

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

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EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

EQR Property Overview Report

Released under the Official Information Act 1982

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		
2010103171	148 HOON HAY ROAD, HOON HAY		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Watts & Hughes Construction Limited ***** (SB72)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	04-12-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	Philip Lever	F3 Completed Date:	07-01-2015

Adjustments											
				Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/205549 148 HOON HAY ROAD	E009	F3	0	14,607.90	14,607.90	0.00	5,431.86	5,431.86	0.00	20,039.76	20,039.76
Property Total			0	14,607.90	14,607.90	0.00	5,431.86	5,431.86	0.00	20,039.76	20,039.76

Assignments									
EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified	
CLM/2011/205549 148 HOON HAY ROAD		Substantive Works - Primary	CLOSED OUT-Watts & Hughes Construction Limited ***** (SB72)	COMPLETIONS	19,717.26	8	20,039.76	20,039.76	
Transmitted To Hub -> Claim File Review Complete			DLC COMPLETED - 27/11/2014 - KAREN SIM						
Property Total						8	20,039.76	20,039.76	

Works Orders									
EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value	
CLM/2011/205549	E009-01302	Substantive Works - Primary - 11-Oct-2011	CLOSED OUT-Watts & Hughes Construction Limited ***** (SB72)	COMPLETIONS	Paul Martin	Issued	19/09/2013	19,717.26	
Property Total									19,717.26

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Claims / Certs / Payables

SB72 CLOSED OUT-Watts & Hughes Construction Limited *****											
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim				
CLM/2011/205549	Subst OB	Substantive Works	48	EQR\ShaunM	\$0.00	24-Oct-2013	\$14,607.90				
CLM/2011/205549	Subst BV	Scope Addition	48	EQR\ShaunM	\$2,677.91	24-Oct-2013	\$2,188.22				
CLM/2011/205549	Subst BV	Variation	48	EQR\ShaunM	\$0.00	24-Oct-2013	\$322.50				
CLM/2011/205549	Subst BV	Scope Addition	53	EQR\MaryamD	\$0.00	13-Feb-2014	\$2,677.91				
CLM/2011/205549	Subst BV	Scope Alternative	53	EQR\StevenL	\$0.00	13-Feb-2014	\$243.23				
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes			
CLM/2011/205549	Subst OB	Substantive Works	47	EQR\ShaunM	\$0.00	24-Oct-2013	\$14,607.90	INV#1225			
CLM/2011/205549	Subst BV	Scope Addition	47	EQR\ShaunM	\$0.00	24-Oct-2013	\$2,188.22	INV#1225			
CLM/2011/205549	Subst BV	Variation	47	EQR\ShaunM	\$0.00	24-Oct-2013	\$322.50	INV#1225			
CLM/2011/205549	Subst BV	Scope Addition	52	EQR\StevenL	\$0.00	13-Feb-2014	\$2,677.91	1462			
CLM/2011/205549	Subst BV	Scope Alternative	52	EQR\StevenL	\$0.00	13-Feb-2014	\$243.23	1462			
SB72 CLOSED OUT-Watts & Hughes Construction Limited ***** Total						Claims	\$20,039.76	Certs	\$20,039.76	Payables	\$0.00
Property Total						Claims	\$20,039.76	Certs	\$20,039.76	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

EQR Property Overview Report

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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	
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Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	Philip Lever	F3 Completed Date: 07-01-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/205549	Final Account Agreement	Blenheim	10/02/2015
CLM/2011/205549	Construction Completion Inspection	Blenheim	15/01/2014
CLM/2011/205549	Construction Completion Inspection	Blenheim	10/02/2015
CLM/2011/205549	Defects Liability Certificate	Blenheim	10/02/2015
CLM/2011/205549	Practical Completion Certificate (PCC)	Blenheim	10/02/2015
CLM/2011/205549	Defects Liability Certificate	Blenheim	28/11/2014

Property Total **Finalisation Documents Present:** 6

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/205549	148 HOON HAY ROAD	No	<NOT SPECIFIED>

Property Total **Number of Claims:** 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SB72 CLOSED OUT-Watts & Hughes Construction Limited *****	Accredited	EQRC1084	Main Contractor	Substantive Works

Property Total **Number of Contractors:** 1

Scope of Works



Customer: ANNETTE TAYLOR

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 148 HOON HAY ROAD, HOON HAY, CHRISTCHURCH on 1/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 461.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 5.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 5.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Color steel)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Elevation (South wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 27.84 m2)	Structural damage	Relay and re-bed loose bricks 0.04 m2
Wall framing (Timber Frame - Timber - 27.84 m2)	No Earthquake Damage	

Elevation (East wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 28.60 m2)	Cracking	Grind out and repoint mortar 4.00 l/m
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage	

Elevation (North wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 23.04 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
	Cracking to paint	Paint wall 2.00 m2

Wall framing (Timber Frame - Timber - No Earthquake Damage
27.84 m2)

Elevation (West wall)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 31.20 m2)	Structural damage	Relay and re-bed loose bricks	0.20 m2
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage		

Interior

Ground Floor - Internal Garage

Room Size: 3.70 x 5.80 = 21.46 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 21.46 m2)	Cosmetic Damage	Rake out, plaster and paint	21.46 m2
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Vinyl - 21.46 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.60 m2)	Cosmetic damage	Rake out, plaster and paint	45.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	9.00 l/m

Ground Floor - Kitchen (Lounge dining combined)

Room Size: 7.60 x 8.00 = 60.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 60.80 m2)	Cosmetic Damage	Rake out, plaster and paint	60.80 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 60.80 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 74.88 m2)	Cosmetic damage	Rake out, plaster and paint	74.88 m2
Window (Aluminium Casement - Pane single glazed - 4.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 4.00 l/m)	No Earthquake Damage		

Ground Floor - Hallway (Includes laundry)

