



Customer: A.L TOOBY

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 69 BAKER STREET, NEW BRIGHTON, CHRISTCHURCH 8083 on 6/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 5.01 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 25.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 25.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Foundations (Concrete slab)

Element	Damage	Repair
Slab foundation (Concrete Slab - Concrete - 501.00 m2)	Slab has moved greater than 25mm over 6 metres	Refer engineer designed solution 501.00 m2

Elevation (North)

Element	Damage	Repair
Porch / Veranda (External - Timber - 4.92 m2)	No Earthquake Damage	
Wall Cladding (Weatherboard - Timber - 73.08 m2)	Cracking to paint	Gap fill and paint weatherboards 27.00 m2
Wall Cladding (Light Steel - Colour Steel - 13.20 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 77.54 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
Wall Cladding (Cement Board - Plaster - 26.64 m2)	Cracking	Gap fill and paint 1.32 m2
Wall Cladding (Light Steel - Colour Steel - 31.49 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 58.15 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
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No Damage

Roof (Colour steel 10 degree pitch)

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Entry (Front)

Room Size: 1.57 x 1.55 = 2.43 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 2.43 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 2.43 m2)	Impact damage	Remove, dispose and replace tiles	2.43 m2
Wall covering (Gib - Paint - 10.18 m2)	Cosmetic damage	Paint wall	10.18 m2
	Structural damage	Rake out and stop	0.60 l/m

Ground Floor - Lounge

Room Size: 5.09 x 5.78 = 29.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 29.42 m2)	Cosmetic Damage	Gap fill and paint	29.42 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 29.42 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 73.92 m2)	Cosmetic damage	Paint wall	73.92 m2
	Structural damage	Rake out and stop	2.00 l/m
Window (Aluminium Awning - Pane double glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen (Kitchen/dining)

Room Size: 4.81 x 6.74 = 32.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 32.42 m2)	Cosmetic Damage	Gap fill and paint	32.42 m2
Door (External) (Bi Fold doors - Aluminium - 1.00 item)	No Earthquake Damage		
	No Earthquake Damage		
	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - T+G polished timber - 32.42 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 78.54 m2)	No Earthquake Damage		

Work top (Kitchen work top - Laminate - 6.70 l/m) No Earthquake Damage

Ground Floor - Hallway

Room Size: 1.07 x 9.18 = 9.82 (length(m) x width(m) = Area Size(m²))

Stud Height: 3.10 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.82 m ²)	No Earthquake Damage		
Floor (Concrete - Carpet - 9.82 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 63.55 m ²)	Cosmetic damage	Paint wall	63.55 m ²
	Structural damage	Rake out and stop	1.30 l/m
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (1st right down hall front entrance.)

Room Size: 3.20 x 3.72 = 11.90 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Toilet

Room Size: 0.99 x 2.41 = 2.39 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.39 m ²)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 2.39 m ²)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 16.32 m ²)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.00 l/m

Ground Floor - Bathroom

Room Size: 2.41 x 2.47 = 5.95 (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 - Medium specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.95 m ²)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 5.95 m ²)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m ²)	No Earthquake Damage		
Shower (shower Over bath with Door - Acrylic shower - 1.26 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.42 m ²)	Cosmetic damage	Paint wall	20.00 m ²
	Structural damage	Rake out and stop	0.10 l/m
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage (/Laundry)

Room Size: 5.80 x 6.69 = 38.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 38.80 m2)	No Earthquake Damage	
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Concrete - 38.80 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm) 15.00 l/m
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage	
Wall covering (Gib - Paint - 59.95 m2)	Cosmetic damage	Rake out, plaster and paint 59.95 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage	

Ground Floor - Bedroom (Master)

Room Size: 5.00 x 5.24 = 26.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 26.20 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 26.20 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 49.15 m2)	Cosmetic damage	Rake out and stop 1.00 l/m
	Cosmetic damage	Paint wall 48.15 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bed 2, 4th room on right down hall)

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

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - En Suite

Room Size: 1.97 x 2.18 = 4.29 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Bathroom Sink (Basin - Medium specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 4.29 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 4.29 m2)	No Earthquake Damage	
Heating (Electric - Towel rail - 1.00 item)	No Earthquake Damage	
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage	
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 19.92 m2)	Cosmetic damage	Paint wall 19.92 m2
	Structural damage	Rake out and stop 0.30 l/m
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Walk In Wardrobe

Room Size: 2.18 x 1.63 = 3.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Built In Shelves (Wall unit - MDF - .80 m2)	No Earthquake Damage	
Ceiling (Gib - Paint - 3.55 m2)	No Earthquake Damage	
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	Cosmetic damage	Realign door 1.00 No of
Floor (Concrete - Carpet - 3.55 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 18.29 m2)	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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