

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



Customer: J.E CAMPBELL

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 Taiaroa Place, Southbridge 7602 on 8/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 803.00 m2)		
Land (Exposed - Soil - 150.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 30.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 30.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (East wall 11.2 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (West wall 7 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South wall 18.6 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (North wall 14.3 x 2.4)

Element	Damage	Repair
No Damage		

Foundations (Concrete ring 51.1 l/m)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 51.10 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks 0.80 l/m
	Cracks to ring foundation	Paint foundation 1.20 m2

Roof (Metal tiles 10.5 x 10)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Dining Room (Off kitchen)**

Room Size: 3.00 x 5.40 = 16.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 16.20 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	16.20 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 16.20 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 40.32 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	25.00 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen

Room Size: 2.10 x 3.40 = 7.14 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 7.14 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	7.14 m2
Floor (Chipboard - Vinyl - 7.14 m2)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 26.40 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 5.00 x 6.10 = 30.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 30.50 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	30.50 m2
	Cosmetic Damage	Paint Ceiling	30.50 m2
Door (Internal) (Sliding - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 30.50 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 53.28 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	40.00 m2
Window (Aluminium Awning - Pane single glazed - 4.00 No of)	No Earthquake Damage		

Ground Floor - Conservatory

Room Size: 3.30 x 4.40 = 14.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Hallway

Room Size: 0.90 x 5.20 = 4.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 4.68 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	4.68 m2
Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage 1.00 No of)			
Floor (Chipboard - Carpet - 4.68 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 29.28 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	29.28 m2

Ground Floor - Toilet

Room Size: 0.90 x 2.00 = 1.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Bed3 first left on hall)

Room Size: 3.50 x 3.20 = 11.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 2.00 x 2.00 = 4.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Bed 1 end of hall)

Room Size: 2.90 x 2.90 = 8.41 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Bed 2)

Room Size: 4.70 x 3.20 = 15.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 15.04 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage 1.00 No of)			
Floor (Chipboard - Carpet - 15.04 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 37.92 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	37.92 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry (Rear)

Room Size: 0.90 x 2.20 = 1.98 (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 2.20 = 3.96 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Wallpaper / paint - 3.96 m ²)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint 3.96 m ²
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Vinyl - 3.96 m ²)	No Earthquake Damage	
Wall covering (Gib - Wallpaper - 19.20 m ²)	Cosmetic damage	Remove, dispose and replace wallpaper 19.20 m ²
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Garage**Exterior****Elevation (West wall 6 x 2)**

Element	Damage	Repair
No Damage		

Elevation (South wall 7.2 x 2)

Element	Damage	Repair
No Damage		

Elevation (Eadt wall 6 x 2)

Element	Damage	Repair
No Damage		

Elevation (North wall 7.2 x 2.)

Element	Damage	Repair
No Damage		

Roof (Corrigated iron 7.2 x 6)

Element	Damage	Repair
No Damage		

Foundations (Foundation floor 7.2 x 6)

Element	Damage	Repair
No Damage		

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

Room Size: 6.00 x 7.20 = 43.20 (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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Scope Change Summary



Claim No:	2010/120677	Penny Homes Chch EQRC 0804
Claimant:	Campbell, Joyce	PO Box 10-141, Christchurch 8145
Property Address:	1 Taiaroa Place	Ph 03 366 5559
		Michael or Paul
Claimant Phone:		EQR Supervisor: Justin Chamberlain 027
Date:	6/12/2011	EQR Hub Lincoln

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Room:	Walls	Ceiling	Floor	Minor Amendments to Scope	Major Amendments to Scope
Foundation	✓			paint to exterior - additional 1.2m2 of foundation	
Kitchen	✓			remove & replace wall tiles - behind chippie heater	
Kitchen	✓			refit & gap cabinetry - above sink	

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EQC Claim Assessment

Address	1 Taiaroa Place, Southbridge, 7602	EQC Claim Number	CLM/2010/120677
Hazards	Dog on site	EQC Assessor (L,F)	Strangwick, Paul
Inspection Date	08-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	Boyer, Kevin