Room Size: 1.40 x 7.60 = 10.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.64 m2)	Cosmetic Damage	Rake out, plaster and paint	10.64 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 10.64 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 43.20 m2)	Cosmetic damage	Rake out, plaster and paint	43.20 m2

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Bedroom (Right off hallway)

Room Size: 3.70 x 2.60 = 9.62 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.62 m ²)	No Earthquake Damage	Rake out, plaster and paint	9.62 m ²
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 9.62 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.24 m ²)	Cosmetic damage	Rake out, plaster and paint	30.24 m ²
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (South east corner)

Room Size: 4.30 x 4.40 = 18.92 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.92 m ²)	Cosmetic Damage	Rake out, plaster and paint	18.92 m ²
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 18.92 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 41.76 m ²)	Cosmetic damage	Rake out, plaster and paint	41.76 m ²
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.60 x 2.40 = 6.24 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.24 m ²)	Cosmetic Damage	Rake out, plaster and paint	6.24 m ²
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 6.24 m ²)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m ²)	No Earthquake Damage		
Shower (Cubical shower unit - Base stainless - 1.00 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 24.00 m ²)	Cosmetic damage	Rake out, plaster and paint	24.00 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.90 x 1.80 = 1.62 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.62 m ²)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 1.62 m ²)	No Earthquake Damage		

Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 12.96 m2)	Cosmetic damage	Rake out, plaster and paint	12.96 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Scope of Works - Glossary of Terms

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

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Released under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/205549
Claimant: ANNETTE TAYLOR
Property Address: 148 HOON HAY ROAD
HOON HAY
CHRISTCHURCH

Assessment Date: 01/09/2011 13:48
Assessor: Currie, Peter
Estimator: Carson, Jack
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	ANNETTE, TAYLOR				

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

Renewal date 10/11/11

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

No Mortgage

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	132.16

Full Assessment

Site

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

General Comments: Concrete slab foundation. Minor liquefaction to north side of section

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

Roof (Color steel)

Damage: No damage

Require Scaffolding? No

General Comments: good condition

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: level

Elevation (South wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage			
			Relay and re-bed loose bricks	0.04 m2	85.00	3.40

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: 2 loose top bricksby windows

Elevation (East wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	4.00 l/m	50.00	200.00

Wall framing Timber Frame Timber No Earthquake Damage

General Comments:

Elevation (North wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	50.00	150.00

Cracking to paint

			Paint wall	2.00 m2	29.00	58.00
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Wall framing Timber Frame Timber No Earthquake Damage

General Comments: Minor,cement broad joint opened under kitchen window

Elevation (West wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	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: Several top bricks & colum between toilet & laundry windows, loose

Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	21.46 m2	34.00	729.64
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	45.60 m2	34.00	1,550.40
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	9.00 l/m	12.00	108.00

General Comments:

Ground Floor - Kitchen (Lounge dining combined)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	60.80 m2	34.00	2,067.20
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			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	74.88 m2	34.00	2,545.92
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Hallway (Includes laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.64 m2	34.00	361.76
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	43.20 m2	34.00	1,468.80
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Carpet & tiles, no damage

Ground Floor - Bedroom (Right off hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.24 m2	34.00	1,028.16
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	18.92 m2	34.00	643.28
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	41.76 m2	34.00	1,419.84
Window	Aluminium Awning	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	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	6.24 m2	34.00	212.16
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	24.00 m2	34.00	816.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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			
Floor	Concrete	Carpet	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	12.96 m2	34.00	440.64
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	1,105.62
Margin	1,492.58
GST	2,462.76

Released under the Official Information Act 1982
Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (Color steel)	0.00
	Elevation (East wall)	200.00
	Elevation (North wall)	208.00
	Elevation (South wall)	3.40
	Elevation (West wall)	17.00
		428.40

Floor	Description	Estimate
Ground Floor	Bathroom	1,028.16
	Bedroom (Right off hallway)	1,028.16
	Bedroom (South east corner)	2,063.12
	Hallway (Includes laundry)	1,830.56
	Internal Garage	2,388.04
	Kitchen (Lounge dining combined)	4,613.12
	Toilet	440.64
		13,391.80

13,391.80

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	1,105.62
Margin	1,492.58
GST	2,462.76
	5,060.96

Total Estimate	18,881.16
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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?	Yes	Minor liquefaction to north of section.
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete slab foundation.
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2011/044092
- 2010/103171

File Notes

Date Created: 02/09/2011 14:43

Created : Currie, Peter

Subject: Assessment

Note: Single level brick exterior with iron roof. Cosmetic damage to interior and exterior. Easy access flat section. Minor liquefaction to north of section. Claimants son arrived and had complaints with eqc regarding claims and the EQR repairer of his dwelling. Explained how to resolve the issue he had but he was not interested and was still unhappy when he left.

Next Action:

Date Created: 13/09/2011 17:56

Created : Administrator, Alchemy

Subject: COMET sent to EQR on 13/09/2011

Note: COMET sent to EQR on 13/09/2011

Next Action:

Date Created: 22/10/2012 06:49

Created : Administrator, Alchemy

Subject: Assessment Address Changed

Note: From:148 HOON HAY ROAD, HOONHAY, CHRISTCHURCH
To:148 HOON HAY ROAD, HOON HAY, CHRISTCHURCH

Next Action:

Urgent Works Items

MS-SF0405

CLM/2011/205549 - Scope Change Summary

Scope Change Summary - Property Details			
Claim Number	CLM/2011/205549	Hub Zone	Middleton Hub
Contractor Name	Watts & Hughes Construction Waikato Bay of Plenty Limited	Supervisor	Tony Mullan
Property Address	148 HOON HAY ROAD, HOON HAY	Main Contact Name	ANNETTE TAYLOR
Customer name	ANNETTE TAYLOR	Customer Email	
Home Phone	██████████	Mobile Phone	██████████
Created By	Tony Mullan (EQR)	Form Completed	01/08/2013 09:58:40 a.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

