

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: PETER YE

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 2 CHILCOMBE STREET, ILAM, CHRISTCHURCH 8041 on 25/01/2012

Site

Element	Damage	Repair
Land (Exposed - Soil - 365.00 m2)		
Land (Under dwelling - Soil - 198.00 m2)		
Main Access (Drive - Concrete - 45.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 4.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 4.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Elevation (North ground 16.8m x 2.5m)

Element	Damage	Repair
No Damage		

Elevation (East ground 10.1m x 2.5m)

Element	Damage	Repair
No Damage		

Elevation (South ground 16.8m x 2.5m)

Element	Damage	Repair
No Damage		

Elevation (West ground 10.1m x 2.5m)

Element	Damage	Repair
No Damage		

Elevation (North 1st 8.7m x 2.8m)

Element	Damage	Repair
No Damage		

Elevation (East 1st 10.1m x 2.8m)

Element	Damage	Repair
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No Damage

Elevation (South 1st 8.7m x 2.7m)

Element	Damage	Repair
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No Damage

Elevation (West 1st 10.1m x 2.8m)

Element	Damage	Repair
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No Damage

Roof (Rolled metal)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Kitchen (Kitchen/dinning/living)**

Room Size: 5.10 x 6.00 = 30.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built In Oven (Other - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 30.60 m2)	Cosmetic Damage	Rake out, plaster and paint	30.60 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)			
Floor (Concrete - Tiles - 30.60 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Medium spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.28 m2)	Cosmetic damage	Paint wall	53.28 m2
	Cosmetic damage	Paint wall	53.28 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 7.50 l/m)	No Earthquake Damage		

Ground Floor - Lounge (Painted gib walls and ceiling carpet over concrete two sets of internal french doors one external door.)

Room Size: 5.80 x 4.80 = 27.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bedroom (Bed 1 of hallway painted gib walls and ceiling carpet on concrete one window one door)

Room Size: 3.20 x 2.80 = 8.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Bathroom (Painted gib walls and ceiling floor tiles over concrete one window one door)

Room Size: 1.80 x 1.80 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Laundry (Painted gib walls and ceiling vinyl over concrete one skylight window two doors)

Room Size: 2.60 x 1.70 = 4.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Internal Garage (Gib internal linings concrete floor sectional metal automatic garage door one external door no windows)

Room Size: 6.20 x 5.60 = 34.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 34.72 m2) No Earthquake Damage

Door (External) (Single glass door - Aluminium - 1.00 No of) No Earthquake Damage

Door (Internal) (Single Hollow Core - MDF - 1.00 No of) No Earthquake Damage

Floor (Concrete - Concrete - 34.72 m2) No Earthquake Damage

Garage door (Tilt-a-door Metal - Steel - 1.00 No of) No Earthquake Damage

Wall covering (Gib - Other - 56.64 m2)	Structural damage	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.20 m2
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Water Supply (Hot water - Steel - 1.00 l/m)	Movement damage	Remove supply and replace HWC 225 Litres	1.00 No of
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Ground Floor - Entry (Painted gib walls and ceiling carpet over concrete one internal door one external door)

Room Size: 1.60 x 9.60 = 15.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Stairwell (Painted gib walls and ceiling straight stairs timber hand rail one window)

Room Size: 0.80 x 4.60 = 3.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Toilet

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Bathroom

Room Size: 1.90 x 3.50 = 6.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Hallway (Landing / hallway)

Room Size: 1.00 x 8.70 = 8.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (West end)

Room Size: 2.70 x 3.20 = 8.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (Bed 2 nth east)

Room Size: 5.40 x 3.80 = 20.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 20.52 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 20.52 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 44.16 m2)	Cosmetic damage	Rake out, plaster and paint 44.16 m2
Window (Aluminium Awning - Pane double glazed - 3.00 No of)	No Earthquake Damage	

First Floor - Walk In Wardrobe

Room Size: 2.90 x 1.40 = 4.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (Bed 3 nth east Painted gib walls and ceilings carpet over concrete two windows one door)

Room Size: 4.70 x 3.00 = 14.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/253481
Claimant: PETER YE
Property Address: 2 CHILCOMBE STREET
 ILAM
 CHRISTCHURCH 8041

Assessment Date: 25/01/2012 13:03
Assessor: McGhie, Ross
Estimator: Searle, Matt
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	PETER, YE				

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
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Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
BANK OF NEW ZEALAND

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	2	Standard	Post 1980	Rectangular	198.69

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	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	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North ground 16.8m x 2.5m)

Damage: No damage

Require Scaffolding? No

General Comments: painted , rendered cement sheet exterior

Elevation (East ground 10.1m x 2.5m)

Damage: No damage

Require Scaffolding? No

General Comments: Painted , rendered cement sheet

Elevation (South ground 16.8m x 2.5m)

Damage: No damage

Require Scaffolding? No

General Comments: Painted rendered cement sheet exterior

Elevation (West ground 10.1m x 2.5m)

Damage: No damage

Require Scaffolding? No

General Comments: rendered painted cement sheet exterior

Elevation (North 1st 8.7m x 2.8m)