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
CAMPBELL J.E. <i>Joyce</i>				
DAVISON ROBYN				

Property - Overheads and Fees

Included Items	Contents movement fee, Contractor's margin, Covering incidental costs., Goods and services tax, Scaffold hire - Mobile single lift aluminium, Small Job Fee
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Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	30 m
Sewerage	Town Connection, PVC Pipe	30 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	150 m2
Land	Exposed, Soil	803 m2

MAIN BUILDING	Age Post 1980	Area 123.1m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North wall 14.3 x 2.4)

Comments: brick veneer

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East wall 11.2 x 2.4)

Comments: brick veneer

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West wall 7 x 2.4)

Comments: brick veneer

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South wall 18.6 x 2.4)

Comments: Brick veneer, glass conservatory

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete ring 51.1 l/m)

Ring foundation	Load bearing, Concrete (51.10 m)	
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Cracks to ring foundation

Grind out and epoxy fill cracks

0.8 m

Paint foundation

1.2 m2

Piles Ordinary, Concrete (1.00 Item)

increase in painting -

EQC Claim Number CLM/2010/120677

Comments: rendered/painted

Element	Description / Damage / Repair Strategy	Measure
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Roof (Metal tiles 10.5 x 10)

Comments: decramastic tiles

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Bathroom (L=2.0m W=2.0m H=2.4m)

Room - Non Earthquake Damage Notes: Damp and mould associated with lack of ventilation

Room - Additional Notes:

Bedroom Bed 1 end of hall (L=2.9m W=2.9m H=2.4m)

Room - Comments: wallpaper painted ceiling, wallpaper walls, 2x aluminium windows, timber veneer door

Room - Additional Notes:

Bedroom Bed 2 (L=3.2m W=4.7m H=2.4m)

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

Floor Chipboard, Carpet (15.04 m2)

Ceiling Gib, Wallpaper / paint (15.04 m2)

Wall covering Gib, Wallpaper (37.92 m2)

Cosmetic damage

Remove, dispose and replace wallpaper

37.92 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Room - Comments: crack to wall above ranch slider

Room - Additional Notes:

Bedroom Bed3 first left on hall (L=3.2m W=3.5m H=2.4m)

Room - Additional Notes:

Conservatory (L=4.4m W=3.3m H=2.4m)

Room - Additional Notes:

Dining Room Off kitchen (L=5.4m W=3.0m H=2.4m)

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

Floor Chipboard, Carpet (16.20 m2)

Ceiling Gib, Wallpaper / paint (16.20 m2)

Cosmetic Damage

Remove, dispose and replace wall paper - Paint

16.2 m2

Wall covering Gib, Wall paper / paint (40.32 m2)

Cosmetic damage

EQC Claim Number CLM/2010/120677

Remove, dispose and replace wallpaper - paint 25 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Room - Comments: cracks to walls above each slider and window, and across middle of ceiling, 3 walls only**Room - Additional Notes:****Entry Rear (L=2.2m W=0.9m H=2.4m)****Room - Additional Notes:****Hallway (L=5.2m W=0.9m H=2.4m)**

Floor Chipboard, Carpet (4.68 m2)

Ceiling Gib, Wallpaper / paint (4.68 m2)

Cosmetic Damage

Remove, dispose and replace wall paper - Paint 4.68 m2

Wall covering Gib, Wallpaper (29.28 m2)

Cosmetic damage

Remove, dispose and replace wallpaper 29.28 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Room - Comments: Crack on wall above door to wc and across middle of ceiling**Room - Additional Notes:****Kitchen (L=3.4m W=2.1m H=2.4m)**

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

Floor Chipboard, Vinyl (7.14 m2)

Range (Free standing oven) Electric, Standard Electric (1.00 Item)

Wall covering Gib, Wallpaper (26.40 m2)

Ceiling Gib, Wallpaper / paint (7.14 m2)

Cosmetic Damage

Remove, dispose and replace wall paper - Paint 7.14 m2

Kitchen joinery Standard Spec, MDF (1.00 Item)

Room - Comments: Ceiling as follow through from dining room Damage to tiles around pot belly stove would appear to be due to heat transfer rather than eq damage**Room - Additional Notes:****Laundry (L=2.2m W=1.8m H=2.4m)**