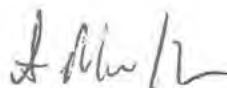
Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C. Approval
Additional Damage	Elevation South	Wals	Ammend to relay loose bricks x2.	BS
Additional Damage	Elevation East	Wals	Omit scoped repair. Add, remove and replace hardyboards and paint 5 m2. Add, re-bed loose brick x1.	BS
Additional Damage	Elevation North	Wals	Omit paint wall 2 m2 Add remove and replace hardyboard to window base and paint 7m2.	BS
Alternative Repair Strategy	Elevation West	Wals	Ammend relay and re-bed loose bricks x6.	BS
Additional Damage	Kitchen/Lounge/Dining combined	Floor	Allow lift and relay carpet for slab investigation. Bench top are of damage 1.5m (if bench cannot be matched, increase area to 6m) Add ease door and repaint total door surround	BS
	Hallway includes laundry		Omit as per scope	BS
Alternative Repair Strategy	Bedroom right off hallway	Ceiling	Add gap fill and paint reveal 7 l/m Omit ceiling repair	BS
Additional Damage	Bedroom south east corner		Add gap fill and paint bay window surround 6m2 Add ease right hand bay window Add gap fill and paint reveal 7 l/m Allow lift and relay carpet for slab investigation Add ease and realign wardrobe door	BS
Additional Damage	Bathroom		Add window gap fill and paint 4 l/m	BS
Additional Damage	Toilet		Add window gap sill and paint 4 l/m	BS

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:

Tony Mullan



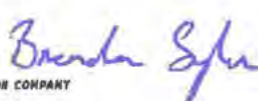
1/08/2013

Name

Signature

Date

EQC Representative:




20/8/13

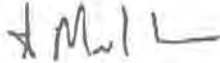
MS-SF0405

CLM/2011/096552 - Scope Change Summary

issue of any Works Order.

EQR Contracts Supervisor:

Tony Mullan



Signature

12/08/2013

Name

Date

EQC Representative:

Name 


Signature

20
12/08/2013
Date

EQC Claim Assessment

Address	148 HOON HAY ROAD, HOONHAY, CHRISTCHURCH	EQC Claim Number	CLM/2011/205549
Hazards	Nil	EQC Assessor (L,F)	Currie, Peter
Inspection Date	01-Sep-2011	Placard	No Sticker
		EQC Estimator (L,F)	Carson, Jack

Name	Claimants			
	Home Phone	Work Phone	Mobile Phone	Email Address
TAYLOR ANNETTE				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	5 m
Sewerage	Town Connection, PVC Pipe	5 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	461 m ²

MAIN BUILDING	Age Post 1980	Area 132.2m ²	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall)		
Wall framing	Timber Frame, Timber (27.84 m ²)	
Wall cladding	Brick veneer, Brick (27.84 m ²)	
	Structural damage	
	Relay and re-bed loose bricks	x2 0.04 m²

Comments: 2 loose top bricks by windows

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall)		
Wall framing	Timber Frame, Timber (31.20 m ²)	
Wall cladding	Brick veneer, Brick (28.60 m ²)	
	Remove & replace & paint Cracking HARDY BOARDS 5 m ²	
	REPLACE 1 x BRICK Grind out and repoint mortar	4 m

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall)		
Wall framing	Timber Frame, Timber (27.84 m ²)	
Wall cladding	Brick veneer, Brick (23.04 m ²)	
	Cracking	
	Grind out and repoint mortar	3 m
	Cracking to paint Paint wall	
	REMOVE REPLACE & PAINT HARDY BOARD WINDOW BASE 7 m ²	2 m ²

EQC Claim Number CLM/2011/205549

Comments: Minor, cement broad joint opened under kitchen window

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall)		
Wall framing	Timber Frame, Timber (31.20 m2)	
Wall cladding	Brick veneer, Brick (31.20 m2)	
	Structural damage Relay and re-bed loose bricks	→ 4-6 Bricks 0.2 m2

Comments: Several top bricks & column between toilet & laundry windows, loose

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete slab)		

Comments: level

Element	Description / Damage / Repair Strategy	Measure
Roof (Color steel)		

Comments: good condition**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Internal Garage (L=5.8m W=3.7m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
	Cosmetic damage Gap fill and paint jambs / sills	✓ 9 m
Floor	Concrete, Vinyl (21.46 m2)	
Wall covering	Gib, Paint (45.60 m2)	
	Cosmetic damage Rake out, plaster and paint	✓ 45.6 m2
Ceiling	Gib, Paint (21.46 m2)	
	Cosmetic Damage Rake out, plaster and paint	✓ 21.46 m2
Door (External)	Single glass door, Aluminium (1.00 Item)	
Garage door	Tilt-a-door Metal, Steel (1.00 No of)	

Room - Additional Notes:**Kitchen Lounge dining combined (L=8.0m W=7.6m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (4.00 No of)	
Floor	Concrete, Carpet (60.80 m2)	LIFT & RELAY CARPET FOR INVESTIGATION
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (74.88 m2)	
	Cosmetic damage Rake out, plaster and paint	✓ 74.88 m2
Ceiling	Gib, Paint (60.80 m2)	
	Cosmetic Damage Rake out, plaster and paint	✓ 60.8 m2
Work top	Kitchen work top, Laminate (4.00 m)	AREA OF DAMAGE 1.5m

EQC Claim Number CLM/2011/205549

Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	EASE DOOR & PAINT TOTAL DOOR SUPPLY
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 Item)	