Damage: No damage

Require Scaffolding? No

General Comments: painted and rendered cement sheet

Elevation (East 1st 10.1m x 2.8m)

Damage: No damage

Require Scaffolding? No

General Comments: Rendered and painted cement sheet cladding

Elevation (South 1st 8.7m x 2.7m)

Damage: No damage

Require Scaffolding? No

General Comments: rendered and painted cement sheet cladding

Elevation (West 1st 10.1m x 2.8m)

Damage: No damage

Require Scaffolding? No

General Comments: Rendered and painted cement sheet cladding

Roof (Rolled metal)**Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Kitchen (Kitchen/dinning/living)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Other	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	30.60 m2	27.00	826.20
Door (Internal)	Single Hollow Core	MDF				
Floor	Concrete	Tiles	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Medium spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	53.28 m2	24.00	1,278.72
			Cosmetic damage			
			Paint wall	53.28 m2	24.00	1,278.72
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Popped nails to ceiling**Ground Floor - Lounge (Painted gib walls and ceiling carpet over concrete two sets of internal french doors one external door.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom (Bed 1 of hallway painted gib walls and ceiling carpet on concrete one window one door)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bathroom (Painted gib walls and ceiling floor tiles over concrete one window one door)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Laundry (Painted gib walls and ceiling vinyl over concrete one skylight window two doors)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Internal Garage (Gib internal linings concrete floor sectional metal automtic garage door one external door no windows)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Other	Structural damage			
			Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.20 m2	99.00	118.80

Water Supply	Hot water	Steel	Movement damage					
			Remove supply and replace HWC 225 Litres	1.00	No of	2,700.00	2,700.00	

General Comments: Garage under internal linning renovation.

Ground Floor - Entry (Painted gib walls and ceiling carpet over concrete one internal door one external door)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Stairwell (Painted gib walls and ceiling straight stairs timber hand rail one window)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bathroom

Damage: No damage

Require Scaffolding? No

General Comments: 2.4average stud, corner shower, STD bath and vanity, tiled floor over chipboard , painted gib walls and ceiling. 2 cavity sliders and one hollow core door.

First Floor - Hallway (Landing / hallway)

Damage: No damage

Require Scaffolding? No

General Comments: Landing has unfixed skirting boards , gib lined walls and ceilings. Carpet flooring over chipboard.

First Floor - Bedroom (West end)

Damage: No damage

Require Scaffolding? No

General Comments: painted gib walls and ceilings
2 hollow core doors, 1 awning aluminium window d/g , 1 fixed aluminium d/g window

First Floor - Bedroom (Bed 2 nth east)

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	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.16 m2	27.00	1,192.32
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

First Floor - Walk In Wardrobe

Damage: No damage

Require Scaffolding? No

General Comments: Raking ceiling , painted gib walls and ceilings.

First Floor - Bedroom (Bed 3 nth east Painted gib walls and ceilings carpet over concrete two windows one door)

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	1,688.84

Overheads

Name	Estimate
Preliminary and general	591.58
Margin	967.52
GST	1,596.41

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
	Elevation (East 1st 10.1m x 2.8m)	0.00
	Elevation (East ground 10.1m x 2.5m)	0.00
	Elevation (North 1st 8.7m x 2.8m)	0.00
	Elevation (North ground 16.8m x 2.5m)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South 1st 8.7m x 2.7m)	0.00
	Elevation (South ground 16.8m x 2.5m)	0.00
	Elevation (West 1st 10.1m x 2.8m)	0.00
	Elevation (West ground 10.1m x 2.5m)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (Bed 2 nth east)	1,192.32
	Bedroom (Bed 3 nth east Painted gib walls and ceilings carpet over concrete two windows one door)	0.00
	Bedroom (West end)	0.00
	Hallway (Landing / hallway)	0.00
	Toilet	0.00
	Walk In Wardrobe	0.00
		1,192.32

Ground Floor	Bathroom (Painted gib walls and ceiling floor tiles over concrete one window one door)	0.00
	Bedroom (Bed 1 of hallway painted gib walls and ceiling carpet on concrete one window one door)	0.00
	Entry (Painted gib walls and ceiling carpet over concrete one internal door one external door)	0.00
	Internal Garage (Gib internal linings concrete floor sectional metal automtic garage door one external door no windows)	2,818.80
	Kitchen (Kitchen/dinning/living)	3,383.64
	Laundry (Painted gib walls and ceiling vinyl over concrete one skylight window two doors)	0.00
	Lounge (Painted gib walls and ceiling carpet over concrete two sets of internal french doors one external door.)	0.00
	Stairwell (Painted gib walls and ceiling straight stairs timber hand rail one window)	0.00
		6,202.44

