

Scope of Works



Customer: JULIE PULLIN

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 3/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH 8011 on 19/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 250.00 m2)		
Main Access (Drive - Concrete - 60.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)		
Water Supply (Town Connection - Plastic - 20.00 l/m)		

Dwelling

Exterior

Elevation (North Wall)

Element	Damage	Repair
No Damage		

Elevation (South Wall)

Element	Damage	Repair
No Damage		

Elevation (West Wall)

Element	Damage	Repair
No Damage		

Elevation (East Wall)

Element	Damage	Repair
No Damage		

Roof (Decramastic tile)

Element	Damage	Repair
No Damage		

Foundations (Conc slab)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Lounge**

Room Size: 4.00 x 4.80 = 19.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 19.20 m2)	No Earthquake Damage	
Door (Internal) (Single sliding - Glass - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 19.20 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 9.60 m2)		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen (Combined with dining room)

Room Size: 3.80 x 3.20 = 12.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Bedroom 1)

Room Size: 3.80 x 4.10 = 15.58 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Lining paper / paint - 15.58 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint 15.58 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 15.58 m2)	No Earthquake Damage	
Wall covering (Gib - Lining paper / paint - 9.12 m2)	Cosmetic damage	Remove, dispose and replace lining paper 37.92 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bedroom 2)

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

Stud Height: 2.80 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet

Room Size: 0.90 x 1.50 = 1.35 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 1.50 x 2.50 = 3.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Hallway

Room Size: 1.00 x 4.00 = 4.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 4.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 4.00 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 24.00 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	24.00 m2

Garage**Exterior****Elevation (North Wall)**

Element	Damage	Repair
No Damage		

Elevation (South Wall)

Element	Damage	Repair
No Damage		

Elevation (West Wall)

Element	Damage	Repair
Wall Cladding (Structural block - Concrete - 11.60 m2)	No Earthquake Damage	

Elevation (East Wall)

Element	Damage	Repair
Wall Cladding (Structural Block - Concrete - 6.00 m2)	No Earthquake Damage	

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Foundations (Conc slab)

Element	Damage	Repair
No Damage		

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

Room Size: 3.00 x 5.80 = 17.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 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
-----------------------	--

EQC Full Assessment Report

Claim Number:	CLM/2011/159587	Assessment Date:	19/10/2011 12:56
Claimant:	JULIE PULLIN	Assessor:	Richardson, Craig
Property Address:	3/417 WORCESTER STREET LINWOOD CHRISTCHURCH 8011	Estimator:	Pipe, David
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JULIE, PULLIN				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling			

Insurance Details - Added in COMET

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

Insurance Details - Comments

Not available

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ASB BANK

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Dwelling	1	Standard	1961 - 1980	Rectangular	68.21
Garage	1	Standard	1961 - 1980	Rectangular	17.84

Full Assessment

Site

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

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe				
Water Supply	Town Connection	Plastic				

General Comments:

Dwelling

Exterior

Elevation (North Wall)

Damage: No damage
Require Scaffolding? No
General Comments: party wall To unit 4. 7.8 m x 2.4 m

Elevation (South Wall)

Damage: No damage
Require Scaffolding? No
General Comments: party wall to unit 2 2.7 m x 2.4 m. Plus exterior wall summer hill stone 5.1 m x 2.4 m and gable 1.4 m high

Elevation (West Wall)

Damage: No damage
Require Scaffolding? No
General Comments: summer hill stone 9.1 mx 2.4 m

Elevation (East Wall)

Damage: No damage
Require Scaffolding? No
General Comments: summer hill stone painted 9.1m x2.4 m

Roof (Decramastic tile)

Damage: No damage
Require Scaffolding? No
General Comments:

Foundations (Conc slab)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Lounge

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single sliding	Glass	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Kitchen (Combined with dining room)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Gib painted walls and ceiling. Vinyl floor.**Ground Floor - Bedroom (Bedroom 1)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage Remove, dispose and replace wall paper - Paint	15.58 m2	67.00	1,043.86
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage Remove, dispose and replace lining paper	37.92 m2	30.00	1,137.60
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bedroom 2)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Gib painted walls and ceiling. Carpet floor. One window. One door.**Ground Floor - Toilet****Damage:** No damage**Require Scaffolding?** No**General Comments:** Lining paper gib on walls and ceiling. Vinyl floor. Toilet.**Ground Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:** Vinyl floor. Lining paper walls and ceiling. Vanity. Shower. Laundry tub and washing machine.**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage Remove, dispose and replace wallpaper - paint	24.00 m2	67.00	1,608.00

General Comments:**Garage****Exterior****Elevation (North Wall)****Damage:** No damage**Require Scaffolding?** No**General Comments:** conc block 3m x2m**Elevation (South Wall)****Damage:** No damage**Require Scaffolding?** No**General Comments:** garage door 3 m x 2.0 m

