzgerald	Contractor Phone:	0274 327 355
		GST No:	52 200 334
Date:	15.01.13	Total Price (Incl. GST)	$13,832.38

The EQR Scope of Works Summary should be read in conjunction with the EQC Scope of Works Assessment. The works described in the above mentioned documents covers the full scope of work for the property and will be covered in this quotation.

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.

Rooms	Description of Work/s	Dimension	Unit	$ Rate	Contractors Quote	Room Total	Scope Change
Bathroom	Rake, plaster, paint walls	12m2		$28.00	336		
Master Bed	Rake, plaster, paint walls	40m2		28	1120		
Ensuite	Rake, plaster, paint walls	23m2		28	644		
Entry	Rake, plaster, paint walls	34m2		28	952		
	Floor, remove and re install new tiles	12.6		250	3150		
Family Room	Rake, plaster, paint walls	45m2		28	1260		
Kitchen	Rake, plaster, paint walls	69m2		28	1932		
Walk in Robe	Rake, plaster, paint walls	21m2		30	630		

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Contract Quotation

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Address: 1 The Stables, Woodend

Claim #: 1011/172453

Rooms	Description of Work/s	Dimension	Unit	$ Rate	Contractors Quote	Room Total	Scope Change

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Contract Quotation

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Address: 1 The Stables, Woodend

Claim #: 1011/172453

Rooms	Description of Work/s	Dimension	Unit	$ Rate	Contractors Quote	Room Total	Scope Change
Scaffolding							
List P&G	Scope/supervision				282		
	Floor Protection				550		
	Clean up				350		
	Home Liason				180		
	Office				100		

)tal (excl. GST)	$11,486.00	$ 542.16
Add 15% GST	$1,722.90	$ 81.32
Total In	$13,208.90	$ 623.48

Grand Total with Scope Changes Ext GST	**$12,028.16**
Grand Total with Scope Changes Incl. GST	**$13,832.38**

Contract Quotation

Estimated time of Completion Days 21

Start date 20/2/13 Finish Date 13/3/13

Signature of Contractor [signature] Date 20/2/13

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Contractor's Producer Statement for Construction PS3

Contract: ~

Location: ~ 1 The Stables, Waederd

Issued by

Contractor: ~ Graeme Feather

LBP Licence No ~

Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement I ..... (name of LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of the work covered by this statement:

Claim Number: 2011/172453

Earthquake Repairs

Signed by/date: 26/3/13.

(Date signed)

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MS-SF0702

Fletcher

CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/172453

Customer/Authorised Representative: Mr D Ross-Smith

Street Address: 1 The Stables
Waadend

Contractor:
Graeme Feather

Description of Works

Repair Earthquake damage as per EQC Claim Assessment, and Variations.

Defects

Deferred Works

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works have been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Print Name	Signature	Date
	Graeme Feather	26/3/13.

Owner/Agent Signature:

Print Name	Signature	Date
Laurae Ross-Smith		28/3/13

Fletcher Construction Company Ltd – EQR:

Print Name	Signature	Date
Rod FitzGerald		27/3/2013.

ENTERED 27-3-13

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Schedule E3 Practical Completion Certificate

Contract: Graeme Feather Painter & Paperhanger

Location: 1 The Stables, Woodend

Principal: EQC

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

(a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and

(b) minor omissions and minor defects which the Principal and the Contractor agree

(i) the Contractor has reasonable grounds for not correcting promptly; and

(ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and

(iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~.

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

The Principal has used all reasonable care and skill in the preparation of this Certificate.

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date: Ross FitzGerald 2/4/2012 (Contract Supervisor)
(Date signed)

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Schedule E4 Defects Liability Certificate

Contractor: GA & VM Feather

Claim Number: 2011/172453

Location: 1 The Stables, Woodend

End of Defects Liability period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

(a) the Defects Liability Period has ended; and

(b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and

(c) the Contractor has completed agreed deferred work.

This Certificate

This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed: PP Rob FitzGerald (Contract Supervisor)

FOR AND ON BEHAVE OF FLETCHER EQR ACTING AS AGENTS FOR EQC

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CONTRACTORS FINAL ACCOUNT AGREEMENT

Fletcher

Hub	Kaiapoi	Company	Graeme Feather
Claim no	2011/172453	Address	10 Tunas st, Kaiapoi
Customer Name	Mr D. Ross-Smith	Phone	3276433
Site Address	1 The Stables	Mobile	0274 327 355
EQR Contracts Supervisor	R. Fitzgerald	Accreditation No	EQRC 1185
Date	11-04-13	GST	52 200 334

(a)	Original Contract Value	$ 12,028-16
(b)	Variations	$
	Final Contract Value	$ 12028-16
	Less Previous Payments	$
	Amount for Final payment	$ 12,028-16

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Start Date: March 2013 Finish Date: March 2013

Signature of contractor: _____ Date: 11-04-13

Signature of supervisor: _____ Date: 12/4/2013.

Signature of quantity surveyor: _____ Date: 18/04/13

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GRAEME FEATHER
PAINTER & PAPERHANGER

10 Tunas Street
Kaiapoi 7630

Telephone: 0274 327 355
(03) 327 6433
Fax: (03) 327 6433
Email: vmgafeather@hotmail.com

Tax Invoice
GST No. 52 200 334

EQRC 1185

INVOICE

Fletchers Hub
Kaiapoi

26.03.13

Mr D Ross-Smith
1 The Stables, Woodend.
Claim 1011/172453

Work done as per scope, plus scope changes.
$12,028.16 GST excl ($13,832.38 GST incl)

Thank you

G A Feather.