7,394.76

Fees

Description	Estimate
Contents movement fee	1,688.84
	1,688.84

Overheads

Description	Estimate
Preliminary and general	591.58
Margin	967.52
GST	1,596.41

	3,155.50
Total Estimate	12,239.11

Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Nil

File Notes

Date Created:	24/01/2012 16:47
Created :	Searle, Matt
Subject:	HWC
Note:	The Rheem 300L hot water cylinder that was installed on the 7/7/10 has been leaking for some time and caused the timber frame to go black, the customer noticed the water damage on the gib after Dec 23 2012, The customer has removed a section of gib to look an saw the discoloration , it is entirely possible that it's was fitment issue but could not be certain as it has got worse since Dec 23 2012. The repair is recorded in the internal garage for a repair.
Next Action:	
Date Created:	24/01/2012 16:55
Created :	Searle, Matt
Subject:	Overview
Note:	This is a early 90s 2 story home with a concrete foundation , a rendered cement sheet exterior and rolled metal roof 33* pitch and a raking ceiling. The interior is painted gib throughout and attached internal garage. There is only minor damage internally and no external damage, the home is weathertight and habitable.Damage estimate 100% this claim.
Next Action:	
Date Created:	01/02/2012 02:49
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 01/02/2012
Note:	COMET sent to EQR on 01/02/2012
Next Action:	

Urgent Works Items

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

DROWN CRAIG SOMMONS.

21/6/13

PETER YEE

2 CHILCOMBE STREET

ILAM

CHRISTCHURCH

+2^c

ALL WITHIN 261 LEVEL

NO DAMAGES

CHECKED

CROWN LAND

POVED

STAMPED CONCRETE

1.8m FORCE

DWELLING

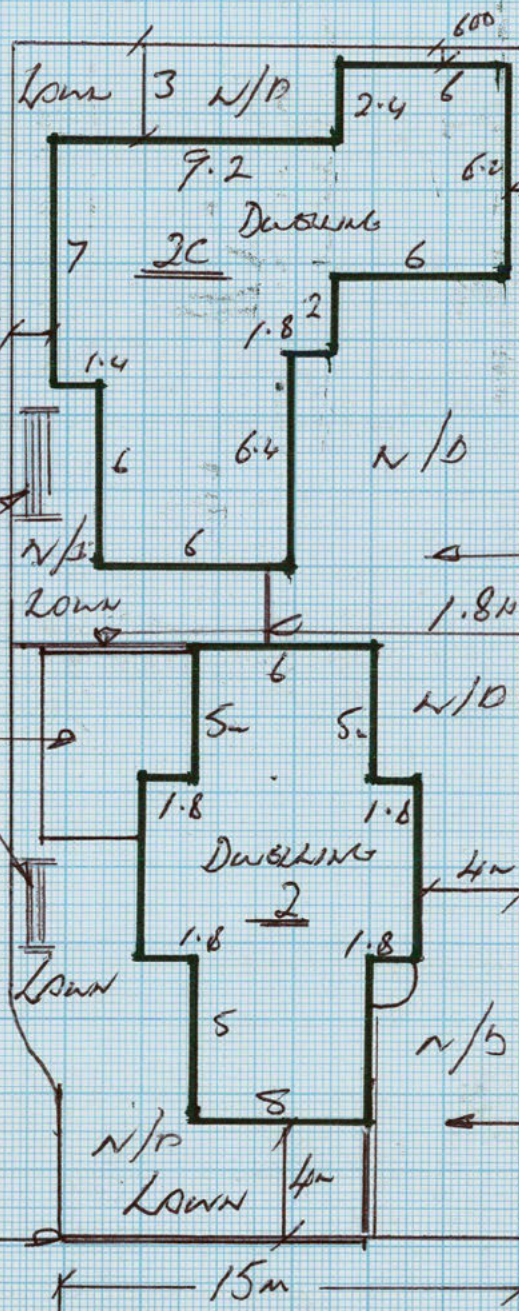
MAIN ACCESS

1.8m H FORCE

15m

NORTH

ROAD



Inspection Summary

EQC

Completed by: BARRY PETERSON

Date:

21/6/2013

dd/mm/yy

Page: 1 of 1



CLM / 2011 / 253481

 PETER YEE
 2 CHILCOMBE STREET
 ILAM
 CHRISTCHURCH

Time arrived at site:

9:00

Time left site:

9:30

Was an inspection carried out?:

Yes ☒ No ☐

Customer present:

Yes ☒ No ☐

Customer Name:

MR PETER YEEAccess 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?

☐ ☒

- Were any bridges or culverts damaged within EQC Cover?

☐ ☒

- Were any retaining walls damaged within EQC Cover?

☐ ☒

- Is an engineer required?

☐ ☒

- Is a valuation required?

☐ ☒

- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)

☐ ☒

- Has anything in this pack been escalated?

☐ ☒

- Customer has advised of invoices for emergency work?

☐ ☒

- Customer advised of next action?

☒ ☐VERBALLY WITH JUST COMPLETING LAND ASSESSMENT

- Was any silt found under the dwelling?

☐ ☒

- If there was nil damage, why was that?

Building removed ☐Building repairs have fixed ☐No visible damage ☒

- If a potential or actual 8/9 property, was the dwelling present?

Building removed ☐Building present ☐

Land Damage to Area A? If Yes, add details

Yes ☐ No ☒

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:NIL m²Notional Land Damage Value @\$300/m² (Incl GST):\$ NIL

CHECKED

Next action

CLOSE LAND EXPOSURE