

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: M.H KATSIPIS

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 11A ANGUS STREET, SYDENHAM, CHRISTCHURCH 8023 on 29/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 126.00 m2)		
Land (Under dwelling - Soil - 74.00 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

Elevation (North, G.L, 30% axon, 70% linea, 7 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South, G.L, linea w/bd, 7 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (East, G.L, linea w/bd, 12.1 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (West, G.L, 30% axon cement board, 70% painted concrete block, 12.1 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (North, level 1, 30% axon cement board, 70% linea w/bd,)

Element	Damage	Repair
No Damage		

Elevation (North, level 1, 30% axon cement board, 70% linea w/bd, 5.1 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South, level 1, linea , 5.1 x 2.4)

Element	Damage	Repair
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No Damage

Elevation (East, level 1, linea, 12.1 x 2.4)

Element	Damage	Repair
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No Damage

Elevation (West, level 1, 30% axon, 70% rolled metal, 12.1 x 2.4)

Element	Damage	Repair
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No Damage

Foundations (Concrete slab,74m2)

Element	Damage	Repair
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No Damage

Roof (Rolled metal on pitched timber framing,89m2)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Kitchen**

Room Size: 3.46 x 5.78 = 20.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 20.00 m2)	No Earthquake Damage	
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage	
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 20.00 m2)	No Earthquake Damage	
Hob (Electric - Standard Spec - 1.00 item)	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 - 44.35 m2)	Cosmetic damage	Rake out, plaster and paint 44.35 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 4.80 l/m)	No Earthquake Damage	

Ground Floor - Internal Garage

Room Size: 3.10 x 7.77 = 24.09 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 24.09 m2)	No Earthquake Damage	
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage	
Floor (Concrete - Concrete - 24.09 m2)	No Earthquake Damage	
Garage door (Sectional Metal - Steel - 1.00 No of)	No Earthquake Damage	
Wall covering (Gib - Paint - 39.12 m2)	Cosmetic damage	Rake out, plaster and paint 39.12 m2

Wall framing (Block - Concrete - 15.54 m2) No Earthquake Damage

Ground Floor - Toilet

Room Size: 0.88 x 1.69 = 1.49 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Living

Room Size: 4.85 x 3.64 = 17.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 17.65 m2)	No Earthquake Damage	
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage	
Floor (Concrete - Carpet - 17.65 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 40.75 m2)	Cosmetic damage	Rake out, plaster and paint 40.75 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Laundry

Room Size: 1.70 x 1.90 = 3.23 (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

Room Size: 1.82 x 2.70 = 4.91 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.70 m

Element	Damage	Repair
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No Damage

First Floor - Hallway (Level 1)

Room Size: 1.82 x 2.92 = 5.31 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 5.31 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	Cosmetic damage	Repaint total door surround 1.00 No of
	Cosmetic damage	Repaint total door surround 1.00 No of
Floor (Chipboard - Carpet - 5.31 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 22.75 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills 4.50 l/m

First Floor - Bedroom (Bedroom 2- right off hall)

Room Size: 4.19 x 4.86 = 20.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 20.36 m2)	Cosmetic Damage	Gap fill and paint 20.36 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	

Floor (Chipboard - Carpet - 20.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.25 m2)	Cosmetic damage	Rake out, plaster and paint	45.25 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		

First Floor - En Suite (En suite - bedroom 2)

Room Size: 2.14 x 1.98 = 4.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
No Damage			

First Floor - Bedroom (Bedroom 1 - to left off hall)

Room Size: 4.90 x 4.20 = 20.58 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.58 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Chipboard - Carpet - 20.58 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.50 m2)	Cosmetic damage	Rake out, plaster and paint	45.50 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.80 l/m

First Floor - En Suite

Room Size: 1.98 x 2.14 = 4.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Bathroom Sink (Vanity single - High specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.24 m2)	Cosmetic Damage	Gap fill and paint	4.24 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 4.24 m2)	No Earthquake Damage		
Shower (Glass shower - Acrylic shower - .81 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Timber - 1.00 item)	No Earthquake Damage		
Toilet (Standard - Medium Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.60 m2)	Cosmetic damage	Rake out, plaster and paint	20.60 m2

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/2011/228148
Claimant: M.H KATSIPIIS
Property Address: 11A ANGUS STREET
 SYDENHAM
 CHRISTCHURCH 8023