Room - Additional Notes:**Hallway includes laundry (L=7.6m W=1.4m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (10.64 m2)	
Wall covering	Gib, Paint (43.20 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	OMIT 43.2 m2
Ceiling	Gib, Paint (10.64 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	OMIT 10.64 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Comments: Carpet & tiles, no damage**Room - Additional Notes:****Bedroom Right off hallway (L=2.6m W=3.7m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	GFP REVERSAL 7 L/M
Floor	Concrete, Carpet (9.62 m2)	
Wall covering	Gib, Paint (30.24 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	✓ 30.24 m2
Ceiling	Gib, Paint (9.62 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	OMIT 9.62 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:**Bedroom South east corner (L=4.4m W=4.3m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (2.00 No of)	GFP WINDOW SURROUND GMR EASE RIGHT HAND DAY WINDOW
Floor	Concrete, Carpet (18.92 m2)	ALLOW LIFT & ROLLS GFP REVERSAL 7 L/M
Wall covering	Gib, Paint (41.76 m2)	CARPET TO INVESTIGATE SHAR
	Cosmetic damage	
	Rake out, plaster and paint	✓ 41.76 m2
Ceiling	Gib, Paint (18.92 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	✓ 18.92 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	EASE DOOR - REATHEN WARDROBE DOOR

Room - Additional Notes:**Bathroom (L=2.4m W=2.6m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	GFP 4 L/M	
Bathroom sink	Basin, Standard specification (1.00 Item)		
Floor	Concrete, Tiles (6.24 m2)		
Shower	Cubical shower unit, Base stainless (1.00 m2)		
Wall covering	Gib, Paint (24.00 m2)		
	Cosmetic damage	✓	
	Rake out, plaster and paint		24 m2
Ceiling	Gib, Paint (6.24 m2)		
	Cosmetic Damage	✓	
	Rake out, plaster and paint		6.24 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Mirror (Fixed)	Standard Spec, Mirror (1.00 m2)		

Room - Additional Notes:**Toilet (L=1.8m W=0.9m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	GFP 4 L/M	
Floor	Concrete, Carpet (1.62 m2)		
Ceiling	Gib, Paint (1.62 m2)		
Wall covering	Gib, Paint (12.96 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	✓	12.96 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		

Room - Additional Notes:**End Of Assessment**



Industrial & Domestic Cleaning
Cell phone: 02040068787

Quote (quotes are valid for 30 days from date)

Date	JOB ADDRESS	Description	
------	-------------	-------------	--

7/10/2013

148 Hoon Hay Rd

Curtain Removal/Rehang

To remove curtains & blinds,protect,store & rehang as per EQC instruction.

Small Job Fee: \$200.00

Material Cost: \$100.00

Total 300.00



**Watts & Hughes
Construction
Limited**

EQRC1084

Variation Price Submission

VPS No. 124

Description

Date: 21/08/2013

148 Hoon Hay Rd

Ref: C8060

Item	Description	Qty	Unit	Rate	Credit	Total	Room Total
02.00	South					\$ -	
03.00	Relay loose brick	2.00	ea	50.00		\$ 100.00	
04.00	East					\$ -	
05.00	Remove replace and paint weatherboard	5.00	m2	240.00		\$ 1,200.00	
06.00	Relay loose brick	1.00	ea	50.00		\$ 50.00	
07.00	North					\$ -	
08.00	Remove replace and paint weatherboard	7.00	m2	240.00		\$ 1,680.00	
09.00	Grind out and repoint	3.00	m	50.00		\$ 150.00	
10.00	West					\$ -	
11.00	Relay loose brick	6.00	ea	50.00		\$ 300.00	
25.00							
26.00	wall rake plaster and paint	45.60	m2	27.00		\$ 1,231.20	
27.00	ceiling rake plaster and paint	21.46	m2	27.00		\$ 579.42	
28.00	Gap fill and paint jambs	9.00	m	13.00		\$ 117.00	
35.00							
36.00	wall rake plaster and paint	74.88	m2	27.00		\$ 2,021.76	
37.00	ceiling rake plaster and paint	60.80	m2	27.00		\$ 1,641.60	
38.00	Ease and paint door and surround	1.00	ea	270.00		\$ 270.00	
39.00	lift and relay carpet	60.80	m2	13.00		\$ 790.40	
40.00	inspect slab	1.00	hr	45.00		\$ 45.00	
41.00	Replace benchtop	6.00	m	-		\$ 2,037.13	
45.00							
46.00	wall rake plaster and paint	30.24	m2	27.00		\$ 816.48	
47.00	Gap fill and paint jambs	7.00	m	13.00		\$ 91.00	
55.00							
56.00	wall rake plaster and paint	41.76	m2	27.00		\$ 1,127.52	
57.00	ceiling rake plaster and paint	18.92	m2	27.00		\$ 510.84	
58.00	Gap fill and paint jambs	7.00	m	13.00		\$ 91.00	
59.00	Gap fill and paint Bay window surround	6.00	m2	35.00		\$ 210.00	
60.00	ease window	1.00	ea	90.00		\$ 90.00	
61.00	ease door	1.00	ea	90.00		\$ 90.00	
62.00	lift and relay carpet	18.92	m2	13.00		\$ 245.96	
63.00	inspect slab	1.00	hr	45.00		\$ 45.00	
65.00							
66.00	wall rake plaster and paint	24.00	m2	27.00		\$ 648.00	
67.00	ceiling rake plaster and paint	6.24	m2	27.00		\$ 168.48	
68.00	Gap fill and paint jambs	7.00	m	4.00		\$ 28.00	
75.00							
76.00	wall rake plaster and paint	12.96	m2	27.00		\$ 349.92	
77.00	Gap fill and paint jambs	7.00	m	4.00		\$ 28.00	
85.00							
95.00							
105.00							
115.00							
116.00	Commercial Clean	1.00	ea	500.00		\$ 500.00	
117.00	bin	1.00	ea	394.20		\$ 394.20	
118.00	Electical attendance	5.00	hr	75.00		\$ 375.00	
119.00	Floor protection	133.00	m2	3.25		\$ 432.25	
120.00	supervision	15.00	day	49.00		\$ 735.00	
121.00	daily clean	16.00	day	16.20		\$ 243.00	
122.00	scoping	1.50	hr	49.00		\$ 73.50	
123.00	QS	3.00	hr	70.20		\$ 210.60	

