

27 March 2024

Mr Paul Fowler  
Sent by email to: paul.fowler@airnz.co.nz

Kia ora Mr Fowler,

**Information request – CLM/2011/039099 - 21A Montclare Avenue, Ilam, Christchurch 8041.**

Thank you for your information request received on 5 March 2024. You asked for a Property Pack and to include all available information in relation to 21A Montclare Avenue. Your request has been considered under the Official Information Act (OIA).

Please find the enclosed documentation in response to your request.

If you require sign off or repair completion documents for the claim(s) that were paid out, they may be obtainable from the contractors who completed the substantive repairs at the property.

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/055376	Managed Repair	<ul style="list-style-type: none"> <li>The damage lodged under this claim was assessed and repaired under the master claim.</li> </ul>
	Cash settled	<ul style="list-style-type: none"> <li>Emergency Works, documents are included.</li> </ul>
CLM/2011/039099 <i>**Master Claim</i>	Managed Repair	<ul style="list-style-type: none"> <li>The damage lodged under this claim was assessed and EQC managed the repairs</li> </ul>
CLM/2012/037837	Claim closed.	<ul style="list-style-type: none"> <li>The damage lodged under this claim was assessed and deemed no damage was attributed to this claim, claim closed.</li> </ul>

Toka Tū Ake EQC did not manage the repairs for the cash settled claims, therefore, I am unable to provide the repair documentation/sign off documents, as it does not exist as per section 18 (e) of the Official Information Act and section 53(a) of the Privacy Act.

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake EQC documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the family member representing the current homeowner you have an interest in understanding what assessments and repairs have been undertaken at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners and other neighbouring properties under section 9(2)(a) of the OIA and section 53(b) of the PA.

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,

*Kelly Phillips*

OIA Advisor

# EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains information relating to the repairs completed under the Canterbury Home Repair Programme (CHRP)



## Statement of Claim Checklist / Repair Strategy

Date: ..... 10/2/11 .....

Author: ..... JAMES CONAGHAN .....

CLM/2010/055376

WILLIAM FOWLER  
21a MONTCLARE AVENUE  
ILAM  
CHRISTCHURCH 8041  
H: [REDACTED]  
W:  
M:

LA: ..... JAMES CONAGHAN .....

Estimator: ..... ALAN STONE .....

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge 4-1 x 5-6	Y	✓	✓	-	'FLEX FILL CEILING JOINTS (CRACKS) + REPAIR CEILING (600) + STRIP WALL PAPER, PRIME/STOP CRACK + RE-PAPER
Dining Room	NA	—	—	—	
Kitchen / Dining	N	—	—	—	
Family Room	NA	—	—	—	
Bedroom 1	N	—	—	—	
Ensuite	NA	—	—	—	
Bedroom 2	N	—	—	—	
Bedroom 3	N	—	—	—	

W.F.  
.....  
(Initials)

WILLIAM FOWLER  
 21a MONTCLARE AVENUE  
 ILAM  
 CHRISTCHURCH 8041  
 H: [REDACTED]  
 W: [REDACTED]  
 M: [REDACTED]

SOC / Repair Strategy - Page 2

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	NA	—	—	—	
Bathroom	Y	—	—	—	• REPAIR / REPAINT DOOR FRAMES + REPAIR FRAMES
Toilet 1	N	—	—	—	
Toilet 2	NA	—	—	—	
Office / Study	NA	—	—	—	
Rumpus	NA	—	—	—	
Entry / Hall(s)	Y	—	✓	—	• STRIP STIPPLE, RAPE STOP CRACK, FLEXIBLE FILL GRANITE CRACK, RE STIPPLE + REPAIR CEILING
Stairwell	NA	—	—	—	
Laundry 1.5 x 1.8	Y	—	—	—	• FLEX FILL DOOR FRAME (TO KITCHEN) CRACKS + PAINT FRAMES
Garage	Y	✓	—	✓	• RAPE STOP WALL CRACKS + REPAIR 2x WALLS (1x BLOCK + OTHER DOOR) (NORTH + EAST WALL TO PAINT) • GRIND OUT FLOOR SLAB CRACK (1.0m) + EPOXY FILL
PATIO	Y	—	—	✓	• GRIND + EPOXY FILL 4.6m CRACK

W.F.A.  
 (Initials)

WILLIAM FOWLER  
 21a MONTCLARE AVENUE  
 ILAM  
 CHRISTCHURCH 8041  
 H: [REDACTED]  
 W:  
 M:

Repair Strategy

Item		Event Damage	Repair Strategy
		Y / N	
Roof		Y	RE MORTAR LOOSE RIDGECAP (5.0m) RESEAL 3m <sup>2</sup> OF LOOSE TILES
EXTERNAL WALLS	North 2.00	Y	GRIND BRICK MORTAR CRACKS + RE MORTAR - 4.0m
	South	N	
	East 4.00	Y	GRIND BRICK MORTAR CRACKS + RE MORTAR - 4.0m
	West 1.0	Y	GRIND BRICK MORTAR CRACKS + RE MORTAR - 1.0m
Decks		NA	
CHIMNEY	Base	NA	
	Ceiling Cavity	NA	
	Above Roof	NA	
	Fireplace	NA	

W.F.  
 (initials)

WILLIAM FOWLER  
 21a MONTCLARE AVENUE  
 ILAM  
 CHRISTCHURCH 8041  
 H: [REDACTED]  
 W: [REDACTED]  
 M: [REDACTED]

SOC / Repair Strategy – Page 4

Item	Event Damage	
	Y / N	
Foundations	NA	
Piling	NA	CONCRETE SLAB
Services	N	
Other Dwelling Items	NA	
Outbuildings	NA	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N	

**Supplementary Notes:**

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: W. J. Fowler Dated: 10 - 2 - 11

*W. J. F.*  
 (Initials)



## File Note

CLM/2010/055376

Date: 10/02/11Author: JAMES GWAGHAN

WILLIAM FOWLER  
 21a MONTCLARE AVENUE  
 ILAM  
 CHRISTCHURCH 8041  
 H: [REDACTED]  
 W: [REDACTED]  
 M: [REDACTED]

## Topic

<input checked="" type="checkbox"/> General			
<input checked="" type="checkbox"/> Building Claim	<input checked="" type="checkbox"/> Pay Claimant \$0-\$10,000	<input type="checkbox"/> PMO \$10-\$100,000	<input type="checkbox"/> Pay over cap \$100,000 +
<input checked="" type="checkbox"/> CSU Letter	<input checked="" type="checkbox"/> Contents	<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Land
<input type="checkbox"/> Decline Claim			

Subject: FIRST INSPECTION

Related To: None (Claim Level)

Confidential:  Yes  No

Notes: ATTENDANCE 2:30 TIME/DATE 10/21/11 CLAIMANT PRESENT? Yes

INSURANCE DETAILS: SBS INSURANCE (SOUTHERN) [REDACTED]  
FOWER # [REDACTED]

MORTGAGEE: NO MORTGAGE

ALTERNATIVE PHONE NO. EMAIL

LAND DAMAGE? N RESERVE \$ 0

CONTENTS? N RESERVE \$ 0

DWELLING? Y RESERVE \$ 5700-00

NEXT ACTION: PAY SETTLEMENT TO FINALISE BUILDING CLAIM AS PER CAS, SOC/RS + D.I.C.



DAMAGE DESCRIPTION

LAND: (one sentence, indicating type and location)

NO LAND DAMAGE

CONTENTS: (brief outline, type & classification, as per contents schedule)

NO CONTENTS CLAIMED

DWELLING: (one or two sentences at most, describing the damage. Note if major/minor structural or major/minor cosmetic.)

ONLY MINOR COSMETIC (NO STRUCTURAL) DAMAGE FOUND DURING INSPECTION OF PROPERTY BOTH INTERNALLY + EXTERNALLY.

WAS A FULL INSPECTION DONE? (On roof, in roof space & under sub floor) IF NOT, REASONS.

YES



# Calculation Sheet

Office Use Only

CLM/2010/055376

Date: ..... 21/2/11 .....

Author: ..... GREG WHITE .....

WILLIAM FOWLER  
 21a MONTCLARE AVENUE  
 ILAM  
 CHRISTCHURCH 8041  
 H: [REDACTED]  
 W: [REDACTED]  
 M:

LA: ..... JAMES ONAGHAN .....

Estimator: ..... ALAN STONE .....

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	CEILING - FLEXIFILL	HR				1	45	45
	MATERIALS - FILLER	EA				1	20	20 -
	PAINT CEILING	M <sup>2</sup>	4.1	5.6		22.96	24	551.04
	WALL - STRIP, REPAIR, REHANG WALLPAPER	M <sup>2</sup>	19.4		2.4	46.56	24	1117.44
Dining Room								
Kitchen								
Family Room								
Bedroom 1								
Ensuite								
Bedroom 2								
Bedroom 3								

055376

Affix label here

Calculation Sheet - Page 2

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom	REFIX RONAIL DOOR FRAME	HR				2	45	90
	MATERIALS - NAILS	EA				1	10	10
	PAINT DOOR FRAME	HR				2	45	90
	MATERIALS - PAINT	EA				1	50	50
Toilet 1								
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)	CEILING - (STRIP) - STRIP, FILL, COAT, PAINT	M2	8	1		8	50	400-
	FLEXIFILL CORNICES CRACK	HR				1	45	45
	MATERIALS - FLEXIFILL	EA				1	10	10
PATIO	GRIND & EPOXY FILL	HR				2	45	90
	MATERIALS - EPOXY	EA				1	75	75
Laundry	FLEXIFILL DOOR FRAME & PAINT FRAME	HR				2	45	90-
	MATERIALS, FILLER & PAINT	EA				1	30	30-
Garage	WALLS - RAKE & Slop	HR				1	45	45-
	MATERIALS - EPOXY	EA				1	5	5-
	PAINT WALLS x2	M2	11.4		2.4	27.36	24	656.64
	FLOOR CRACK - EPOXY FILL - MATERIALS AS ABOVE	HR				1	45	45-

Sub total (Page 2) 1731.64

C. Ewens  
000043

OSS376 Affix label here

Calculation Sheet - Page 3

Room		Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Roof		REMOVAL LOOSE RIDGE CAP	LM	5	1		5	40	200 -
		RESET LOOSE TILES	M2	3	1		3	50	150 -
EXTERNAL WALLS	North								
	East	Grind out & REMOVAL CRACKS MATERIALS	HR				5	50	250
			EA				1	50	50
West									
Decks									
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								

