

Scope of Works



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.

Customer: JULIE PULLIN

Assessment of Property at 4/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH 8011 on 8/12/2011

Site

Element	Damage	Repair
Land (Under dwelling - Soil - 82.00 m2)		
Land (Exposed - Soil - 243.00 m2)		
Main Access (Drive - Concrete - 105.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North 8.2 x 2.3)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 18.86 m2)	Cracking	Grind out and repoint mortar 1.50 l/m
	Cracking	Paint wall 18.86 m2
Wall framing (Timber Frame - Timber - 18.86 m2)	No Earthquake Damage	

Elevation (South party firewall)

Element	Damage	Repair
No Damage		

Elevation (East 9.0 x 2.3)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 20.70 m2)	Cracking	Grind out and repoint mortar 2.50 l/m
	Cracking	Paint wall 20.70 m2
Wall framing (Timber Frame - Timber - 20.70 m2)	No Earthquake Damage	

Elevation (West 9.0 x 2.3)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 20.70 m2)	Cracking	Grind out and repoint mortar 1.50 l/m
	Cracking	Paint wall 20.70 m2

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

Foundations (Concrete slab 65.6 m²)

Element	Damage	Repair
No Damage		

Roof (15* metal tile 71.5 m²)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Lounge (Open to kitchen)

Room Size: 4.80 x 5.10 = 24.48 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Kitchen

Room Size: 2.50 x 3.10 = 7.75 (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: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 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 - Bedroom (South east)

Room Size: 2.70 x 3.50 = 9.45 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (South west)

Room Size: 3.80 x 4.00 = 15.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Garage**Exterior****Elevation (North 2.9 x 1.8)**

Element	Damage	Repair
No Damage		

Elevation (South 2.9 x 1.8)

Element	Damage	Repair
No Damage		

Elevation (East 5.7 x 1.8)

Element	Damage	Repair
Wall framing (Block - Block - 10.26 m2)	Cosmetic damage	Grind out and re-mortar 5.00 l/m
	Cosmetic damage	Paint wall 10.26 m2

Elevation (West party wall)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab 15.3 m2)

Element	Damage	Repair
No Damage		

Roof (Flat pitch rolled metal 15.3 m2)

Element	Damage	Repair
No Damage		

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

Room Size: 2.70 x 5.50 = 14.85 (length(m) x width(m) = Area Size(m2))

Stud Height: 1.80 m

Element	Damage	Repair
Ceiling (Other - Other - 14.85 m2)	No Earthquake Damage	
Floor (Concrete - Concrete - 14.85 m2)	No Earthquake Damage	
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage	
Wall framing (Block - Block - 29.52 m2)	Cosmetic damage	Grind out and re-mortar 6.50 l/m

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/2011/159588
Claimant: JULIE PULLIN
Property Address: 4/417 WORCESTER STREET
 LINWOOD
 CHRISTCHURCH 8011

Assessment Date: 08/12/2011 10:24
Assessor: Robinson, Paul
Estimator: Palmer, Nick
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		Yes	

Insurance Details - Added in COMET

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

Insurance Details - Comments

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)
Main Building	1	Standard	1961 - 1980	Rectangular	65.64
Garage	1	Standard	1961 - 1980	Rectangular	15.26

Full Assessment

Site

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

General Comments:

Main Building

Exterior

Elevation (North 8.2 x 2.3)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	1.50 l/m	30.00	45.00
			Cracking			
			Paint wall	18.86 m2	29.00	546.94
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Painted summer hill stone
Minor step crack

Elevation (South party firewall)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party firewall with unit 3

Elevation (East 9.0 x 2.3)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	2.50 l/m	30.00	75.00
			Cracking			
			Paint wall	20.70 m2	29.00	600.30
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Painted summer hill stone
Minor step crack

Elevation (West 9.0 x 2.3)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	1.50 l/m	30.00	45.00
			Cracking			
			Paint wall	20.70 m2	29.00	600.30
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Painted summer hill stone. Attached 1.8 x 1.5 glazed metal and aluminium entry screen.
Minor step crack

Foundations (Concrete slab 65.6 m2)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (15* metal tile 71.5 m2)

Damage: No damage

Require Scaffolding? No

General Comments: .600 painted cement sheet soffit, PVC spouting and downpipes, metal tile on timber framed roof.

Ground Floor - Lounge (Open to kitchen)

Damage: No damage

Require Scaffolding? No

General Comments: Carpet over concrete
Painted wallpaper over gib
Painted stipple over gib
Exterior door timber solid core
Cavity slider to hallway
Heat pump on wall
Alum window single glaze x2

Ground Floor - Kitchen

Damage: No damage

Require Scaffolding? No

General Comments: Walls are painted gib
Ceilings are painted gib
Vinyl over concrete
Alum window single glaze awning
Alum sliding door single glaze
Formica benchtop

Ground Floor - Bathroom

Damage: No damage

Require Scaffolding? No

General Comments: Painted gib walls and ceiling
Steel bath with shower over
Vinyl over concrete
Window is alum awning obscure single glaze
Standard basin
Single core timber door