Assessment Date: 29/09/2011 12:14
Assessor: Maroney, Kenneth
Estimator: Moore, Chris
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	M.H, KATSIPIIS				
Owner	SANTORINI FAMILY TRUST				
Trustee	Katsipis, Antonios				
Trustee	Katsipis, Marjorie				
Trustee	Howden (solicitor), Donald				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	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
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: No hazards
 Weatherproof
 Habitable - tenanted

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	129.65

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	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, G.L, 30% axon, 70% linea, 7 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South, G.L, linea w/bd, 7 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East, G.L, linea w/bd, 12.1 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West, G.L, 30% axon cement board, 70% painted concrete block, 12.1 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North, level 1, 30% axon cement board, 70% linea w/bd,)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North, level 1, 30% axon cement board, 70% linea w/bd, 5.1 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South, level 1, linea , 5.1 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East, level 1, linea, 12.1 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West, level 1, 30% axon, 70% rolled metal, 12.1 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab,74m2)**Damage:** No damage**Require Scaffolding?** No**General Comments:****Roof (Rolled metal on pitched timber framing,89m2)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Kitchen****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)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.35 m2	27.00	1,197.50
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Internal Garage****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			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Sectional Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	39.12 m2	27.00	1,056.13
Wall framing	Block	Concrete	No Earthquake Damage			

General Comments:**Ground Floor - Toilet****Damage:** No damage**Require Scaffolding?** No**General Comments:** Tiled floor, gib walls & ceiling, MDF. Door, DG alum. Window, standard toilet, hand basin.**Ground Floor - Living****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.75 m2	27.00	1,100.30
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:** Tiled floor, 2x MDF doors, painted gib walls & ceiling, no tub, no window.**Ground Floor - Stairwell****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Hallway (Level 1)****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	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
			Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.50 l/m	12.00	54.00

General Comments:**First Floor - Bedroom (Bedroom 2- right off hall)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	20.36 m2	34.00	692.36
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	45.25 m2	27.00	1,221.75
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:**First Floor - En Suite (En suite - bedroom 2)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Vinyl floor, gib walls & ceiling, skylight, glass vanity, corner shower, toilet, MDF door, heated towel rail.**First Floor - Bedroom (Bedroom 1 - to left off hall)****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	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	45.50 m2	27.00	1,228.50
Window	Aluminium Awning	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.80 l/m	12.00	57.60

General Comments:

First Floor - En Suite**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	High specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	4.24 m2	34.00	144.06
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Glass shower	Acrylic shower	No Earthquake Damage			
Skylight	Fixed Opening	Timber	No Earthquake Damage			
Toilet	Standard	Medium Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.60 m2	27.00	556.20

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

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	609.47
Margin	840.79
GST	1,387.30

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab,74m2)	0.00
	Elevation (East, G.L, linea w/bd, 12.1 x 2.4)	0.00
	Elevation (East, level 1, linea, 12.1 x 2.4)	0.00
	Elevation (North, G.L, 30% axon, 70% linea, 7 x 2.4)	0.00
	Elevation (North, level 1, 30% axon cement board, 70% linea w/bd,)	0.00
	Elevation (North, level 1, 30% axon cement board, 70% linea w/bd, 5.1 x 2.4)	0.00
	Roof (Rolled metal on pitched timber framing,89m2)	0.00
	Elevation (South, G.L, linea w/bd, 7 x 2.4)	0.00
	Elevation (South, level 1, linea , 5.1 x 2.4)	0.00
	Elevation (West, G.L, 30% axon cement board, 70% painted concrete block, 12.1 x 2.4)	0.00
	Elevation (West, level 1, 30% axon, 70% rolled metal, 12.1 x 2.4)	0.00
	0.00	

Floor	Description	Estimate
First Floor	Bedroom (Bedroom 1 - to left off hall)	1,416.10
	Bedroom (Bedroom 2- right off hall)	1,914.11
	En Suite	700.26
	En Suite (En suite - bedroom 2)	0.00
	Hallway (Level 1)	234.00
	4,264.47	
Ground Floor	Internal Garage	1,056.13
	Kitchen	1,197.50
	Laundry	0.00
	Living	1,100.30
	Stairwell	0.00
	Toilet	0.00
	3,353.94	
	7,618.41	

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	609.47
Margin	840.79
GST	1,387.30
	2,837.56
Total Estimate	10,635.97

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?	No	Too high
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: 29/09/2011 11:20

Created : Maroney, Kenneth

Subject: Property overview

Note: Dwelling is a two storey two bedroom linear board house on concrete slab, with colour steel roofing, on a level block with access to the front of the garage only.

Damage is minor and consists of gib cracking to internal walls and ceiling, and impact damage to a wall in the garage.

Next Action:

Urgent Works Items