Sub total (Page 3) 650 -

C. Ewens  
000043

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations								
Piling								
Services								
Other Dwelling Items								
Out-buildings								
Land and Retaining Walls								

Sub-total - Page 4

	Sub total – Page 1:	1733.48
	Page 2:	1731.64
	Page 3:	690 -
	<del>Page 4:</del>	4115.12
.3662	+ P&G, Margin & GST Figure:	1506.95
	TOTAL:	5622.07

C. Ewens  
000043



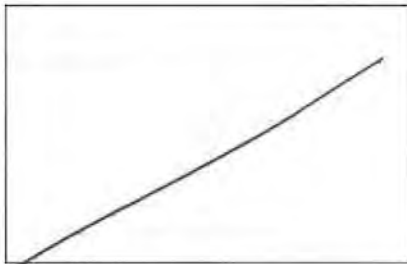
Date: 10/2/11	Claim Number: 2010/ 055376	Estimator Name: Alan Stone
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### Dwelling Inspection Checklist: Show measurements indicate damage

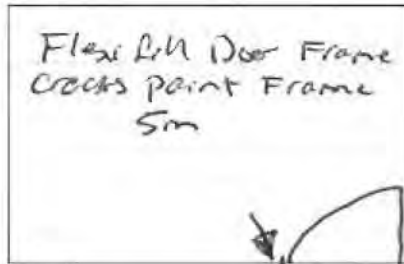
<p>4.10</p> <p>5.60 g</p> <p>Ceiling Cornice Cracks Flexible P.I.I Paint Ceiling 600mm Wall Crack Strip Back fill Crack Wallpaper 200mm</p> <p>Lounge N</p>	<p>Dining Room</p>	<p>Kitchen/Dining</p>
<p>Family Room</p>	<p>No Damage</p> <p>Bed 1</p>	<p>Ensuite</p>
<p>No Damage</p> <p>Bed 2</p>	<p>No Damage</p> <p>Bed 3</p>	<p>Bed 4</p>
<p>No Damage</p> <p><del>Bed 2</del></p>	<p>No Damage</p> <p>Toilet 1</p>	<p>Toilet 2</p>
<p>Relax Doorframe Paint Doorframe 5m</p> <p><del>Office Study</del> Bathroom</p>	<p>Rumpus</p>	<p>880</p> <p>160 1920 4.60</p> <p>3.20 0 1.0 2.80</p> <p>900</p> <p>Entry/Hall(s) Ceiling Crack Strip Back P.I.I Crack Flexible Fill Cornice Stipple Paint</p>

Date: <b>10/2/11</b>	Claim Number: 2010/ <b>055376</b>	Estimator Name: <b>Alan Stone</b>
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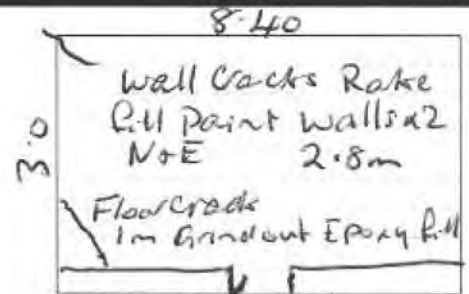
**Dwelling Inspection Checklist: Show measurements indicate damage**