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments: Painted wallpaper over walls and ceiling
Carpet over concrete
No windows
No doors
Wall mounted heater

Ground Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Standard toilet
Painted lining paper on gib walls and ceiling
Vinyl over concrete
Window is alum single glaze obscure

Ground Floor - Bedroom (South east)

Damage: No damage

Require Scaffolding? No

General Comments: Wallpaper over gib walls
 Painted lining paper to ceiling over gib
 Carpet over concrete floor
 Window alum awning single glaze 1
 Walk in wardrobe
 Internal door single core timber

Ground Floor - Bedroom (South west)

Damage: No damage

Require Scaffolding? No

General Comments:

Garage

Exterior

Elevation (North 2.9 x 1.8)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted concrete block

Elevation (South 2.9 x 1.8)

Damage: No damage

Require Scaffolding? No

General Comments: Painted concrete block

Elevation (East 5.7 x 1.8)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	5.00 l/m	30.00	150.00
			Cosmetic damage			
			Paint wall	10.26 m2	29.00	297.54

General Comments: Painted concrete block
 Minor step cracks

Elevation (West party wall)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall with garage 3

Foundations (Concrete slab 15.3 m2)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Flat pitch rolled metal 15.3 m2)

Damage: No damage

Require Scaffolding? No

General Comments: No soffits, PVC spouting and downpipes, rolled metal on timber framed roof.

Ground Floor - Room (Other) (Garage interior)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Other	Other	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	6.50 l/m	30.00	195.00

General Comments: Minor step cracks to walls

Fees**Fees**

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
------	----------

Preliminary and general	204.41
Margin	275.95
GST	455.32

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Roof (15* metal tile 71.5 m2)	0.00
	Foundations (Concrete slab 65.6 m2)	0.00
	Elevation (East 9.0 x 2.3)	675.30
	Elevation (North 8.2 x 2.3)	591.94
	Elevation (South party firewall)	0.00
	Elevation (West 9.0 x 2.3)	645.30
		1,912.54

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (South east)	0.00
	Bedroom (South west)	0.00
	Hallway	0.00
	Kitchen	0.00
	Lounge (Open to kitchen)	0.00
	Toilet	0.00
		0.00

0.00

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab 15.3 m2)	0.00
	Elevation (East 5.7 x 1.8)	447.54
	Roof (Flat pitch rolled metal 15.3 m2)	0.00
	Elevation (North 2.9 x 1.8)	0.00
	Elevation (South 2.9 x 1.8)	0.00
	Elevation (West party wall)	0.00
		447.54

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage interior)	195.00
		195.00

195.00

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	204.41
Margin	275.95
GST	455.32
	935.67

Total Estimate	3,490.75
-----------------------	-----------------

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	No sub floor access
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- .
-

File Notes

Date Created: 08/12/2011 08:28

Created : Robinson, Paul

Subject: Dwelling

Note: Brick veneer single level property with rolled metal roof. No damage located due to event on internals however owner preswnt and was in process of a repaint and wallpaper which may have covered up cosmetic damage. Not currently tenanted but no issues. Exterior inspection ascertained minor cosmetic cracks.

Next Action:

Urgent Works Items

Shared Land:

Damage Allocation Summary SOW

Sheet 1 of

Claim Number: CLM/2011/159588

Address: 4/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH 8011

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

Breakdown Analyst: R Schmitt

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
	✓	B1	CONCRETE DRIVE UNDULATION	21.6	259.20	25%	5.4	64.80
	✓	B2	CONCRETE DRIVE EVACUATION	1	12.00	25%	0.25	3.00
✓		C3	CONCRETE PATH UNDULATION	4.5	54.00	25%	1.125	13.50
✓		L4	CONCRETE PATH EVACUATION	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

CMA 27/FEB/2014



Land

Claim N°:

Situation of

CHRISTCHURCH

H:

M:



JULIE PULLIN

'4/417 WORCESTER STREET

LINWOOD

CHRISTCHURCH

et Complex Flat Land Claims

N SIMPSON

IT

Date: 19/06/13

Author: JOHN WILSON

EQC

EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

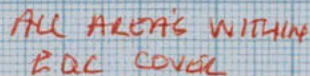
Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m²	Inundated m²	Debris m³	Access E D
✓ B1	CONCRETE DRIVE	9	2.4	50 mm	UNDULATION	21.6	21.6	—	—	E
✓ B2	CONCRETE DRIVE	1	1	30	EVACUATION	1.0 22.6	1.0	—	—	E
✓ C1	CONCRETE PAVERS	3.6	1.8	35	UNDULATION	6.48	6.48	—	—	E
✓ C2	CONCRETE PAVERS	2	1	40	EVACUATION	2.0	2.0	—	—	E
✓ C3	CONCRETE PATH	3	1.5	30	UNDULATION	4.5	4.5	—	—	E
✓ C4	CONCRETE PATH	8	1	30	EVACUATION	8.0	8.0	—	—	E
						43.58				

CHECKED



CHECKED

27/06/13



CHEC

CHRISTCHURCH

CHECKED