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

Floor Chipboard, Vinyl (3.96 m2)

Wall covering Gib, Wallpaper (19.20 m2)

Cosmetic damage

Remove, dispose and replace wallpaper 19.2 m2

Ceiling Gib, Wallpaper / paint (3.96 m2)

Cosmetic Damage

wall tiles behind wood burner

EQC Claim Number CLM/2010/120677

Remove, dispose and replace wall paper - Paint 3.96 m2

Wash tub Single, Stainless Steel (1.00 Item)

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Room - Comments: Crack on wall above window, racked ceiling paper

Room - Additional Notes:

Lounge (L=6.1m W=5.0m H=2.4m)

Window Aluminium Awning, Pane single glazed (4.00 No of)

Floor Concrete, Carpet (30.50 m2)

Wall covering Gib, Wallpaper (53.28 m2)

Cosmetic damage

Remove, dispose and replace wallpaper 40 m2

Ceiling Gib, Stipple (30.50 m2)

Cosmetic Damage

Paint Ceiling 30.5 m2

Scrape off, rake out, fill, restipple 30.5 m2

Door (Internal) Sliding, Aluminium (1.00 No of)

Room - Comments: Cracking to walls above window, and across middle ceiling. Area for repair on wall reflects undamaged feature brick wall and 2 sets ranch sliders

Room - Additional Notes:

Toilet (L=2.0m W=0.9m H=2.4m)

Room - Additional Notes:

GARAGE Age Post 1980 Area 43.9m2 Footprint Rectangular

Structure

Element Description / Damage / Repair Strategy Measure

Elevation (East wall 6 x 2)

Comments: painted concrete block, vertical shiplap gable end

Element Description / Damage / Repair Strategy Measure

Elevation (North wall 7.2 x 2.)

Comments: painted concrete block

Element Description / Damage / Repair Strategy Measure

Elevation (West wall 6 x 2)

Comments: painted concrete block, vertical shiplap gable end

Element Description / Damage / Repair Strategy Measure

Elevation (South wall 7.2 x 2)

Comments: painted concrete block

Element Description / Damage / Repair Strategy Measure

Foundations (Foundation floor 7.2 x 6)

EQC Claim Number CLM/2010/120677

Comments: concrete floor

Element	Description / Damage / Repair Strategy	Measure
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Roof (Corrigated iron 7.2 x 6)

Comments: galvanised

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) Garage (L=7.2m W=6.0m H=2.4m)

Room - Comments: concrete block walls, timber truss roof, concrete floor, tiltadoor, 2 x timber windows, aluminium side entrance door, 1986 Mazda sedan

Room - Additional Notes:

End Of Assessment

EQC Full Assessment Report

Claim Number: CLM/2010/120677
Claimant: J.E CAMPBELL
Property Address: 1 Taiaroa Place
 Southbridge 7602

Assessment Date: 08/10/2011 15:36
Assessor: Strangwick, Paul
Estimator: Boyer, Kevin

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	J.E, CAMPBELL				
Owner	ROBYN, DAVISON				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Comments

Blds si based on 130m

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: Dog on site
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	123.12
Garage	1	Standard	Post 1980	Rectangular	43.86

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
			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 (East wall 11.2 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer

Elevation (West wall 7 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer

Elevation (South wall 18.6 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: Brick veneer, glass conservatory

Elevation (North wall 14.3 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer

Foundations (Concrete ring 51.1 l/m)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	0.80 l/m	30.00	24.00
			Cracks to ring foundation			
			Paint foundation	1.20 m2	39.00	46.80

General Comments: rendered/painted

Roof (Metal tiles 10.5 x 10)

Damage: No damage

Require Scaffolding? No

General Comments: decramastic tiles

Ground Floor - Dining Room (Off kitchen)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	16.20 m2	67.00	1,085.40

Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wall paper - paint	25.00 m2	67.00	1,675.00

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: cracks to walls above ranch slider and window, and across middle of ceiling, 3 walls only