Stairwell



Laundry



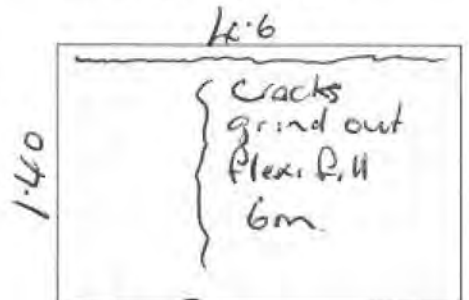
Outbuilding/Garage N

Ridge Cap Mortar  
Remove and Replace  
4.60m  
Reseat tiles 3m<sup>2</sup>

Roof

Mortar cracks Grind  
out Remortar  
8.30m

Exterior



Patio

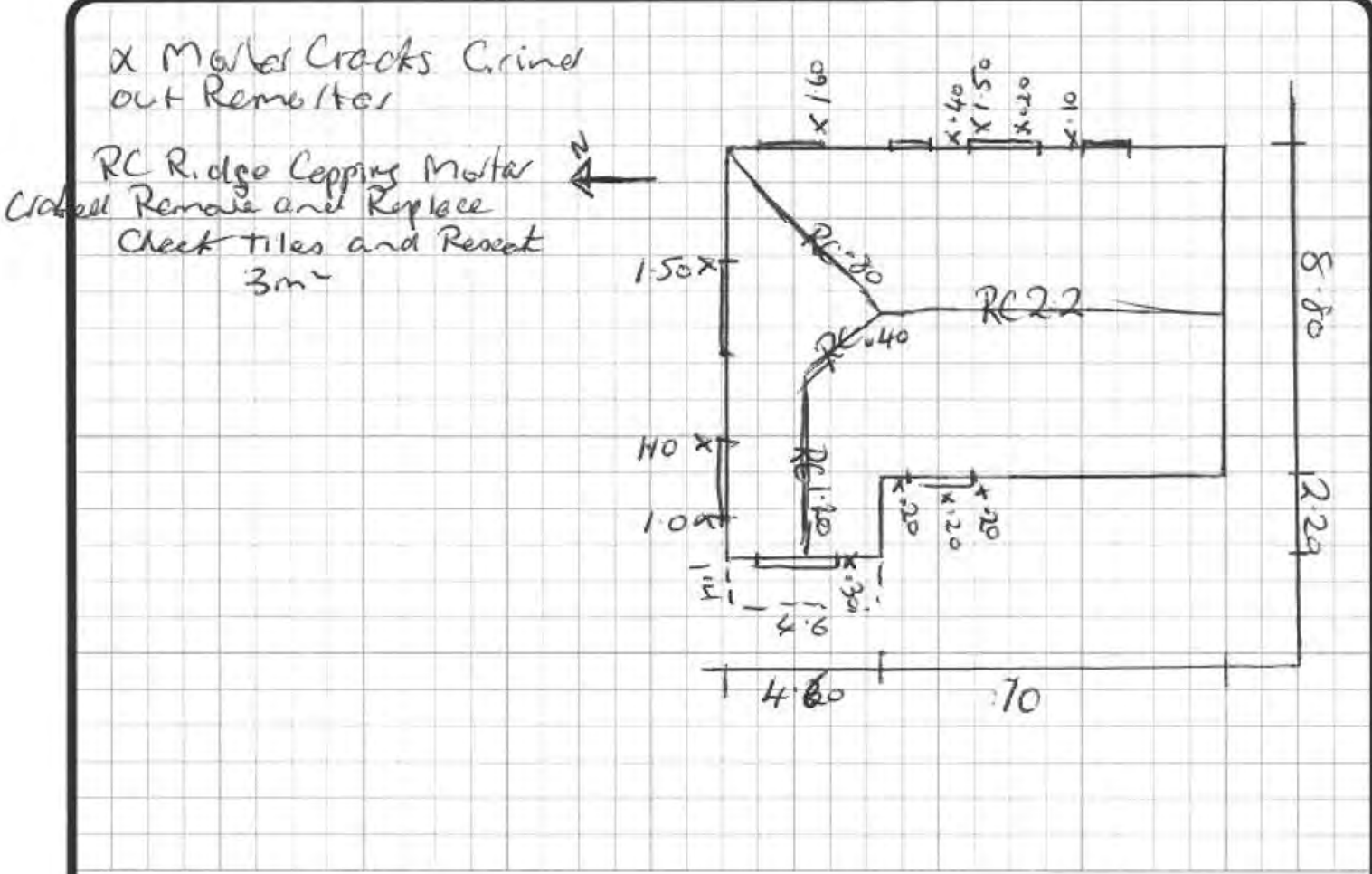


Legend

—	Crack to ceiling (show length)
~~~~~	Crack to wall (show length)
X	External damage
O	Foundation damage

Date: <i>10/2/11</i>	Claim Number: 2010/ <i>055376</i>	Estimator Name: <i>Alan Stone</i>
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**Dwelling Inspection Checklist: Show measurements indicate damage**



Area m <sup>2</sup> :	<i>100</i>
Stud Heights:	<i>2.4.</i>
Wall Finish:	<input checked="" type="radio"/> Wallpaper <input type="radio"/> Plastered <input type="radio"/> Paint Finish
Other:	_____
Services:	Specify Damage: _____
Chimneys:	Construction Type: <i>N/A</i> Height: _____ Damage Description:   Above Roof    Below Roof    Total Repair
Foundations Damage:	Timber    Concrete Ring <input checked="" type="radio"/> Concrete Slab    Other (Specify): _____ Minor    Moderate    Severe House Moved off Foundations? _____ Concrete Slab Cracked? Crack Width: ..... Crack Length: .....
Roof:	Framed <input checked="" type="radio"/> Trussed Type:    Clay Tiles <input checked="" type="radio"/> Concrete Tiles    Rolled Metal    Other Damage: _____
Cladding Type:	Weatherboard <input checked="" type="radio"/> Brick Veneer    Hardi Plank    Other



APPROVED



2011/039099

Statement of Claim Checklist / Repair Strategy

Date: 30/4/2011  
 Author: John Selamy

Claim No: 2011/039099  
 Claimant: W.J FOWLER  
 Situation of Loss: 21a Montclare Ave  
 Ham.

LA: John Selamy

Estimator: Lloyd Batten

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
5.6 x 4.2 Lounge Carpet	Y	✓			Strip walls Rake Stop paint 3m wall cracks & wallpaper
4.6 x 3.6 Dining Room Vinyl	Y	✓		✓	(W) Repaint windows and door jambs - paintwork (F) Grind out epoxy (F) Strip vinyl grind epoxy - grind floor to level (re-lay vinyl) (W) Strip wallpaper rake out stop hang wallpaper. 400.
Kitchen Vinyl	Y	✓		✓	
Family Room	NA				
3.2 x 4.2 Bedroom 1 Carpet	Y	✓			(W) Ease door (W) Rake stop paint (in wardrobe) 2-4mtr.
Ensuite	N/A				
3.6 x 3.6 Bedroom 2 Carpet	N				
2.6 x 3.2 Bedroom 3 Carpet	N				

W.J.F

APPROVED

Affix label here

2011/039099

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
2.10 x 1.6 Bathroom Vinyl	N				
1.7 x 0.8 Toilet 1 Vinyl	N				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
9.1 x 9.00 Entry / Hall(s) Carpet	Y	✓	✓		(W) Strip wall paper stop hang crack 400. (C) Scrape off rake out fill re-stipple repaint. Crack 400 Fill with caulk and paint cornice.
Stairwell	N/A				
1.6 x 1.9 Laundry Vinyl	Y	✓			(D) Repaint door jambs (2 doors) paint movement.
8.4 x 3.0 Garage Concrete	Y	✓	✓	✓	(C) Rake stop paint 6m cracks. (W) Rake stop paint 5m crack. (E) Rake epoxy plaster 8.4m crack bottom of wall. (F) Grind epoxy 3m crack. (b) (c) (d) (e) (f) Replace 3m x 1.5m block.
Other	N/A				

w. jf

.....  
(Initials)

APPROVED

Affix label here

2011 / 039099.

Item		Event Damage	Repair Strategy
		Y / N	
Roof		Y	<p>Remove mortar ridging tiles 35 metres.</p> <p>Remove <del>ridge</del> roof tiles &amp; align delay, 10m<sup>2</sup></p>
EXTERNAL WALLS	North	Y	<p>Take out stepcracking mortar 5m cracks.</p> <p>Remove replace one sheet hardy's soffit 2.4x600 paint &amp; paint soffit.</p>
	South	N	<p>Not external wall - fire wall between flats.</p>
	East	Y	<p>Take out stepcracking mortar 5m cracks.</p> <p>Remove replace one sheet hardy's soffit 2.4x600 paint &amp; paint soffit.</p>
	West	Y	<p>Take out stepcracking mortar 4.5m cracking.</p> <p>Remove supply re-instate 1 length hardy plank. Paint the area 3m<sup>2</sup></p>
Decks 5x1.5.		Y	<p>Uplift &amp; dispose replace 7.5m<sup>2</sup> - Plain concrete 200 high</p>
CHIMNEY	Base	NA	
	Ceiling Cavity	NA	
	Above Roof	NA	
	Fireplace	NA	

W/J

.....  
(Initials)

**APPROVED**

SOC / Repair Strategy – Page 4

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2011/039099

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N.	
Piling	NA	
Services	NA.	
Other Dwelling Items	NA	
Outbuildings	NA.	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	NA	

**Supplementary Notes:**

I confirm the rooms and areas listed above have been inspected by an EQC representative.  
 Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: W. J. Fowler Dated: 30-4-11

.....  
(Initials)



EARTHQUAKE COMMISSION

## File Note

Date: 30/4/2011

Author: John Delany

Claim No: 2011/039099

Claimant: WJ FOWLER

Situation of Loss: 21A Montclare Ave  
Ilam.

## Topic

<input checked="" type="checkbox"/> General			
<input type="checkbox"/> Building Claim	<input type="checkbox"/> Pay Claimant \$0-\$10,000	<input type="checkbox"/> PMO \$10-\$100,000	<input type="checkbox"/> Pay over cap \$100,000+
<input type="checkbox"/> CSU Letter	<input type="checkbox"/> Contents	<input type="checkbox"/> Building	<input type="checkbox"/> Land
<input type="checkbox"/> Decline Claim			

Subject:

FIRST INSPECTION

Related To:

None (Claim Level) 2010/055376.

Confidential:

Yes

No

Notes: ATTENDANCE 10:00am TIME/DATE 30/4/2011 CLAIMANT PRESENT? Yes.

INSURANCE DETAILS:

Towel

MORTGAGEE:

NIL.

ALTERNATIVE PHONE NO.:

EMAIL

nil

LAND DAMAGE?

No.

RESERVE

CONTENTS?

Advice given

RESERVE

DWELLING?

Yes

RESERVE

NEXT ACTION:

DAMAGE DESCRIPTION

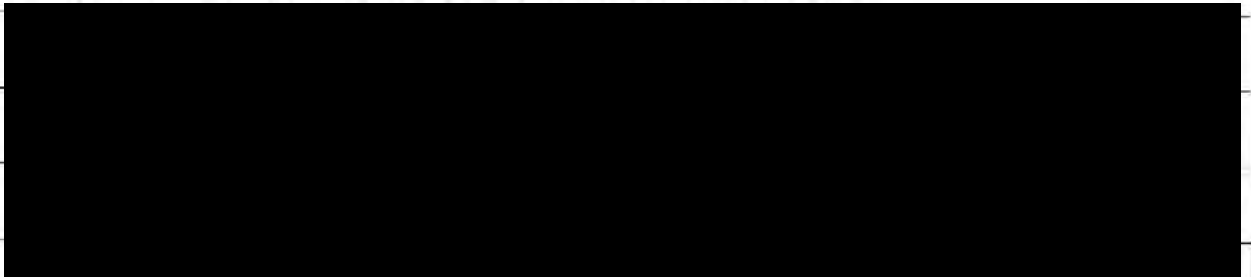
LAND: (one sentence, indicating type and location)

Crosshouse Section, very

small attached to another small flat.

No land damage.

CONTENTS: (brief outline, type & classification, as per contents schedule)



DWELLING: (one or two sentences at most, describing the damage. Note if major/minor structural or major/minor cosmetic.)

Post 1980 Rectangular brick clad dwelling. EXTERNAL: Step cracking in brickwork - minor. INTERNAL: minor cracks in walls and ceilings. SLAB has humps and apparent cracks in kitchen - needs gouging, grinding & epoxy. 90% damage from February 18% damage from previous.

WAS A FULL INSPECTION DONE? (On roof, in roof space & under sub floor) IF NOT, REASONS.

Roof - Yes.

Roof Space - Yes.

Sub Floor - Concrete slabs.





# Scope of Works

Completed By: Archana Sewak.

Date: 26/05/2011

Page 2 of 5

CLM 2011 / 039099

Claimant Name: W J Fowler

21a Montclare Ave  
Hām

### Element Details:

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

**DESCRIPTION:**

**REPAIR STRATEGY:**

**LINE ITEMS:**

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
<b>External Walls :</b>							
• Frame							
• Cladding - mortar cracks	Lm				14.5	33	478.50
• Hardiplank weather board	m <sup>2</sup>				31.8	114	3625.20
• Decorating - Hardiplank preparation	m <sup>2</sup>				31.8	5	159
• exterior painting	m <sup>2</sup>				31.8	30	954
<b>Roof :</b>							
• Remortar ridging tiles	Lm				35	33	1155
• Clay tiles	m <sup>2</sup>				10	85	850
Insulation : N/A							
Internal walls (framing only) : N/A:							

Subtotal 7221.70

+ P&G, Margin & GST Figure

TOTAL

\* Unit Categories to be used as follows:  
Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,  
Per Hour, Per Day, Per Week, Cubic metre calculations must include  
length, breadth and depth figures. Square metre calculations must  
include length and breadth figures.





EQC

EARTHQUAKE COMMISSION

## Scope of Works

Completed By: Archana Sewak.

Date: 26/05/2011

Page 4 of 5

CLM 2011 / 039099

Claimant Name: W. J. Fowler

21 a Montclare Ave  
Ham

## Element Details:

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

## DESCRIPTION:

## REPAIR STRATEGY:

## LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Windows & Doors (external): N/A							
Doors (internal):							
• Face door	ea				1	43	43
Services: N/A							
Outbuildings:							
Garage - walls rake, stop & paint	m <sup>2</sup>	22.8		2.4	54.72	27	1477.44