Total Cost of Variation (ex GST) \$ 19,717.26

Clarification:

- | | | |
|---|---------------------|---------------------------|
| 1 | Proposed Start Date | Monday, 16 September 2013 |
| 2 | Duration | 5 weeks |
| 3 | Completion | Friday, 18 October 2013 |



24 Hawdon Street
Sydenham
Christchurch 8023
Ph: 03 365 1675
Fax: 03 365 7695

Email: info@modernagekitchens.co.nz
Web: www.modernagekitchens.co.nz

QUOTE

Client: Ben @ Watts group

Address: 148 Hoonhay road

Date: 11.9.13

Ref No:

Description:

Remove existing Benchtop from site, supply and install a new Formica Benchtop with bowl (passato)

Price excludes all other trades e.g. plumbers etc

Sub Total	\$ 1895
Plus GST	\$ 284.25
Total	\$ 2179.25

This quote is valid for 60 days, as per our terms and conditions attached.

Regards

Grant and Graham Woodham

Modern Age Kitchens and Joinery Limited

Our company has been honoured to receive the following NZ Master Joiner Awards:

Best Canterbury Region Award: 2009, 2010, 2011, 2013

Best Kitchen Award: 2009, 2010, 2011

Supreme Award Winner: 2010



Works Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9900
Facsimile 03 343 4167

To:

Watts & Hughes Construction Waikato Bay of Plenty Limi
PO Box 80157
Riccarton
Christchurch 8440
Phone (07) 547 4074
Email markg@wattsgroup.co.nz

Order No E009-01302

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC1084
Contractor Code SB72

From:

Hub Middleton Hub
Works Order Date 19-Sep-2013

Project Number E009

Please proceed with the works outlined in the attached approved Scope of Works for:

EQC Claim Number	Address	Start Date	Ex. GST
CLM/2011/205549	148 HOON HAY ROAD, HOON HAY	01-Feb-2014	19,717.26
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 19,717.26

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Paul Martin**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

P. Martin

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

Schedule **E4** **Defects Liability Certificate**

Contract: Watts & Hughes Construction Ltd.

Claim Number: 2011/205549

Location: 148 Hoan Hay Road, Hoan Hay

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 by/date:



27/11/14
(Date signed)

Defects Liability Certificate

Claim Number	CLM/2011/205549		
Date of Completion	15/01/2014	Date defect period ends	15/04/2014
Property address	148 HOON HAY ROAD, HOON HAY		
Main contractor	Watts & Hughes Construction 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

David Dods

Date of issue 28/11/2014

on behalf of Fletcher EQR acting as agent to EQC

CONSTRUCTION COMPLETION INSPECTION Fletcher®

Claim Number: 2011/205549

Customer/Authorised Representative:

Street Address: 148 Hean Hay Road

Contractor:

Description of Works

AS PER SCOPE & CHANGE
SUMMARY

Defects

NONE

Deferred Works

NONE

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:

JUAN CARROTHERS  15/1/14
Print Name Signature Date

Owner/Agent Signature:

Annette E. TAYLOR  15-01-2014
Print Name Signature Date

Fletcher Construction Company Ltd - EQR:

TONGY MOLLAN  15/1/14
Print Name Signature Date

CLM/2011/205549 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/205549	Hub Zone	Blenheim
Contractor Name	Watts & Hughes Construction Waikato Bay of Plenty Limited	Supervisor	Tony Mullan
Property Address	148 HOON HAY ROAD, HOON HAY	Main Contact Name	ANNETTE TAYLOR
Customer name	ANNETTE TAYLOR	Customer Email	
Home Phone	██████████	Mobile Phone	██████████
Date Started	15/01/2014 02:07:38 p.m.	Date Completed	15/01/2014 03:00:00 p.m.

Description of Works

As per scope & change summary

(iPAD not available at sign off hard copy in file)

Defects

None

Deferred Works

None

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:

Jhan Carrothers

15/01/2014

Name

Signature

Date

Owner/Agent Signature:

Annette Taylor

15/01/2014

Name

Signature

Date

CLM/2011/205549 - Construction Completion Inspection

Fletcher Construction Company Ltd - EQC

Tony Mullan

15/01/2014

Name

Signature

Date

Schedule **E3** **Practical Completion Certificate**

Contract: ~ EQC
Location: ~ 148 HOON HAY ROAD
Principal: ~ WATTS + HUGHES

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: _____

J M 12

16/1/14
(Date signed)

FINAL ACCOUNT AGREEMENT



** All amounts are GST EXCLUSIVE unless otherwise noted

A Taylor	Watts & Hughes
2011/206640	1084
146 Hoon Hay Rd	021881107
	Middleton
03 Feb 2014	Tony Mulian

Amounts:	Original Contract Value (excl. GST)	\$	18,717.28
	Variations (excl. GST)	\$	322.50
	Final Contract Value (excl. GST)	\$	20,039.78
	Less Previous Payments (excl. GST)	\$	16,262.68
	Amount for Final Payment (excl. GST)	\$	3,777.07
	GST Amount	\$	589.58
	Amount for Final Payment (incl. GST)	\$	4,346.63

*7,118.62
2,926.14*

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

Contract Start Date:

Contract Finish Date:

Contractor name:
 Signature:

Date:

Supervisor name:
 Signature:

Date:

QS name:
 Signature:

Date:

MS-SF0409



EXEMPT BUILDING WORK
FILE RECORD

CLAIM NUMBER:

2011 205549

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS: 148 HOON HAY ROAD

DATE 16/1/14

HUB BLENHEIM

PROPERTY CONTACT NAME: A. TAYLOR

CONT. SUPERVISOR

TONY MULLAN

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR: WATTS & HUGHES

SITE SUPERVISOR NAME:

CONTACT DETAILS: PH.

EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

AS per Scope
J MULL

Accordingly I have determined that this work is exempted under Schedule 1(.....)of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name)..... Date.....
(provided to the property owner or his/her authorised agent on request only).

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

Note² Only work prescribed within Schedule 1(a-j) and (m & n)of the Building Act 2004 is recorded on this form.

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).



MS-SF0415

ELECTRICAL ASSESSMENT CHECKLIST

Sketches / Floor Plan

A large, empty rectangular box with a thin black border, intended for drawing sketches or a floor plan.



MS-SF0415

ELECTRICAL ASSESSMENT CHECKLIST

SECTION 3 – ELECTRICAL ASSESSMENT – Electrician to Complete

Electrician Name

Date:

Company Name

ECANZ Job No.

Checklist

Tick	Area	Comments
<input type="checkbox"/>	Mains Entry	
<input type="checkbox"/>	Switchboard	
<input type="checkbox"/>	Earthing	
<input type="checkbox"/>	Current Test – No Load	(Reading)
<input type="checkbox"/>	Current Test - Load	(Reading)
<input type="checkbox"/>	Visual Check	
<input type="checkbox"/>	Fittings	
<input type="checkbox"/>	Other	

Property Rating

- Property is safe and earthquake repair work will not compromise electrical system
- Property requires minor repairs to make safe **and/or** prevent any earthquake repair compromising the electrical system
- Property is unsafe **and/or** earthquake repair work may seriously compromise electrical system

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



3 Maryhill Avenue
2295135200
450 m²

1 Maryhill Avenue
2295134100B

148 Hoon Hay Road
2295134100A

150A Hoon Hay Road
2295134300
578 m²

150 Hoon Hay Road
2295134200
547 m²

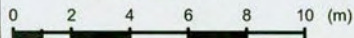
3A Maryhill Avenue
2295135300

Flat 2 DP 62368 on Lot 6 DP 15715 having share in 922 m²

Path: L:\52000\Hoon Hay\GIS\T-Maps\Property\Damage\Bavshy_Bornes\66\66\66\66\CHCH-C043_Hoon_Hay.mxd Date: 8/02/2011 Time: 5:13:45 p.m.

Notes:

A4 SCALE 1:250



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE
HOON HAY, CHRISTCHURCH
(C043-068948) - 148 Hoon Hay Road

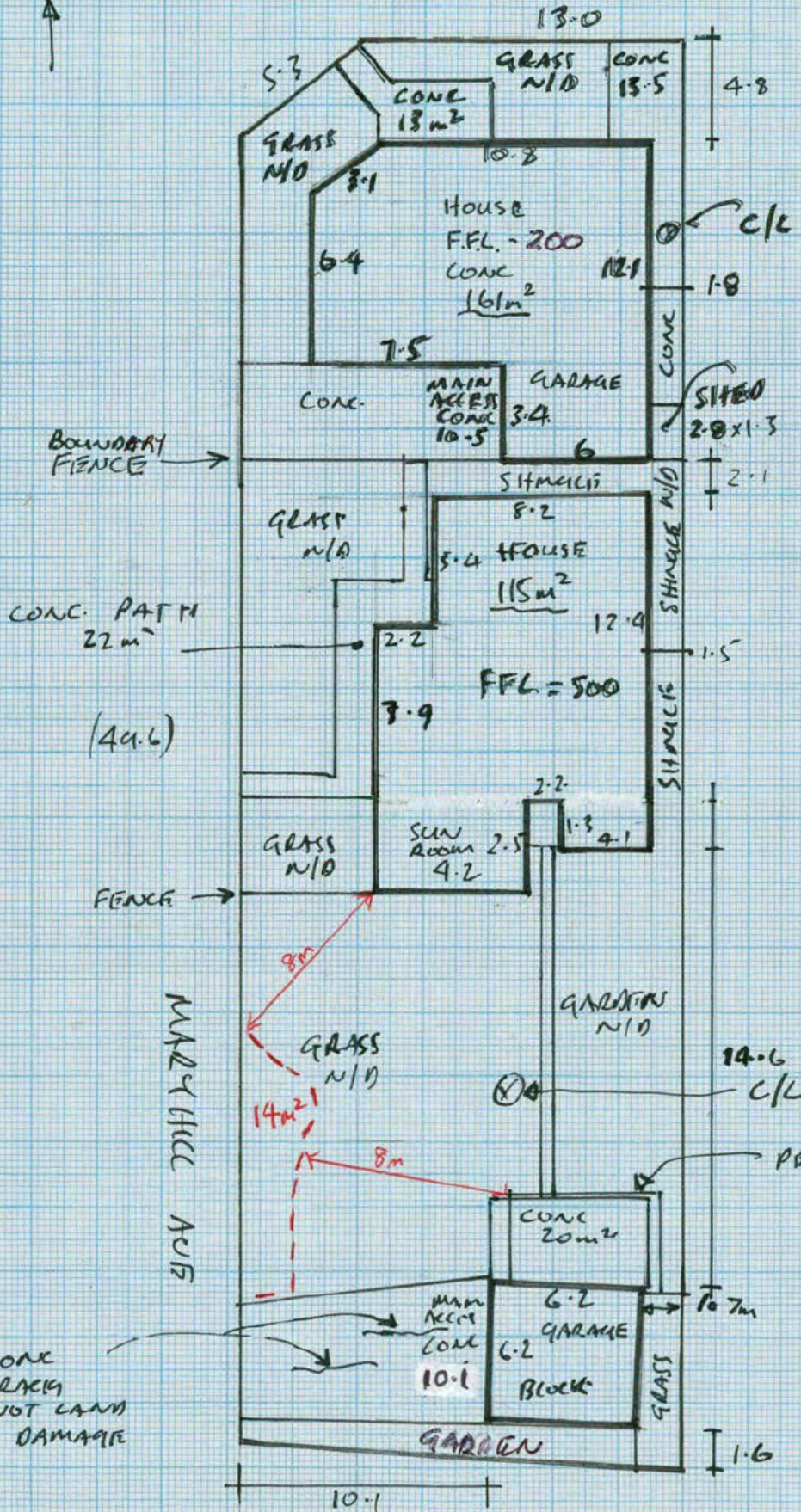
EQC Claim No: 201_ /



ANNETTE TAYLOR
148 HOON HAY ROAD
HOON HAY
CHRISTCHURCH
H: [REDACTED]
M: [REDACTED]