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	7.14 m2	67.00	478.38

Floor Chipboard Vinyl No Earthquake Damage

Kitchen joinery Standard Spec MDF No Earthquake Damage

Range (Free standing oven) Electric Standard Electric No Earthquake Damage

Wall covering Gib Wallpaper No Earthquake Damage

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Ceiling as follow through from dining room
Damage to tiles around pot belly stove would appear to be due to heat transfer rather than eq damage

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	30.50 m2	34.00	1,037.00
			Cosmetic Damage			
			Paint Ceiling	30.50 m2	24.00	732.00

Door (Internal) Sliding Aluminium No Earthquake Damage

Floor Concrete Carpet No Earthquake Damage

Wall covering Gib Wallpaper Cosmetic damage

Remove, dispose and replace wallpaper 40.00 m2 43.00 1,720.00

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Cracking to walls above window, and across middle ceiling. Area for repair on wall reflects undamaged feature brick wall and 2 sets ranch sliders

Ground Floor - Conservatory

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	4.68 m2	67.00	313.56
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	29.28 m2	43.00	1,259.04

General Comments: Crack on wall above door to wc and across middle of ceiling

Ground Floor - Toilet**Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom (Bed3 first left on hall)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bathroom****Damage:** Damage but not earthquake related**Require Scaffolding?** No**Non Earthquake Notes:** Damp and mould associated with lack of ventilation**General Comments:****Ground Floor - Bedroom (Bed 1 end of hall)****Damage:** No damage**Require Scaffolding?** No**General Comments:** wallpaper painted ceiling, wallpaper walls, 2x aluminium windows, timber veneer door**Ground Floor - Bedroom (Bed 2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	37.92 m2	43.00	1,630.56
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: crack to wall above ranch slider**Ground Floor - Entry (Rear)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Laundry****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	3.96 m2	67.00	265.32
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	19.20 m2	43.00	825.60
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Crack on wall above window, racked ceiling paper**Garage****Exterior****Elevation (West wall 6 x 2)****Damage:** No damage**Require Scaffolding?** No

General Comments: painted concrete block, vertical shiplap gable end

Elevation (South wall 7.2 x 2)

Damage: No damage

Require Scaffolding? No

General Comments: painted concrete block

Elevation (East wall 6 x 2)

Damage: No damage

Require Scaffolding? No

General Comments: painted concrete block, vertical shiplap gable end

Elevation (North wall 7.2 x 2.)

Damage: No damage

Require Scaffolding? No

General Comments: painted concrete block

Roof (Corrugated iron 7.2 x 6)

Damage: No damage

Require Scaffolding? No

General Comments: galvanised

Foundations (Foundation floor 7.2 x 6)

Damage: No damage

Require Scaffolding? No

General Comments: concrete floor

Ground Floor - Room (Other) (Garage)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block walls,timber truss roof,concrete floor,tiltadoor,2 x timber windows, aluminium side entrance door,1986 Mazda sedan

Fees

Fees

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	0.00	0.00
Contents movement fee	1.00	1,419.35
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	887.41
Margin	1,357.94
GST	2,240.60

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring 51.1 l/m)	70.80
	Elevation (East wall 11.2 x 2.4)	0.00
	Roof (Metal tiles 10.5 x 10)	0.00
	Elevation (North wall 14.3 x 2.4)	0.00
	Elevation (South wall 18.6 x 2.4)	0.00
	Elevation (West wall 7 x 2.4)	0.00
		70.80

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (Bed 1 end of hall)	0.00
	Bedroom (Bed 2)	1,630.56
	Bedroom (Bed3 first left on hall)	0.00
	Conservatory	0.00
	Dining Room (Off kitchen)	2,760.40
	Entry (Rear)	0.00
	Hallway	1,572.60
	Kitchen	478.38
	Laundry	1,090.92
	Lounge	3,489.00
	Toilet	0.00
		11,021.86

11,021.86

Garage

Name	Description	Estimate
Exterior	Roof (Corrugated iron 7.2 x 6)	0.00
	Elevation (Eadt wall 6 x 2)	0.00
	Foundations (Foundation floor 7.2 x 6)	0.00
	Elevation (North wall 7.2 x 2.)	0.00
	Elevation (South wall 7.2 x 2)	0.00
	Elevation (West wall 6 x 2)	0.00
		0.00