- ceiling rake, stop & paint	m <sup>2</sup>	8.4	3.0		25.2	27	680.40
- floor epoxy repair	Lm				3	42	126
Chimney: N/A							

\* Unit Categories to be used as follows:  
Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,  
Per Hour, Per Day, Per Week. Cubic metre calculations must include  
length, breadth and depth figures. Square metre calculations must  
include length and breadth figures.

Subtotal 2326.84

+ P&amp;G, Margin &amp; GST Figure

TOTAL

EQC

EARTHQUAKE COMMISSION

## Scope of Works

Completed By: Archana Sewak

Date: 26/05/2011

Page 5 of 5

CLM 2011 / 039099

Claimant Name: W-J Fowler

21a Montclare Ave  
Haw

## Element Details:

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

DESCRIPTION: Substantial damage to dwelling. Project Management office.

REPAIR STRATEGY:

## LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Sundries:							
• Deck - concrete slab	m <sup>2</sup>	5	5.1		25.50	130	3315
External works: N/A							
Hazardous Material: N/A							
Page 1							1931.62
Page 2							7221.70
Page 3							9113.88
Page 4							2326.84
Page 5							3315.00
Subtotal							23909.04
Margin							8755.49
Total							32664.53

\* Unit Categories to be used as follows:  
Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,  
Per Hour, Per Day, Per Week, Cubic metre calculations must include  
length, breadth and depth figures. Square metre calculations must  
include length and breadth figures.

Subtotal 3315

+ P&amp;G, Margin &amp; GST Figure

TOTAL

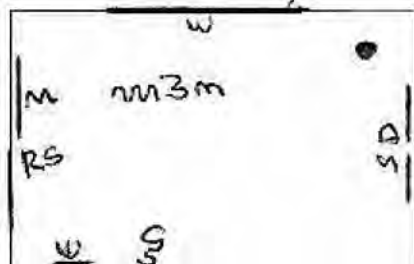
APPROVED



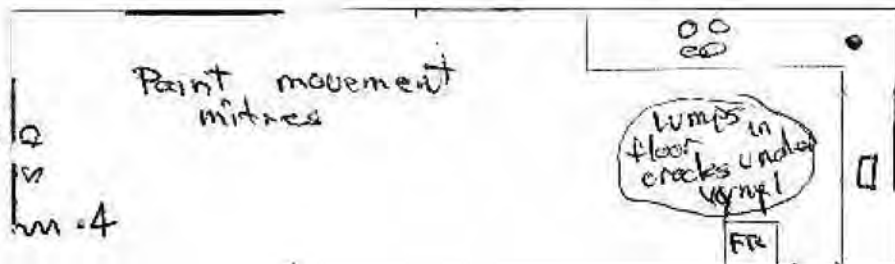
Date: 30-4-2011	Claim Number: 2010/ 2011/039099	Estimator Name: <b>Lloyd Batten</b>
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### Dwelling Inspection Checklist: Show measurements indicate damage

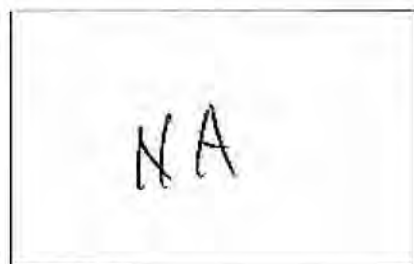
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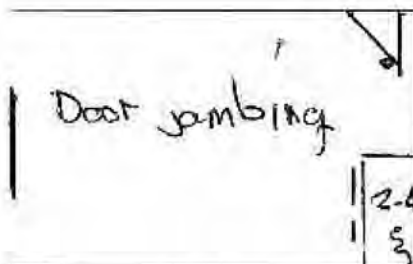
Lounge 5.6



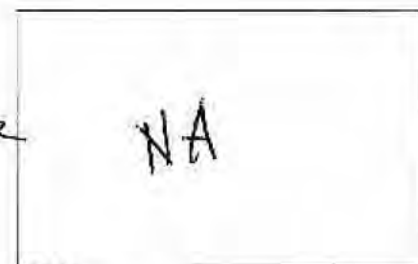
Dining Room 4.6 Kitchen



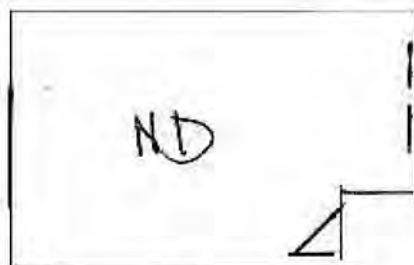
Family Room



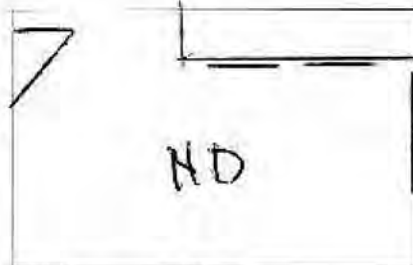
Bed 1 4.2



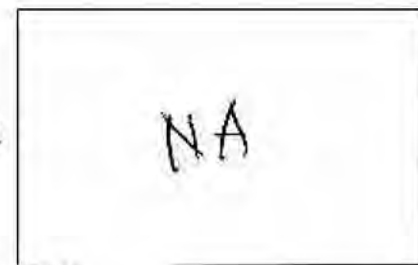
Ensuite



Bed 2 3.3



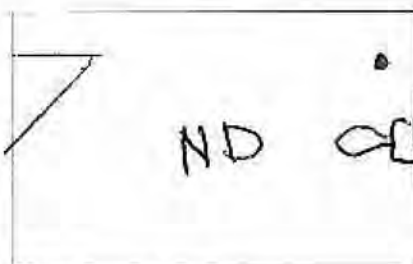
Bed 3 3.2



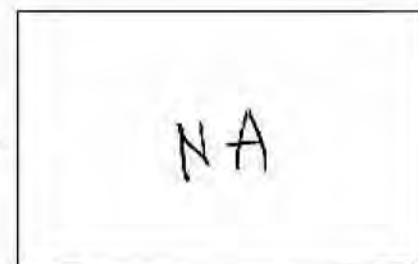
Bed 4



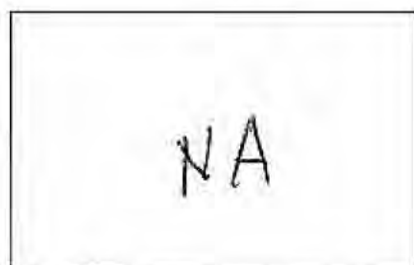
Bathroom 2.6



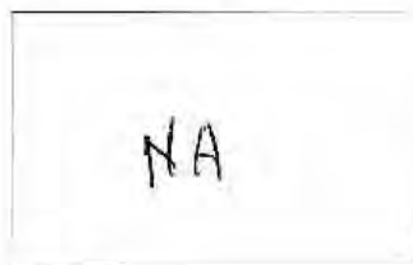
Toilet 1 1.7



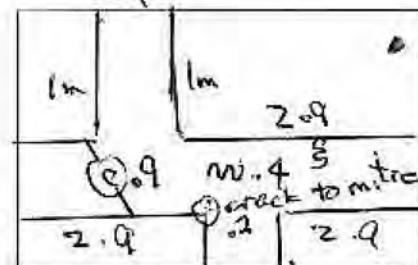
Toilet 2



Office/Study



Rumpus



Entry/Hall(s)

APPROVED



Date: 30-4-2011 Claim Number: 2011/039099 Estimator Name: Lloyd Batten

Dwelling Inspection Checklist: Show measurements indicate damage

N/A

NA

Stairwell

Paint movement  
door, window  
mitres

Laundry

1.9

6m  
5m  
crack between  
slab and footing

Outbuilding/Garage

8.4

concrete crack

1.5

Deck 5

35km caps  
10m<sup>2</sup> tiles to  
realign

Roof

5 km step crack  
Handiflex 2.4x.6  
x 4.5  
labour 2 hrs

North

5 km step crack  
Handiflex 2.4x.6  
x 4.5  
labour 2 hrs

East

4.5 km step crack  
Woodgrain handiplank  
300mm 1 length

West

Legend

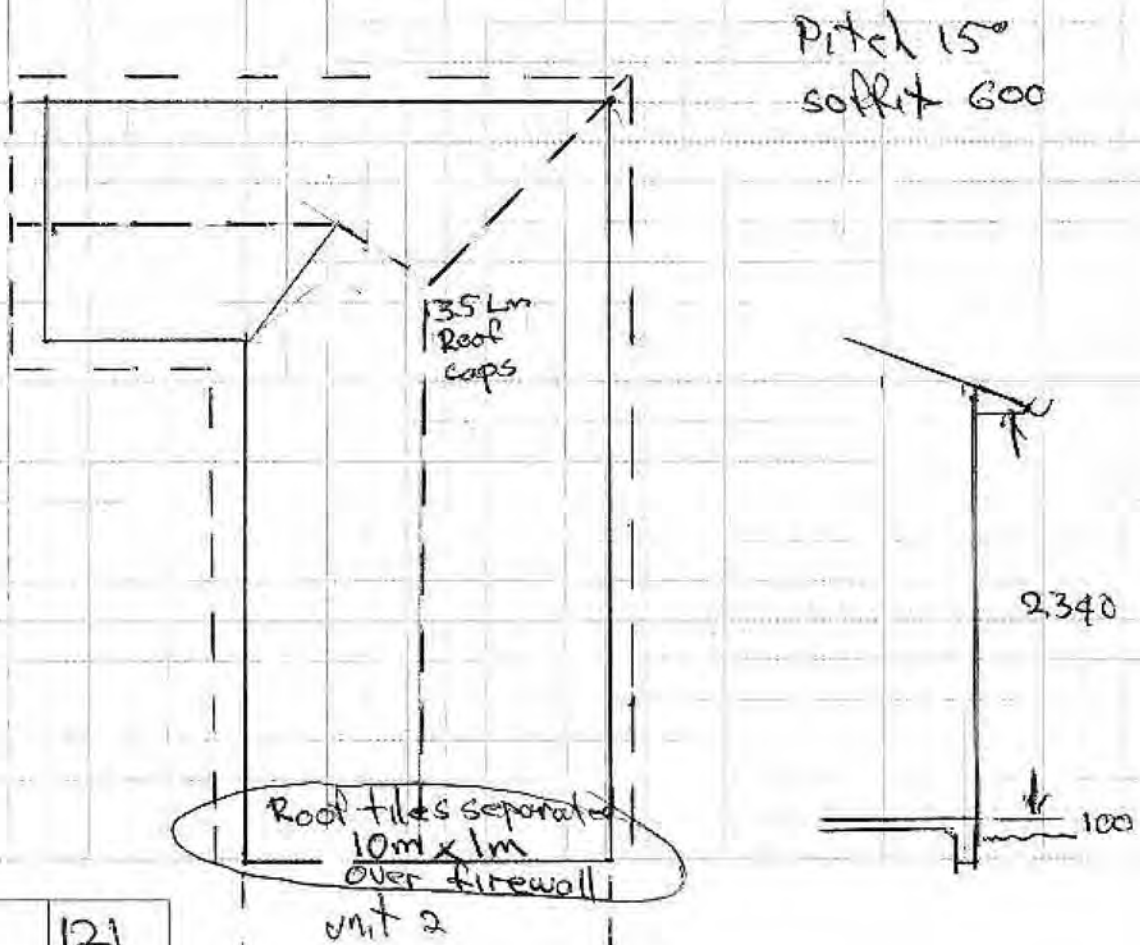
	Crack to ceiling (show length)
	Crack to wall (show length)
	External damage
	Foundation damage

APPROVED

**EQC**  
EARTHQUAKE COMMISSION

Date: 30-4-2011	Claim Number: 2010/ 2011/039099	Estimator Name: <b>Lloyd Batten</b>
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**Dwelling Inspection Checklist: Show measurements indicate damage**



Area m <sup>2</sup> :	121
Stud Heights:	2.4
Wall Finish:	<u>Wallpaper</u> Plastered Paint Finish
Other:	
Services:	Specify Damage:
Chimneys:	Construction Type: Height: Damage Description: Above Roof Below Roof Total Repair
NO	
Foundations Damage:	Timber Concrete Ring <u>Concrete Slab</u> Other (Specify): Minor Moderate Severe House Moved off Foundations? Concrete Slab Cracked? Crack Width: ..... Crack Length: .....
Roof:	Frame <u>Trussed</u> Type: Clay Tiles <u>Concrete Tiles</u> Rolled Metal Other Damage:
Cladding Type:	Weatherboard <u>Brick Veneer</u> Hard Plank Other

APPRC

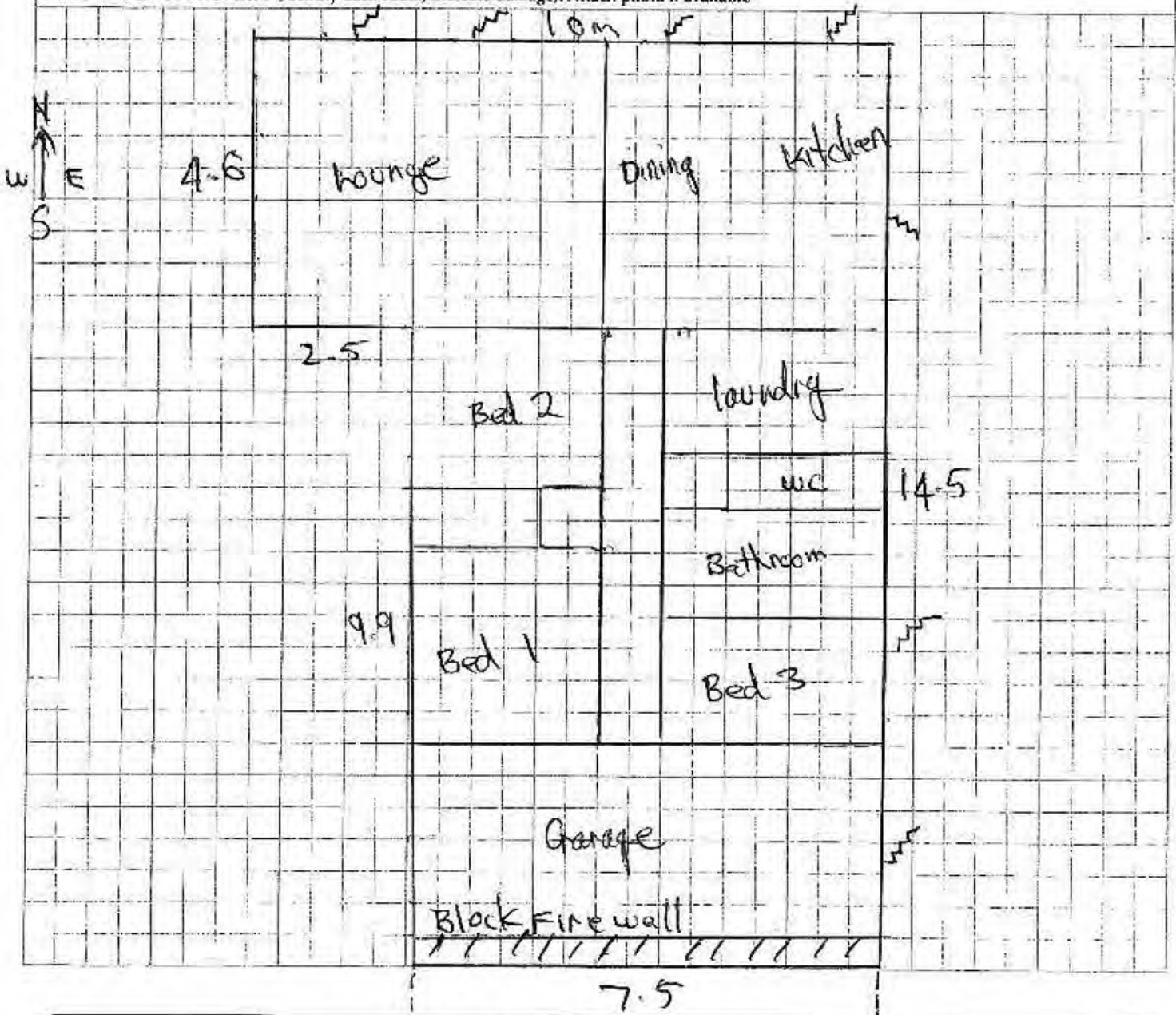


# Sketch Plan of Property

CLM 2011 039099  
 WJ Fowler  
 21A Mountaine Ave  
 Ilam

Completed By: Lloyd Batten  
 Supvr ID  
 LA ID  
 Date: 30-4-2011  
 LA File Ref:

PLAN SKETCH OF PROPERTY (identify each room, indicate damage). Attach photo if available



## Additional Information


## Scope of Works



**Customer:** WJ Fowler

### 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 21A MONTCLARE AVENUE, ILAM, CHRISTCHURCH 8041 on 24/10/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 443.00 m2)		
Land (Under dwelling - Soil - 140.00 m2)		
Main Access (Drive - Concrete - 76.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 40.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 40.00 l/m)	No Earthquake Damage	

## Main Dwelling

### Exterior

#### Elevation (North Wall 10x2.5)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 25.00 m2)	Cracking	Grind out and repoint mortar 10.00 l/m
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage	

#### Elevation (South Wall 10x2.5)

Element	Damage	Repair
No Damage		

#### Elevation (West Wall 14x2.5)

Element	Damage	Repair
Patio (Concrete - Concrete - 7.50 m2)	Cracked surface	Grind out and epoxy fill concrete 7.00 l/m
Wall Cladding (Brick Veneer - Brick - 35.00 m2)	Cracking	Replace length hardiplank
Wall framing (Timber Frame - Timber - 33.60 m2)	No Earthquake Damage	

#### Elevation (East Wall 14 x2.5)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 35.00 m2)	Cracking	Grind out and repoint mortar 5.00 l/m
Wall framing (Timber Frame - Timber - 33.60 m2)	No Earthquake Damage	



**Foundations (14x10)**

Element	Damage	Repair
---------	--------	--------

No Damage

**Roof (14x10)**

Element	Damage	Repair
---------	--------	--------

Roof Covering (Pitched - Concrete tile - 140.00 m2)	Cosmetic damage	Realign roof tiles	10.00 m2
	Damage to flashings	Repoint ridge capping	35.00 l/m
Roof framing (Framed - Timber - 140.00 m2)	No Earthquake Damage		
Soffit (Cement Sheet - Cement sheet 4.5mm - 38.00 l/m)	Cracked soffit lining	Remove, dispose	4.80 m2

**Interior****Ground Floor - Kitchen (Dining)**

Room Size: 3.60 x 4.60 = 16.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 16.56 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Vinyl - 16.56 m2)	Cosmetic damage	Remove, dispose and replace vinyl	16.56 m2
	Cosmetic damage	Grind out and epoxy fill (5mm to 12mm)	1.00 l/m
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 - Wallpaper - 39.36 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	39.36 m2
Window (Aluminium Casement - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	12.00 l/m
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

**Ground Floor - Lounge**

Room Size: 4.20 x 5.60 = 23.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Stipple - 23.52 m2)	Cosmetic Damage	Gap fill and paint trims	19.60 l/m
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 23.52 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 47.04 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	47.04 m2
Window (Aluminium Casement - Pane single glazed - 3.00 No of)	No Earthquake Damage		

**Ground Floor - Laundry**

Room Size: 1.90 x 1.60 = 3.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 3.04 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Vinyl - 3.04 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 16.80 m2)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bedroom (Master)

Room Size: 4.20 x 3.20 = 13.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 13.44 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 (Concrete - Carpet - 13.44 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 35.52 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 4.08 m2)	Cosmetic damage	Rake out, plaster and paint	4.08 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bedroom (2)