HOON HAY RD

D PIPE 16/04/13



LAND OUT SIDE = 14m²
DOC COURTMAN
LAND WITH IN = 908m²
F.C.C
TOTAL = 922m²

CHECKED

Inspection Summary



Completed by: S. Rodwell

Date: 16/04/13 Page: 1 of 1
dd / mm / yy

CLM / 2011 / 0440921
 ANNETTE TAYLOR
 148 HOON HAY ROAD
 HOON HAY
 CHRISTCHURCH
 H: [REDACTED]
 M: [REDACTED]

Time arrived at site: 16:30 Time left site: 17:30 Was an inspection carried out? Yes No

Customer present: Yes No Customer Name: Annette Taylor (daughter present)

Access denied Loose dogs Other If other, please provide reason

If No inspection carried out, why not?

Where an inspection has been conducted:	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>in person - 48 Hoon Hay by msg ph - 1 Manhill 148 - conc slab 1 Manhill</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input checked="" type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

Land Damage to Area A? If Yes, add details
 Yes No No visible land damage

Land Damage to Area B? If Yes, add details
 Yes No " " " "

Land Damage to Area C? If Yes, add details
 Yes No " " " "

Total m² of Damaged Land: m² Notional Land Damage Value @\$300/m² (Incl GST):

This claim is being treated as the Master Claim for a multi complex cross lease property. Associated address is 1 Manhill Ave.

Next action Refer to Multi dwelling analysis & recosting.



VI.32, FEB 2013
CHECKED
 14/4



2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201 / Old: 201 /	Significant Risk to Safety: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Claimant Name:		Engineer's Names: T. Henderson S. Kamacharya
Claimants Address:	148 Hoan Hoan Rd Hoan Hoan	Engineers E-mail: NOT REQ'D
		Date: 15/10 /2011 Team no: 21

Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011: YES NO

GENERAL

Type of Damage	<u>Earthquake</u>	Landslip	Storm/Flood	Other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable	2 - Home/Land seriously damaged but habitable		
	3 - Home/Land moderately damaged & Habitable	4 - All other damage		
Is this natural Disaster Damage?	<u>YES</u>	NO		
Is there an Imminent Risk of Loss?	YES	<u>NO</u>	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES	<u>NO</u>	
What happened? Claimant's story	—		

SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

General:	Flat site at road level.
----------	--------------------------

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS)

None

LIQUEFACTION/Flat land damage	None	<u>Sand boils</u>	Lateral spreading	Settlement	Remediation Rqd (TBC in office)			
					Yes	No	Notes	
Land damage observed:								
(i) Lateral Spreading	<u>Not Observed</u>	Spreading <100mm over property Spreading >100mm over property	Tilt > 5 degrees Vertical offset > 50 mm			<input checked="" type="checkbox"/>	Refer to the Potential Remedial Works page of this report	
(ii) Crust Thinning (TBC in office)								
(iii) Cracks	<u>Not Observed</u>	Distribution: Crack Width:	Single crack >100mm <100mm <5mm	Multiple cracks >100mm <100mm <5mm		<input checked="" type="checkbox"/>		
(iv) Undulating land	<u>Not Observed</u>	Resulting from:	Lateral spreading Lawn steeper than 1 in 20 slope Lawn shallower than 1 in 20 slope	Liquefaction Patio/Paths >10 mm high Patio/Paths <10 mm high	Ground oscillation Patio/Paths steeper than 1 in 100 Patio/Paths shallower than 1 in 100	<input checked="" type="checkbox"/>		
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept Below 50yfl pre 4 Sept	Above 50yfl pre 22 Feb Below 50yfl pre 22 Feb	Above 50yfl post 22 Feb Below 50yfl post 22 Feb	No Increased Flood Risk Increased Flood Risk			
(vi) Local Ponding	<u>Not Observed</u>	Observed within EQC covered land						<input checked="" type="checkbox"/>
(vii) Localised settlement causing drainage issues	<u>Not Observed</u>	Property no longer draining to road/public services						<input checked="" type="checkbox"/>
(viii) New Groundwater Springs	<u>Not Observed</u>	Observed				<input checked="" type="checkbox"/>		
(ix) Inundation of land with sand to silt	<u>Not Observed</u>	<u>Observed</u>	<u>Already Removed</u>			<input checked="" type="checkbox"/>		

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LIQUEFACTION/Flat land damage comments: *Sand ejected through front garden & is mostly removed (3 buckets remain) Fence retains vacuum soil and is bulging (Not retaining wall therefore not EQC) and tilting.* *Approx*

OTHER Flat land damage	<u>None</u>	Settlement resulting from:	Ground Oscillation	
			Consolidation of fill	
Other (specify).....				