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

Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	0.00
Contents movement fee	1,419.35
Small Job Fee	180.00
	1,599.35

Overheads

Description	Estimate
Preliminary and general	887.41
Margin	1,357.94
GST	2,240.60
	4,485.96
Total Estimate	17,177.97

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?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- No other claim numbers

File Notes

Date Created: 08/10/2011 15:35

Created : Strangwick, Paul

Subject: Full inspection

Note: Property habitable
Single storey 3 bed house, with brick veneer, decromastic tiled roof, on piles and ring foundation with approx 25% on concrete slab, separate block garage on concrete slab. All set on a flat undamaged 809m section.
Exterior - 1 cosmetic foundation crack.
Cosmetic cracking to internal linings/decor.

Next Action:

Urgent Works Items

Contract Quotation



Claim No:	2010/120677	Penny Homes Christchurch EQRC 0804
Claimant:	Campbell, Joyce	PO Box 10-141 Christchurch, 8145
Property Address:	1 Taiaaroa Place	Ph 03 366 5559
		Michael or Paul
Claimant Phone:		EQR Supervisor: Justin Chamberlain 027 233
Date:	Tuesday, 6 December 2011	EQR Hub Lincoln
This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.		

Rooms	Description of Work	Contractors Quote	Scope Change Quote
Bedroom 2	Walls: repair cracks or fixings & re-paper walls Total Scope of Bedroom 2:	\$ 1,517.53 ✓	
Dining Room	Walls: repair cracks or fixings & re-paper walls Ceiling: repair cracks or fixings, replace lining paper & paint ceiling Total Scope of Dining Room:	\$ 2,473.50 ✓	
Foundation	Exterior: grind & epoxy fill cracks to exterior Exterior: paint to exterior - foundation Total Scope of Foundation: Scope Change to Exterior: paint to exterior - additional 1.2m2 of foundation	\$ 131.42 ✓	\$ 43.80
Hallway	Walls: repair cracks or fixings & re-paper walls ✓ Ceiling: repair cracks or fixings, replace lining paper & paint ceiling Total Scope of Hallway:	\$ 1,375.77 ✓	
Kitchen	Ceiling: repair cracks or fixings, replace lining paper & paint ceiling Total Scope of Kitchen: Scope Change to Walls: remove & replace wall tiles - behind chippie heater Scope Change to Fitout: refit & gap cabinetry - above sink	\$ 423.77 ✓	\$ 362.50 \$ 67.50
Laundry	Walls: repair cracks or fixings & re-paper walls Ceiling: repair cracks or fixings, replace lining paper & paint ceiling Total Scope of Laundry:	\$ 955.03 ✓	
Lounge	Walls: repair cracks or fixings & re-paper walls Ceiling: repair cracks, re-stipple & paint ceiling Total Scope of Lounge:	\$ 3,991.22 ✓	

Quote authorized.
H/S / Supp. inc.

R/Sum.
14/12/11 =
AS - hunched back.

CV: \$12,595.74
w/o# EQW 03663.

Contract Quotation



Claim No:	2010/120677	Penny Homes Christchurch EQRC 0804
Claimant:	Campbell, Joyce	PO Box 10-141 Christchurch, 8145
Property Address:	1 Taiaroa Place	Ph 03 366 5559

P&G	Total Preliminary and General Costs:	\$	1,256.70	
	Total Excluding GST	\$	12,124.94	\$ 473.80
	GST at 15%	\$	1,818.74	\$ 71.07
	Total Including GST	\$	13,943.68	\$ 544.87

\$12,398.74

32 19/12/11

Estimated time of completion:

of Working Days: 28

Start Date:

Finish Date:

Contractors Signature:

Hub PM required before

Tags Tag Details

Preliminary & General 8 hours labour included to move furniture for

RECEIVED
20/03/12

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY AS AGENT
OF EQC

Variation Submittal

Claim No:	2010/120677	Contractor Name:	Penny Homes EQRC 0804
Claimant:	Campbell	Contractor Phone:	03 366 5559
Property Address:	1 Taiaroa Place	Variation Number:	5064VO1
EQRC Supervisor:	Justin Chamberlain	Date:	20/03/2012

For all Variations please contact your Supervisor before proceeding with work.