Room Size: 3.60 x 3.60 = 12.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

#### Ground Floor - Internal Garage

Room Size: 8.00 x 3.00 = 24.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 24.00 m2)	Cosmetic Damage	Rake out, plaster and paint	24.00 m2
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 24.00 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	1.50 l/m
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 52.80 m2)	Cosmetic damage	Rake out, plaster and paint	26.40 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

#### Ground Floor - Bedroom (On left in hall)

Room Size: 2.60 x 3.20 = 8.32 (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 9.00 = 8.10 (length(m) x width(m) = Area Size(m<sup>2</sup>))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 8.10 m <sup>2</sup> )	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	8.10 m <sup>2</sup>
	Cosmetic Damage	Paint Ceiling	8.10 m <sup>2</sup>
	Cosmetic Damage	Gap fill and paint trims	19.80 l/m
Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage 2.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 8.10 m <sup>2</sup> )	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 47.52 m <sup>2</sup> )	Cosmetic damage	Remove, dispose and replace wallpaper	47.52 m <sup>2</sup>

**Ground Floor - Bathroom**Room Size: 2.60 x 1.60 = 4.16 (length(m) x width(m) = Area Size(m<sup>2</sup>))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**Ground Floor - Toilet**Room Size: 0.80 x 1.70 = 1.36 (length(m) x width(m) = Area Size(m<sup>2</sup>))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**Scope of Works - Glossary of Terms**

<b>Cosmetic Damage</b>	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'.
<b>Impact Damage</b>	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.
<b>Structural Damage</b>	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**

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

<b>Claim Number:</b>	CLM/2011/039099	<b>Assessment Date:</b>	24/10/2011 12:29
<b>Claimant:</b>	WJ Fowler	<b>Assessor:</b>	Meyer, Chris
<b>Property Address:</b>	21A MONTCLARE AVENUE ILAM CHRISTCHURCH 8041	<b>Estimator:</b>	Beckman, Chris
		<b>Property Occupied By:</b>	Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	WJ, Fowler				

## Insurance &amp; Mortgage Details

## Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Tower Insurance Limited	Dwelling			

## Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Tower Insurance Limited	Dwelling		Yes	

## Insurance Details - Comments

## Mortgage Details - From Claim Centre

**Bank**

## Mortgage Details - Added in COMET

**Bank**

No Mortgage

## 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:** None  
**Property Sticker:** No Sticker

## Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Dwelling	1	Standard	1961 - 1980	Rectangular	118.96

## 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 Dwelling

#### Exterior

#### Elevation (North Wall 10x2.5)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	10.00 l/m	30.00	300.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** Summer hill stone. Cracks. 2 windows.

#### Elevation (South Wall10x2.5)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Block party wall.

#### Elevation (West Wall14x2.5)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	Cracked surface			
			Grind out and epoxy fill concrete	7.00 l/m	30.00	210.00
Wall Cladding	Brick Veneer	Brick	Cracking			
			Replace length hardiplank	100.00 \$	0.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** Summer hill stone. Patio with cracks. Garage door, ranchslider, 2 windows.

#### Elevation (East Wall14 x2.5)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	5.00 l/m	30.00	150.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

**General Comments:** Summer hill stone. 6 windows 2 doors.

#### Foundations (14x10)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** Concrete slab

#### Roof (14x10)

**Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Cosmetic damage			
			Realign roof tiles	10.00 m2	15.00	150.00
			Damage to flashings			
			Repoint ridge capping	35.00 l/m	30.00	1,050.00
Roof framing	Framed	Timber	No Earthquake Damage			
Soffit	Cement Sheet	Cement sheet 4.5mm	Cracked soffit lining			
			Remove, dispose	4.80 m2	59.50	285.60

**General Comments:** Concrete tile 30 deg. Metal facia, internal gutter. Cracked soft north and east.

**Ground Floor - Kitchen (Dining)**

**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	63.00	63.00
Floor	Concrete	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	16.56 m2	109.00	1,805.04
			Cosmetic damage			
			Grind out and epoxy fill (5mm to 12mm)	1.00 l/m	250.00	250.00
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	39.36 m2	43.00	1,692.48
Window	Aluminium Casement	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	12.00 l/m	12.00	144.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:**

**Ground Floor - Lounge**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Gap fill and paint trims	19.60 l/m	17.00	333.20
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	47.04 m2	43.00	2,022.72
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:**

**Ground Floor - Laundry**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			

Door (External)	Single glass door	Timber	Gap fill and paint jambs / sills	6.00 l/m	13.00	78.00
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Bedroom (Master)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	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	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	4.08 m2	27.00	110.16
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:** 2.0 meter crack in wall in wardrobe. Rake. Stop. Paint.**Ground Floor - Bedroom (2)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Internal Garage****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	24.00 m2	27.00	648.00
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	1.50 l/m	60.00	90.00
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	26.40 m2	27.00	712.80
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

**General Comments:** Painted ceiling , block and painted walls. May require timber bead along block wall.**Ground Floor - Bedroom (On left in hall)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (excludes painting)	8.10 m2	34.00	275.40
			Cosmetic Damage			

Ceiling	Gib	Stipple	Paint Ceiling	8.10 m2	24.00	194.40
			Cosmetic Damage			
			Gap fill and paint trims	19.80 l/m	17.00	336.60
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	47.52 m2	43.00	2,043.36

**General Comments:**

**Ground Floor - Bathroom**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**Ground Floor - Toilet**

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:**

**Fees**

**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,011.16

**Overheads**

Name	Estimate
Preliminary and general	1,059.02
Margin	1,530.79
GST	2,525.81



## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Dwelling

Name	Description	Estimate
Exterior	Foundations (14x10)	0.00
	Roof (14x10)	1,485.60
	Elevation (East Wall14 x2.5)	150.00
	Elevation (North Wall 10x2.5)	300.00
	Elevation (South Wall10x2.5)	0.00
	Elevation (West Wall14x2.5)	310.00
		2,245.60

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (2)	0.00
	Bedroom (Master)	240.16
	Bedroom (On left in hall)	0.00
	Hallway	2,849.76
	Internal Garage	1,450.80
	Kitchen (Dining)	3,954.52
	Laundry	141.00
	Lounge	2,355.92
	Toilet	0.00
		10,992.16

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10,992.16

### Fees

Description	Estimate
Contents movement fee	1,011.16
	1,011.16

### Overheads

Description	Estimate
Preliminary and general	1,059.02
Margin	1,530.79
GST	2,525.81
	5,115.63

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**Total Estimate** 19,364.55

## Inspection Sign Off

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