Signed off

Hub # 3 Kaiapoi
E006
Received 11 APR 2013
Entered
Certified APPROVED

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As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

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

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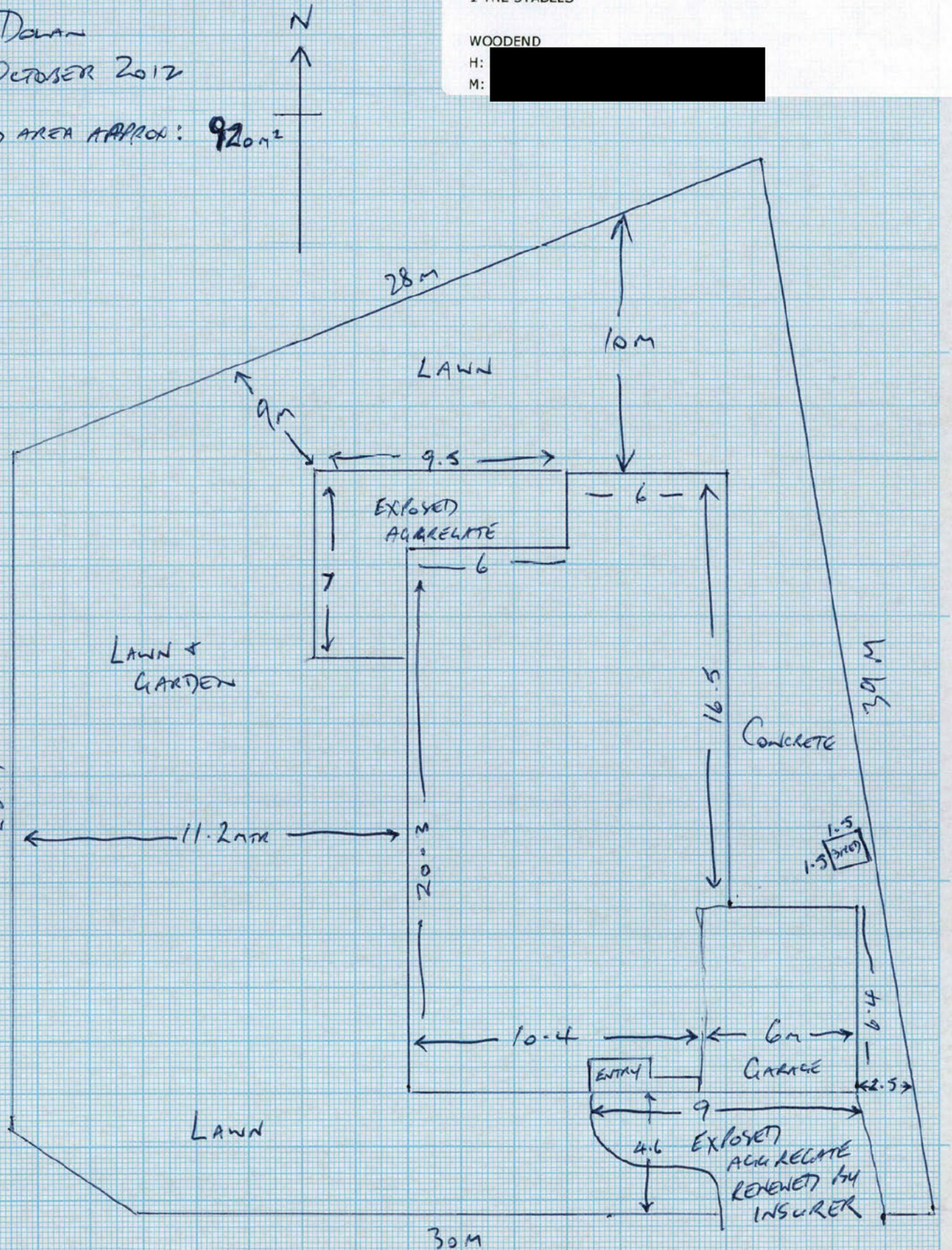
CLM/2010/108431
LAURAE ROSS-SMITH
1 THE STABLES
WOODEND
H: [redacted]
M:

LEO DOLAN
18 OCTOBER 2012

LAND AREA APPROX: 920M²



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Inspection Summary

EQC

V1.07

Completed by: Phil Richardson

Date: 18/10/12

Page 1 of 1

CLM/2010/108431
LAURAE ROSS-SMITH
1 THE STABLES
WOODEND
H: [redacted]

Affix Claim File Label here

Time arrived at site: 1320 Time left site: 1350

Present: Mrs Ross-Smith

	Yes	No					
Was an inspection carried out?	☑	☐					
		Access denied	Loose Dogs	Other	If 'Other' Please provide reason		
If not what was the reason?		☐	☐	☐			
			Yes	No			
Where an inspection has been conducted:							
Was there any damage to the access way or other hard surfaces?			☐	☑			
Were any bridges or culverts encountered?			☐	☑			
Were any retaining walls in scope?			☐	☑			
Is an engineer required?			☐	☑			
Is a valuation required?			☐	☑			
Is a resource consent required for any remediation work? (proximity to protected trees and waterways)			☐	☑			
Has anything in this pack been escalated?			☐	☑			
Did you receive any invoices or similar from the claimant?			☐	☑			
Any feedback on the assessment process you would like to offer?							

- no damage

CHECKED

Recomend close land claim