Reason for Submitting a Variation
To additional works to lounge ceiling

Item		Description of Work	QTY	Unit	Rate	Amount
Lounge	Ceiling	overlay plasterboard ceiling & stop	30.5	M2	55	\$ 1,677.50
Lounge	Ceiling	remove & replace scotia	2.4	LM	45	\$ 108.00
Lounge	Ceiling	sand, gap & paint scotia / coving	2.4	LM	12.5	\$ 30.00
Lounge	Fitout	remove & refit lights	4.5	hr	45	\$ 202.50
		electricians travel	75	km	0.8	\$ 60.00

						Total excl GST	\$ 2,078.00
EQRC Supervisor Notes							
Signed/Dated							

Fletcher EQRC has recorded the above scope changes to the EQC assessed Scope of Work at this property
The above scope changes should be added to the EQC assessed Scope of Work.

Name of Fletcher's EQRC Q.S. Signed/Dated

Q.S. approved
27/3-12

APPROVED
27/03/2012

Defects Liability Certificate

Claim Number	CLM/2010/120677		
Date of Completion	10/05/2012	Date defect period ends	8/08/2012
Property address	1 TAIAROA PLACE, SOUTHBRIDGE		
Main contractor	Penny Homes (Christchurch) Limited		
Principal	Earthquake Commission (EQC)		

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 Defect 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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Adam Iliff

Date of issue 8/07/2014

on behalf of Fletcher EQR acting as agent to EQC

HISTORIC CLAIM - DEFECTS CERTIFICATE CHECKLIST

DLC done
8/7/14

Address 1 Taiaroa Pl, Southbridge
 Claim Number 2010/120677
 Contractor Penny Homes
 Contract Supervisor (at time) Justin Chamberlain
 Works Manager Adam Iiff
 Claim Completion Date 10/5/12 Date of Checklist 8/7/14

Use this checklist to confirm claim is clean and qualifies for Defects Liability Certificate issue and release of retentions. Claims where evidence that remedial work may be required or a homeowner follow up is recommended should be logged for future action.

1. Completion Inspections Certificate present ☒ Y ☐ N
2. Practical Completion Certificate present Y ☒ N
3. Any notes on completion inspection regarding deferred work, quality issues of defects Y ☒ N
4. Any evidence of homeowner notification of defects or quality issues

Checked CMS	<input checked="" type="radio"/> Y <input checked="" type="radio"/> N
Checked CRM	<input checked="" type="radio"/> Y <input type="radio"/> N
Checked ECM	<input checked="" type="radio"/> Y <input type="radio"/> N
Checked Aconex	<input checked="" type="radio"/> Y <input type="radio"/> N
Checked Sharepoint (HHC)	<input checked="" type="radio"/> Y <input type="radio"/> N

 If Yes – State the defect issue Defects resolved
5. Any evidence of communication with Contractor regarding outstanding issues at or since Completion Inspection ☒ Y ☒ N
6. Any evidence on SOD or Aconex for heating requirements
Check for any secondary Tabs Y ☐ N
7. Any evidence on SOD or SCS for piling or foundation work. Y ☐ N
8. Works Manager cleared claim for Defects Cert to be issued Y ☐ N

1

☒ 2

3

4

5

No Defect issues Defect Issue
 (Please circle the appropriate numbers)

Call to HO required

Heating

Piling or Foundation

MS-SF0702



CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2010/120677
 Customer/Authorised Representative: R Davidson
 Street Address: 1 Torran Pl Southbridge
 Contractor: Penny Homes

Description of Works

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 has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature: [Signature]

PAUL WATKINS [Signature] 10/5/12
 Print Name Signature Date

Owner/Agent Signature: Joyce Evelyn Campbell

J.E. Campbell [Signature] 10/5/12
 Print Name Signature Date

Fletcher Construction Company Ltd - EQR:

[Signature] [Signature] 10/5/12
 Print Name Signature Date