### Previous Claim Numbers (recorded manually in field)

- Not available

### File Notes

**Date Created:** 24/10/2011 12:23

**Created :** Beckman, Chris

**Subject:** Assessment

**Note:** No land or service damage. Habitable weatherproof owner occupied one level 3 bedroom brick and concrete tile on concrete slab. Minor cosmetic damage to roof and walls. Inside stipple ceilings , wallpaper walls carpet to most areas. Lino wet areas.. Minor cosmetic damage to floor, walls and ceilings. Easy access via shared drive.

**Next Action:**

**Date Created:** 28/10/2011 02:45

**Created :** Administrator, Alchemy

**Subject:** COMET sent to EQR on 28/10/2011

**Note:** COMET sent to EQR on 28/10/2011

**Next Action:**

### Urgent Works Items

ENTERED

## EQC Claim Assessment

Address	21A MONTCLARE AVENUE, ILAM, CHRISTCHURCH, 8041	EQC Claim Number	CLM/2011/039099
Hazards	None	EQC Assessor (L,F)	Meyer, Chris
Inspection Date	24-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	Beckman, Chris

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
Fowler WJ				

Bill

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	40 m
Sewerage	Town Connection, PVC Pipe	40 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Main Access	Drive, Concrete	76 m <sup>2</sup>
Land	Exposed, Soil	443 m <sup>2</sup>
Land	Under dwelling, Soil	140 m <sup>2</sup>

MAIN DWELLING	Age 1961 - 1980	Area 119.0m <sup>2</sup>	Footprint Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (East Wall 14 x 2.5)</b>		
Wall framing	Timber Frame, Timber (33.60 m <sup>2</sup> )	
Wall cladding	Brick veneer, Brick (35.00 m <sup>2</sup> ) Cracking	
	Grind out and repoint mortar	5 m

Comments: Summer hill stone. 6 windows 2 doors.

Structure		
Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North Wall 10x2.5)</b>		
Wall framing	Timber Frame, Timber (24.00 m <sup>2</sup> )	
Wall cladding	Brick veneer, Brick (25.00 m <sup>2</sup> ) Cracking	
	Grind out and repoint mortar	10 m

Comments: Summer hill stone. Cracks. 2 windows.

Structure		
Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (South Wall 10x2.5)</b>		
Comments: Block party wall.		

Structure		
Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West Wall 14x2.5)</b>		

EQC Claim Number CLM/2011/039099

Wall framing	Timber Frame, Timber (33.60 m2)	<i>S/C 2m Grindout &amp; repoint</i>	
Wall cladding	Brick veneer, Brick (35.00 m2)		
	Cracking		<i>130</i>
	Replace length hardiplank + paint		<i>100</i> Sum
Patio	Concrete (7.50 m2)		
	Cracked surface	<i>Insurance</i>	
	Grind out and epoxy fill concrete		7 m

Comments: Summer hill stone. Patio with cracks. Garage door, ranchslider, 2 windows.

Element	Description / Damage / Repair Strategy	Measure
<b>Foundations (14x10)</b>		

Comments: Concrete slab

Element	Description / Damage / Repair Strategy	Measure
<b>Roof (14x10)</b>		
Roof framing	Framed, Timber (140.00 m2)	
Roof Covering	Pitched, Concrete tile (140.00 m2)	
	Cosmetic damage	
	Realign roof tiles	<i>3m<sup>2</sup> 10 m2</i>
	Damage to flashings	<i>AA Roofing E/W done</i>
	Repoint ridge capping	<i>4m 35 m</i>
Soffit	Cement Sheet, Cement sheet 4.5mm (38.00 m)	<i>① Reset joints westside</i>
	Cracked soffit lining	<i>East side replace 1 sheet \$200</i>
	Remove, dispose	4.8 m2

Comments: Concrete tile 30 deg. Metal fascia, internal gutter. Cracked soft north and east.

### Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Kitchen Dining (L=4.6m W=3.6m H=2.4m)</b>		
Window	Aluminium Casement, Pane single glazed (2.00 No of)	
	Cosmetic damage	
	Gap fill and paint jambs / sills	12 m
Floor	Concrete, Vinyl (16.56 m2)	
	Cosmetic damage	<i>Kitchen only</i>
	Grind out and epoxy fill (5mm to 12mm)	1 m
	Remove, dispose and replace vinyl	16.56 m2
Wall covering	Gib, Wallpaper (39.36 m2)	
	Cosmetic damage	
	Remove, dispose and replace wallpaper	39.36 m2
Ceiling	Gib, Paint (16.56 m2)	
Work top	Kitchen work top, Laminate (5.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
	Cosmetic damage	
	Repaint total door surround	1 No of

EQC Claim Number CLM/2011/039099

**Room - Additional Notes:****Lounge (L=5.6m W=4.2m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (3.00 No of)
Floor	Concrete, Carpet (23.52 m2)
Ceiling	Gib, Stipple (23.52 m2)
	Cosmetic Damage <i>Cornice</i>
	Gap fill and paint trims 19.6 m
Wall covering	Gib, Wallpaper (47.04 m2)
	Cosmetic damage
	Remove, dispose and replace wallpaper 47.04 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)

**Room - Additional Notes:***s/c window trim 5m unbraced heel pump***Laundry (L=1.6m W=1.9m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)
Floor	Concrete, Vinyl (3.04 m2)
Ceiling	Gib, Lining paper / paint (3.04 m2)
Wall covering	Gib, Wallpaper (16.80 m2)
Wash tub	Single, Stainless Steel (1.00 Item)
Door (External)	Single glass door, Timber (1.00 No of)
	Cosmetic damage
	Gap fill and paint jambs / sills 6 m
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
	Cosmetic damage
	Repaint total door surround 1 No of

**Room - Additional Notes:****Bedroom Master (L=3.2m W=4.2m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)
Floor	Concrete, Carpet (13.44 m2)
Wall covering	Gib, Wallpaper (35.52 m2)
Wall covering	Gib, Paint (4.08 m2)
	Cosmetic damage <i>Crop fill in wardrobe</i>
	<del>Rake out, plaster and paint</del> 4.08 m2 <i>4m</i>
Ceiling	Gib, Stipple (13.44 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
	Cosmetic damage
	Ease and repaint door/varnish 1 No of

EQC Claim Number CLM/2011/039099

**Room - Comments:** 2.0 meter crack in wall in wardrobe. Rake. Stop. Paint.**Room - Additional Notes:****Bedroom 2 (L=3.6m W=3.6m H=2.4m)****Room - Additional Notes:****Internal Garage (L=3.0m W=8.0m H=2.4m)**

Window	Aluminium Fixed, Pane single glazed (1.00 No of)
Floor	Concrete (24.00 m2) Cosmetic damage Grind out and epoxy fill (up to 5mm) 1.5 m
Wall covering	Gib, Paint (52.80 m2) Cosmetic damage Rake out, plaster and paint 26.4 m2
Ceiling	Gib, Paint (24.00 m2) Cosmetic Damage Rake out, plaster and paint 24 m2
Door (External)	Single glass door, Timber (1.00 No of)
Door (Internal)	Single Hollow Core, Timber (1.00 No of)
Garage door	Tilt-a-door Metal, Steel (1.00 No of)

**Room - Comments:** Painted ceiling, block and painted walls. May require timber bead along block wall.**Room - Additional Notes:****Bedroom On left in hall (L=3.2m W=2.6m H=2.4m)****Room - Additional Notes:**

S/c *Cupboard paint trim above wardrobe 1.5 LM*

**Hallway (L=9.0m W=0.9m H=2.4m)**

Floor	Concrete, Carpet (8.10 m2)
Wall covering	Gib, Wallpaper (47.52 m2) Cosmetic damage Remove, dispose and replace wallpaper 47.52 m2
Ceiling	Gib, Stipple (8.10 m2) Cosmetic Damage Gap fill and paint trims <i>Cornice</i> 19.8 m Paint Ceiling 8.1 m2 Scrape off, rake out, fill, restipple (excludes painting) 8.1 m2
Door (Internal)	Single Hollow Core, MDF (2.00 No of)

**Room - Additional Notes:****Bathroom (L=1.6m W=2.6m H=2.4m)**

EQC Claim Number CLM/2011/039099

Room - Additional Notes:

Toilet (L=1.7m W=0.8m H=2.4m)

Room - Additional Notes:

End Of Assessment

NATURAL LIVING HOMES  
INDEPENDENT FRANCHISE  
BUILDER

### CONTRACTORS FULL QUOTATION

Claim #	2011/039099	Business	Lockwood Canterbury
Address	21A Montclare Ave,	Business Address	431 Main South Road
	Chch 8041		Hornby, Christchurch
Claimant	Bill Fowler	Accreditaion no.	EQRC0981
EQR Supervisor/Hub	Bernie Breen, Burnside	Phone#	03 3440299
EQC visit required		Mobile #	0221214322
Date	7-May-12	email	canterbury@lockwood.co.nz

All Prices Exclude GST

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these documents covers the full scope of the work for the property and will be covered in your quotation. Please sign and send this document through.

Room	No of walls	ceilings	floor	Contractors Quote	Scope Change
1 External				576.56	55.82
2 Kitchen (/Dining)	4		YES	3,795.08	0.00
3 Lounge	4			2,581.56	55.80
4 Laundry				159.98	0.00