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE None Landslip Rockfall Retaining wall damage Other

Geological situation (fill/loess/bedrock etc):					Imminent risk (Y/N)	Remediation (TBC in office)
Groundwater situation (seepage/runoff etc):						
Landslip: Description:	Tension Cracks	Toe-bulge	Erosion	Surface slump		Refer to the Potential Remedial Works page of this report
		Rotational Slip	Translational Slip	Ridge-venting		
Rockfall: Description:	Source:	Upslope	Within property boundary			
		Downslope	Beyond property boundary			
Are multiple properties affected: If Yes, list affected properties:	Yes	No				

Comments:

RETAINING WALL DAMAGE None Imminent risk (Y/N) Remediation (TBC in office)

Retaining wall damaged? Description:	<u>None</u>	No. of walls damaged			Imminent risk (Y/N)	Remediation (TBC in office)
Type of damage to retaining wall(s) :	Cracks	Rotated/leaning	Slid	Bulging		
Location of retaining wall(s) :	Settlement					
	Within 8m of building	Within 60m & needed to protect/support land comprising accessway				
Are multiple properties affected: If Yes, list affected properties:	Yes	No				

Comments:

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LAND DAMAGE AREAS (see table on page 6 for more details)

Areas of land Damage	Entire Site	Portion of Site	None
Land beneath Main access way damaged?	No-N/A	Within 60m of building	Other.....

PRELIMINARY LAND REMEDIAL OPTION & COST (Refer Site Plan and Cross Section)

Land Remedial option	Drainage	Retaining Wall	Palisade Wall	Soil Nail/Rock Bolt	Earthworks
	Debris Wall/Catch Fence	Remove rock hazard	Other	Combination of Above	None
Estimated Land Remedial Cost	TBC - (To be confirmed by Cost Estimator)				

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	One level, iron roof, brick walls. concrete slab foundation concrete driveway
---	--

BUILDING DAMAGE - GENERAL

Has the building been Damaged?	YES	NO	
Is the Dwelling at Imminent Risk?	YES	NO	
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)		
Have any Appurtenant structures been damaged?		YES	NO
Are any appurtenant structures at Imminent Risk?		YES	NO
Have any services within 60 m of dwelling been damaged?		YES	NO
Are any services within 60 m of dwelling at Imminent Risk?		YES	NO

(Does not include Patios/Paving)

DAMAGED DWELLING, APPURTENANT STRUCTURES, & SERVICES (Refer Site Plan and Cross Section)

Dwelling : features damaged :	None	External walls	Internal walls	Ceiling	Door/window frames
	Window glass	Steps	Foundation/slab	Roof	Chimney
	Other:				
Type of damage to Dwelling:	Cracks (walls)	Cracks (ceiling)	Cracks (window glass)	Cracks (chimney)	Floor sloping
	Racking/sagging	Walls etc out of vertical	Crack in slab	Crack in footing	Other:
Appurtenant structure(s) damaged :	None	Garage/shed	Carport	Deck	Other:
What services have been damaged?	Water	Sewer	Drainage	Gas	Electrical
	Telephone	Service structures	Don't Know	Other:	None

GENERAL : Cracks in driveway from ~~earth~~ shaking.

Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	✓ Light: Iron roof	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	Heavy: brick veneer/stone/solid plaster
✓ Concrete slab on grade		

Damage to Dwelling predominantly from:	Shaking		Land damage	
	Severity			
	Minor	Moderate	Major	
Stretching 	✓	0 to 5mm	5 to 30mm	>30mm
Hogging 	✓	0 to 20mm	20 to 50mm	>50mm
Dishing 	✓	0 to 20mm	20 to 50mm	>50mm
Racking/Twisting 	✓	0 to 10mm	10 to 30mm	>30mm
Tilting 	✓	0 to 20mm	20 to 50mm	>50mm
Discontinuous Foundation 	✓	0 to 10mm	10 to 20mm	>20mm
Global Settlement 	✓	0 to 50mm	50 to 100mm	>100mm

Potential Remedial Works

The works described below are to repair or protect insured land (i.e. within the property boundary, on or supporting the main access within 60m of the dwelling, or within 8m of a residential building) and the structure(s) that has/have been damaged or is/are at imminent risk as a direct result of the natural disaster that has occurred.

A solution that reinstates the damaged land and removes the imminent risk threat would comprise the following works:

- Remove ~~the~~ sand & silt from property.
-
-
-
-

Additional information for cost estimation:

<u>Construction Issues</u>	<u>Easy</u>	<u>Moderate</u>	<u>Hard</u>	<u>N/A</u>
• Construction Access	✓			
• Drilling				✓
• Reinstatement				✓

This preliminary design is for the purposes of costing for the claim settlement process only, it is not for construction. There may be a solution that is more cost effective and/or appropriate. Even if this concept is considered to be appropriate, further subsurface investigation, detailed design and consenting may be required prior to construction.

We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

Engineering investigation, design and drawings	\$	Nil
Construction Observations and PS4	\$	
Survey (if required)	\$	
Building/Resource consents (if required)	\$	
Project Management	\$	
Construction of(as detailed above)		
(Cost to be determined by cost estimator)	\$	TBC
<hr/>		
TOTAL non construction Costs (Excluding GST)	\$	

The total construction cost estimates should be confirmed by a contractor or estimator.

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	Yes
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	75m ²
Area of Land at imminent risk Evacuation: Inundation:	/
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	/
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	/
Retaining Walls (covered by EQC)	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	NA
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>Cracks in dwelling</i>	Yes
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	No
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	-
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	TBC
Remedial Option: (describe briefly and state what the remedial option/s will repair) <i>Remove sand & silt</i>	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator

Maximum EQC Insured Area <i>295</i> m ²



Flat 2 DP 62368 on Lot 6 DP 15715 having share in 922 m2

Notes: EQC Portion = $12 \times 5 + \frac{1}{2} \times 5 \times 5 = 75 \text{ m}^2$

A4 SCALE 1:250

Drawn by:

Date:

EARTHQUAKE COMMISSION
 KŌMIHANA TŪWHENUA
 www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
 HOON HAY, CHRISTCHURCH
 (C043-068948) - 148 Hoon Hay Road

EQC Claim No: 201 _ /

Path: L:\52000\Working\airmail\GIS\T-Maps\Property\Dimaps\Uaerky_BurwoodAvondale\CHC-C043 Hoon Hay.mxd Date: 8/06/2011 Time: 5:13:45 p.m.