Elevation (West Wall)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Structural block	Concrete	No Earthquake Damage			

General Comments:**Elevation (East Wall)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Structural Block	Concrete	No Earthquake Damage			

General Comments:**Roof (Rolled metal)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Foundations (Conc slab)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Room (Other) (Garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Fees****Fees**

Name	Duration	Estimate
Contents movement fee	1.00	731.47

Overheads

Name	Estimate
Preliminary and general	303.16
Margin	482.41
GST	795.97

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Dwelling

Name	Description	Estimate
Exterior	Foundations (Conc slab)	0.00
	Roof (Decramastic tile)	0.00
	Elevation (East Wall)	0.00
	Elevation (North Wall)	0.00
	Elevation (South Wall)	0.00
	Elevation (West Wall)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (Bedroom 1)	2,181.46
	Bedroom (Bedroom 2)	0.00
	Hallway	1,608.00
	Kitchen (Combined with dining room)	0.00
	Lounge	0.00
	Toilet	0.00
		3,789.46

3,789.46

Garage

Name	Description	Estimate
Exterior	Foundations (Conc slab)	0.00
	Elevation (East Wall)	0.00
	Elevation (North Wall)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South Wall)	0.00
	Elevation (West Wall)	0.00
		0.00

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

0.00

Fees

Description	Estimate
Contents movement fee	731.47
	731.47

Overheads

Description	Estimate
Preliminary and general	303.16
Margin	482.41
GST	795.97
	1,581.54

Total Estimate	6,102.47
-----------------------	-----------------

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)

- Not available.

File Notes

Date Created:	19/10/2011 12:59
Created :	Richardson, Craig
Subject:	Property description
Note:	Unit 3 of four concrete block units with metal roof. Single level with minor interior racking to gib and no exterior damage. No land issues.
Next Action:	
Date Created:	22/10/2012 06:49
Created :	Administrator, Alchemy
Subject:	Assessment Address Changed
Note:	From:3/417 WORCESTER STREET, CHRISTCHURCH CITY, CHRISTCHURCH To:3/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH
Next Action:	

Urgent Works Items

Shared Land: Damage Allocation Summary SOW

Sheet 1 of

Claim Number: CLM/2011/159587

Address: 3/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH 8011

Shared Land Address Range: 1,2,3,4/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH 8011

Breakdown Analyst: *R SCHMIDT*

Date of Review: *18-2-14*

Description: **Damage to Land (CUP)**

SL	AW	Legend Ref	Description	Total Area (m2)	Cost	% Allocated	Allocated Area	Allocated Cost
	J	B1	CONCRETE DRIVE UNDULATION	21.6	259.20	25%	5.4	64.80
	J	B2	CONCRETE DRIVE EVALUATION	1	12.00	25%	0.25	3.00
✓		C3	CONCRETE PATH UNDULATION	4.5	54.00	25%	1.125	13.50
✓		C4	CONCRETE PATH EVALUATION	8	96.00	25%	2	24.00
			SMALL JOB FEE	—	250.00	—	—	250.00
Sub-total							8.77	355.30
P&G, Margin & GST Figure x 0.3662								130.11
Total								485.41
Notional Land Damage Value: @\$300/m2 (Incl GST)								2631.00

Description: **Silt Inundation (SIL)**

SL	AW	Legend Ref	Description	Total Volume (m3)	Cost	% Allocated	Allocated Volume	Allocated Cost
			NO DAMAGE RECORDED					
Sub-total								
P&G, Margin & GST Figure x 0.3662								
Total								

CHECKED

OK 27 FEB 2014





EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

Land

CHRISTCHURCH

H: & W:

M: [REDACTED]

et Complex Flat Land Claims

Claim N°: ...



in Simpson

Date: 19/06/13

Situation of

JULIE PULLIN
'3/417 WORCESTER STREET
LINWOOD

ST

Author: JOHAN WILSON

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access E D
B1	CONCRETE DRIVE	9	2.4	50 mm	UNDUCTION	21.6	21.6	—	—	E
B2	CONCRETE DRIVE	1	1	30	EVACUATION	1.0	1.0	—	—	E
						22.6				
C1	CONCRETE PAVERS	3.6	1.8	35	UNDUCTION	6.48	6.48	—	—	E
C2	CONCRETE PAVERS	2	1	40	EVACUATION	2.0	2.0	—	—	E
C3	CONCRETE PATH	3	1.5	30	UNDUCTION	4.5	4.5	—	—	E
C4	CONCRETE PATH	8	1	30	EVACUATION	8.0	8.0	—	—	E
						43.58				

CHECKED

[Signature]

CHECKED