5 Bed 1 (Master)	4			80.93	0.00
6 Garage	4	YES	YES	1,314.56	0.00
7 Bed 2 (On left of Hall)	1			16.74	0.00
8 Hallway	4	YES		3,100.70	0.00
9	0			0.00	0.00
10	0			0.00	0.00
11	0			0.00	0.00
12	0			0.00	0.00
13	0			0.00	0.00
14	0			0.00	0.00
15	0			0.00	0.00
16	0			0.00	0.00
17	0			0.00	0.00
18	0			0.00	0.00
19	0			0.00	0.00
20	0			0.00	0.00
21 Roof				359.89	0.00
22	0			0.00	0.00
23	0			0.00	0.00
24	0			0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/> Preliminary & General	Clean	7	40	280.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Covers	3	150	450.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Rubbish	1	365	365.00	0.00
<input type="checkbox"/> <input type="checkbox"/>	Margin	7.50%		898.95	8.37
Subtotal excluding GST				13,979.96	119.99
ADD 15% GST				\$2,096.99	\$18.00
Total Including GST				\$16,076.95	\$137.99
Total	\$16,214.94				



1	External		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/> <input type="checkbox"/>	Repoint Brick/block	E wall	8	L/m	\$27.91	223.28	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Repoint Brick/block	Nth wall	8	L/m	\$27.91	223.28	0.00
<input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Repoint Brick/block</b>	<b>W wall</b>	2	L/m	\$27.91	0.00	<b>55.82</b>
<input type="checkbox"/> <input type="checkbox"/>							
<input checked="" type="checkbox"/> <input type="checkbox"/>	Replace broken hardi plank & paint	W wall	1	ea	\$130.00	130.00	0.00
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						576.56	55.82
2	Kitchen		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/> <input type="checkbox"/>	Grindout & epoxy fill	Floor	1	L/m	\$51.16	51.16	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Gap Fill	Jambs/sills	12	L/m	\$0.00	0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Paint	Jambs/sills	12	L/m	\$11.12	133.44	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Paint	Door srnd	1	ea	\$93.02	93.02	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Replace Vinyl	Floor	16.56	m2	\$93.02	1,540.41	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Remove Wallpaper	Walls	39.36	m2	\$0.00	0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Replace Wallpaper	Walls	39.36	m2	\$50.23	1,977.05	0.00
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						3,795.08	0.00
3	Lounge		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/> <input type="checkbox"/>	Remove Paper	Walls	47.04	m2	\$0.00	0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Wallpaper	Walls	47.04	m2	\$50.23	2,362.82	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Repair Cracks	Cornice	19.6	L/m	\$0.00	0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Paint	Cornice	19.6	L/m	\$11.16	218.74	0.00
<input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Gapfill window</b>	<b>Trim</b>	5	L/m	\$0.00	0.00	<b>0.00</b>
<input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Paint window</b>	<b>Trim</b>	5	L/m	\$11.16	0.00	<b>55.80</b>
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						2,581.56	55.80
4	Laundry		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/> <input type="checkbox"/>	Gap Fill	Door trim	6	L/m	\$0.00	0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Paint	Door trim	6	L/m	\$11.16	66.96	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Paint	Door srnd	1	ea	\$93.02	93.02	0.00
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						159.98	0.00

5		Bed1		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gap Fill	Wall	1	L/m	\$0.00	0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Wall	1	L/m	\$11.16	11.16	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ease door	Internal	1	ea	\$69.77	69.77	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	80.93	0.00
6		Garage		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	26.4	m2	\$6.51	171.86	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	26.4	m2	\$18.05	476.52	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Ceiling	24	m2	\$6.51	156.24	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Ceiling	24	m2	\$18.05	433.20	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grindout & epoxy fill	Floor	1.5	L/m	\$51.16	76.74	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	1,314.56	0.00
7		Bed2		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gap Fill	Wardrobe	1.5	L/m	\$0.00	0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Wardrobe	1.5	L/m	\$11.16	16.74	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>	<b>Above work is above wardrobe</b>						
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	16.74	0.00
8		Hallway		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Remove Paper	Walls	47.52	m2	\$0.00	0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wallpaper	Walls	47.52	m2	\$50.23	2,386.93	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Ceiling	8.1	m2	\$0.00	0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restipple	Ceiling	8.1	m2	\$42.79	346.60	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Ceiling	8.1	m2	\$18.05	146.21	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gapfill	Cornice	19.8	L/m	\$0.00	0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Cornice	19.8	L/m	\$11.16	220.97	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	3,100.70	0.00

21	Roof		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/> <input type="checkbox"/>	Realign roof tiles		3	m2	\$13.95	41.85	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Repoint ridge capping		4	L/m	\$23.26	93.04	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Reset jointer west side		1	ea	\$25.00	25.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Replace 1 sheet of		1	ea	\$200.00	200.00	0.00
<input type="checkbox"/> <input type="checkbox"/>	soffit lining & paint to						
<input type="checkbox"/> <input type="checkbox"/>	Nth East corner						
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						359.89	0.00
22			QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						0.00	0.00
23			QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						0.00	0.00
24			QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
<input type="checkbox"/> <input type="checkbox"/>							
ROOM TOTAL						0.00	0.00



Order Number **EQW 05165**

Please quote on all invoices, correspondences etc

Works Order

to Lockwood Homes

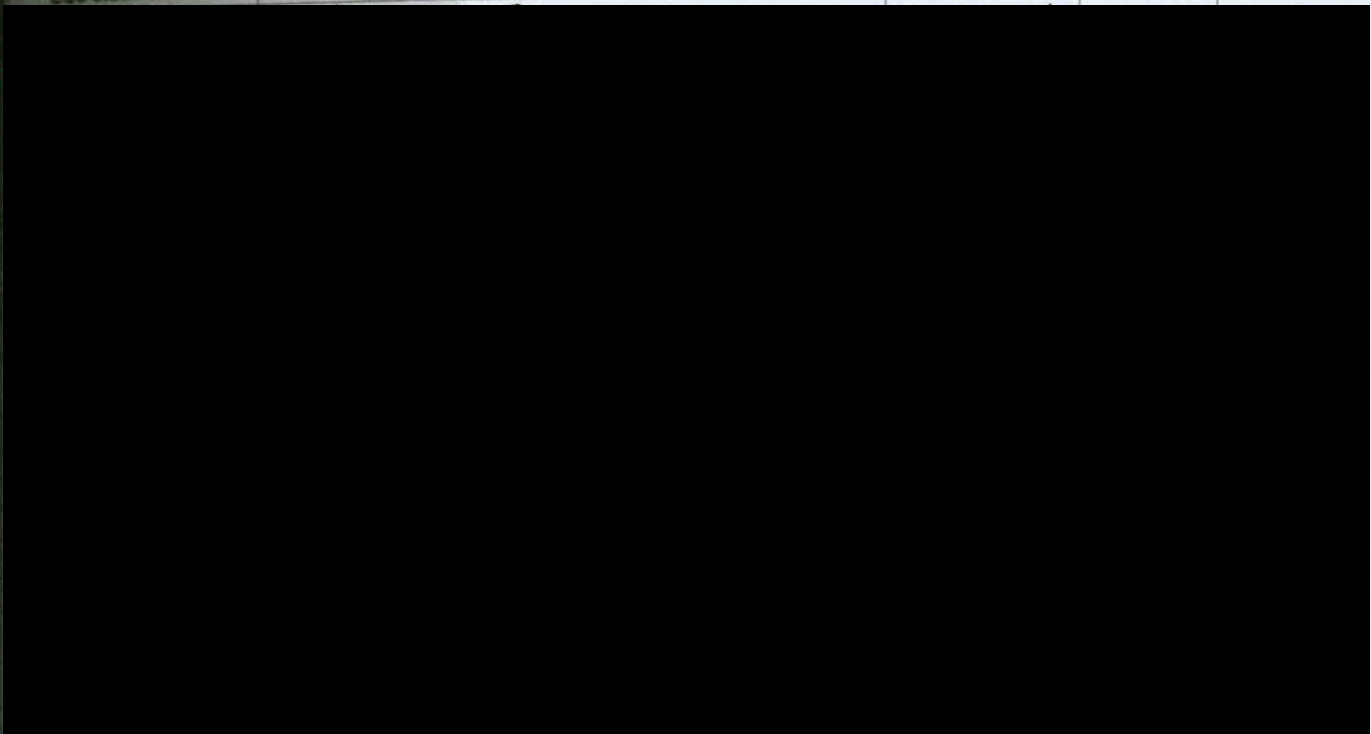
*ANNEX ✓*  
**ENTERED**

Accreditation no.: EQRC 0981  
Authorised by: William Connor

PA code: SASO  
Date: 28/03/2012

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
<u>28/03/2012</u>	<u>Bernie Breen</u>	<u>03 344 0299</u>	<u>E 14</u>	<u>007</u>

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
---------------	---------	------------	------------	-------------



2011031099 21A Menzies Avenue

14,019.75

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission  
11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V2.0. 12/12/11

ENTERED

Schedule **E4** **Defects Liability Certificate**

Contract: EQW05165  
Claim Number: CLM/2011/039099  
Location: 21A MONTCLARE AVENUE

**End of Defects Liability period**

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.


**This Certificate**

This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed by/date: \_\_\_\_\_  \_\_\_\_\_ 11-2-03  
(Date signed)

Bernie Breen

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011 - 039099  
Customer/Authorised Representative: Bill Fowler  
Street Address: 21A Montclare Ave.  
Contractor: hockwood

Description of Works: As per scope of works.

ENTERED

Defects

Deferred Works

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

GARY LAWSON (Print Name), [Signature] (Signature), 6-7-12 (Date)

Owner/Agent Signature:

W.J. FOWLER (Print Name), W.J. Fowler (Signature), 6-7-12 (Date)

Fletcher Construction Company Ltd - EQR:

Bernie Breen (Print Name), [Signature] (Signature), 6-7-12 (Date)

**Contractor's Producer Statement for Construction PS3**

Contract: - 2011/059099  
Location: - 21A Montclare Ave

**Issued by**

Contractor: - Natural Living Homes  
LBP Licence No - 112956

**Preamble**

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

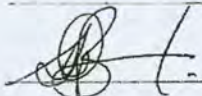
This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractor's knowledge, been performed in compliance with the NZ Building Code.

**Statement** I, STUART BOYLE (name of LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

**Description of the work covered by this statement:**

Claim Number: .....

As per EQC scope and any EQR changes. Done to a high quality.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed by/date:  \_\_\_\_\_ (Date signed)

# FINAL ACCOUNT AGREEMENT



\*\* All amounts are GST EXCLUSIVE unless otherwise noted

<b>Claimant:</b>	Bill Fowler	<b>Contractor:</b>	Lockwood Homes (Natural Living Homes)
<b>Claim No:</b>	2011/039099	<b>Accreditation No:</b>	EQRC0891
<b>Site Address:</b>	21A Montclare Avenue	<b>Mobile No:</b>	027 242 4747
		<b>Hub:</b>	Burnside
<b>Date:</b>		<b>EQR Site Supervisor:</b>	Bernie Breen

<b>Amounts:</b>	Original Contract Value (excl. GST)	\$	14,099.95
	plus Variation VO1 (excl. GST)		
	plus Variation VO2 (excl. GST)		
	plus Variation VO3 (excl. GST)		
	plus Variation VO4 (excl. GST)		
	Final Contract Value (excl. GST)	\$	14,099.95
	less Previous Payments (excl. GST)		
	Amount for Final Payment (excl. GST)	\$	14,099.95
	plus GST Amount	\$	2,114.99
	Amount for Final Payment (incl. GST)	\$	16,214.94

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date:

Contract Finish Date:

Contractor name:   
 Signature:

Date:

**OFFICE USE ONLY**

Supervisor name: Bernie Breen  
 Signature:

Date:

QS name: William Conran  
 Signature:

Date:



**CONTRACTORS FINAL ACCOUNT  
AGREEMENT**



Hub	Burnside	Company	NATURAL LIVING HOMES
Claim no	CLM/ 2011/039099	Address	431 MAIN SOUTH RD
Customer Name	BILL FOWLER	Phone	03 344 0299
Site Address	21A MONTCLARE AVE	Mobile	027 478 6654
EQR Contracts Supervisor	BERNIE BREEN	Accreditation No	EQRC0981
Date	09/07/2012	GST	094-906-105

(a) Original Contract Value \$ 13,979.96  
 (b) Variations \$ 119.99  
 Total \$ 14,099.95 exc GST

Final Contract Value \$ \_\_\_\_\_  
 Less Previous Payments \$ \_\_\_\_\_

Amount for Final payment \$ 16,214.94 inc GST

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Start Date:

Finish Date:

Signature of contractor: \_\_\_\_\_

Date: 09/07/12

Signature of supervisor: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of quantity surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

Released under the Official Information Act 1982

# EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
<b>2010055376</b>	<b>21A MONTCLARE AVENUE, ILAM</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Natural Living Homes Limited ***** (SA50)		Property F2'd By:	EQR\ VickiH	F2 Completed Date:	04-11-2014
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	William Conran	F3 Completed Date:	05-11-2014

Adjustments													
EQC Claim Number + Address			Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
						Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/039099	21A MONTCLARE AVENUE		E016	F3	0	13,979.96	13,979.96	0.00	119.99	119.99	0.00	14,099.95	14,099.95
<b>Property Total</b>					<b>0</b>	<b>13,979.96</b>	<b>13,979.96</b>	<b>0.00</b>	<b>119.99</b>	<b>119.99</b>	<b>0.00</b>	<b>14,099.95</b>	<b>14,099.95</b>

Assignments											
EQC Claim Number + Address		Assignment			Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified	
CC + Hub Status											
CLM/2011/039099	21A MONTCLARE AVENUE	Substantive Works - Primary			CLOSED OUT-Natural Living Homes Limited ***** (SA50)	COMPLETIONS	14,099.95	7	14,099.95	14,099.95	
		Transmitted To Hub -> Claim File Review Complete			FILE NOW FINALISED F3 AND PA 05/11/14						
<b>Property Total</b>							<b>14,099.95</b>	<b>7</b>	<b>14,099.95</b>	<b>14,099.95</b>	

No Works Orders on this Property

**Released under the Official Information Act 1982**  
**EQR Property Overview Report**

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator	
2010055376	21A MONTCLARE AVENUE, ILAM		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	CLOSED OUT-Natural Living Homes Limited ***** (SA50)		Property F2'd By:	EQRVickiH	F2 Completed Date: 04-11-2014
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	William Conran	F3 Completed Date: 05-11-2014

**Claims / Certs / Payables**

SA50 CLOSED OUT-Natural Living Homes Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/039099	Subst OB	Substantive Works	4	EQRWilliamC	\$0.00	11-Jul-2012	\$14,099.95			
CLM/2011/039099	Subst OB	Substantive Works	63	EQRWilliamC	\$0.00	23-Oct-2013	-\$119.99			
CLM/2011/039099	Subst BV	Scope Addition	63	EQRWilliamC	\$0.00	23-Oct-2013	\$119.99			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/039099	Subst OB	Substantive Works	4	EQRWilliamC	\$0.00	11-Jul-2012	\$14,099.95	216		
CLM/2011/039099	Subst OB	Substantive Works	61	EQRWilliamC	\$0.00	23-Oct-2013	-\$119.99	Finalisation		
CLM/2011/039099	Subst BV	Scope Addition	61	EQRWilliamC	\$0.00	23-Oct-2013	\$119.99	Finalisation		
<b>SA50</b>	<b>CLOSED OUT-Natural Living Homes Limited ***** Total</b>						<b>Claims</b>	<b>\$14,099.95 Certs</b>	<b>\$14,099.95 Payables</b>	<b>\$0.00</b>
<b>Property Total</b>							<b>Claims</b>	<b>\$14,099.95 Certs</b>	<b>\$14,099.95 Payables</b>	<b>\$0.00</b>

No Open Complaints / Remedial Issues on this Property

**Finalisation Documents**

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/039099	Construction Completion Inspection	Burnside Hub	16/01/2014
CLM/2011/039099	Defects Liability Certificate	Burnside Hub	06/11/2013
CLM/2011/039099	Final Account Agreement	Burnside Hub	16/01/2014
CLM/2011/039099	Final Account Agreement	Burnside Hub	16/01/2014
<b>Property Total</b>			<b>Finalisation Documents Present: 4</b>

No Technical Services Referrals on this Property

Released under the Official Information Act 1982  
**EQR Property Overview Report**

**Company** Fletcher EQR (division of FCC) as agent for EQC

**Printed Date:** 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator	
<b>2010055376</b>	<b>21A MONTCLARE AVENUE, ILAM</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>	
Main Contractor:	CLOSED OUT-Natural Living Homes Limited ***** (SA50)		Property F2'd By:	EQR\VickiH	F2 Completed Date: 04-11-2014
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	William Conran	F3 Completed Date: 05-11-2014

**Asbestos Test Information**

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/039099	21A MONTCLARE AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>

**Property Total** **Number of Claims:** 1

**Contractors**

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SA50 CLOSED OUT-Natural Living Homes Limited *****	Accredited	EQRC0891	Main Contractor	Substantive Works

**Property Total** **Number of Contractors:** 1

# CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

# AA Roof Inspections Ltd



Office; 6 Familie Close  
 Delamaine Yaldhurst  
 Christchurch  
 Phone 03-349-4162 / 0274-800-967  
 Email; aa-roof@xtra.co.nz

## GST TAX INVOICE

<b>Customer</b>		
Name:	Mr Fowler	15/03/2010
Address:	21a Mounclare Ave Shirley	
		Tax Number 68-754-054

<u>Description</u>	<u>Amount</u>
Claim Number 2010 / 055376	
<b>Repair all ridges on house</b> as quoted	\$1,046.50
<b>Total balance to pay</b>	
<b>\$1,046.00</b>	
<b>Thank you</b> <b>Balance to pay Gst Inclusive</b>	
Please note all payments must be made within 7days	

for auto payment please pay Bank A/C Westpac Winton	030960 0152503 00
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Thankyou for using our company and trust that the results are satisfactory and hope we can be of service to you in the future.  
 If you have any queries or concerns please phone or write to us.

**MAINTENANCE PREVENTS COSTLY REPLACEMENT**