

EQC Full Assessment Report

Claim Number: CLM/2011/244242
Claimant: RJ HAMPTON
Property Address: 25 WESTFIELD AVENUE
 TEMPLETON
 CHRISTCHURCH 8042

Assessment Date: 07/12/2011 14:41
Assessor: Currie, Peter
Estimator: Leaf, Jon
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	RJ, HAMPTON				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - ASB Bank Insurance Scheme	Dwelling		Yes	

Insurance Details - Added in COMET

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

Insurance Details - Comments

Renewal date 25/05/12

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ASB BANK

Mortgage Details - Comments

Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	2	Standard	Post 1980	Rectangular	144.17
Garage	1	Standard	Post 1980	Rectangular	48.87

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North lower)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer , 7.4 m x 2.6 m

Elevation (South lower)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	30.00	90.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer , 7.4 m x 2.6 m

Elevation (East lower)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	30.00	90.00
			Damaged finish			
			Relay and re-bed loose bricks	0.03 m2	85.00	2.55
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Brick veneer , 12 m x 2.6 m

Elevation (West lower)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer , 12 m x 2.6 m
Conservatory , 4 m x 3.2 m
Deck , 5 x 3.6 m
Verandah , 4.2 x 4

Elevation (North upper)

Damage: No damage

Require Scaffolding? No

General Comments: hardi plank , (gable end) , 7.4 m x 2.6 m

Elevation (South upper)

Damage: No damage
Require Scaffolding? No
General Comments: hardi plank , (gable end) , 7.4 m x 2.6 m

Elevation (East upper)

Damage: No damage
Require Scaffolding? No
General Comments: roof cladding forms wall cladding , 12 m x 2.6 m

Elevation (West upper)

Damage: No damage
Require Scaffolding? No
General Comments: roof cladding forms wall cladding , 12 m x 2.6 m

Roof

Damage: No damage
Require Scaffolding? No
General Comments: Framed. Decromastic tile , 88.8 m2
 Cement sheet soffit , 200 mm
 PVC spouting on timber fascia.

Foundations

Damage: No damage
Require Scaffolding? No
General Comments: Concrete ring , 250 mm high , 40 lm
 Piles .

Ground Floor - Hallway

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Toilet

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Bathroom

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Water damage to ceiling and walls

Ground Floor - Laundry

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Kitchen (Dining and lounge combined)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Painted dust sealed	No Earthquake Damage			
Kitchen joinery	Medium Spec	Laminate	Impact damage			
			Realign doors	4.00 No of	50.00	200.00

Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage
Range Hood	Over Head	Standard spec	No Earthquake Damage
Wall covering	Gib	Paint	No Earthquake Damage
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage
Work top	Kitchen work top	Laminate	No Earthquake Damage

General Comments:**Ground Floor - Conservatory****Damage:** No damage**Require Scaffolding?** No**General Comments:** Timber frame, and windows and door. Cobblestone floor.**First Floor - Bedroom (Right off stairwell)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Sand, gap fill and paint	20.64 m2	29.00	598.56
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Hallway (Landing)****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bedroom (Next to bathroom)****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bedroom****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Attic****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Stairwell****Damage:** No damage**Require Scaffolding?** No**General Comments:****Garage****Exterior****Elevation (North)****Damage:** No damage**Require Scaffolding?** No**General Comments:** block with brick veneer ,6 m x 2 m

Elevation (South)

Damage: No damage
Require Scaffolding? No
General Comments: block , 6 m x 2 m

Elevation (West)

Damage: No damage
Require Scaffolding? No
General Comments: block , 9 m x 2 m

Elevation (East)

Damage: No damage
Require Scaffolding? No
General Comments: block , 9 m x 2 m

Roof

Damage: No damage
Require Scaffolding? No
General Comments: Trussed . Rolled metal , 54 m2
 200 mm cement sheet soffit
 PVC spouting on timber fascia .

Foundations

Damage: No damage
Require Scaffolding? No
General Comments: Concrete slab , 9 m x 6 m

Ground Floor - Internal Garage

Damage: No damage
Require Scaffolding? No
General Comments:

Fees**Fees**

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

Overheads

Name	Estimate
Preliminary and general	83.29
Margin	112.44
GST	185.53

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East lower)	92.55
	Elevation (East upper)	0.00
	Elevation (North lower)	60.00
	Elevation (North upper)	0.00
	Elevation (South lower)	90.00
	Elevation (South upper)	0.00
	Elevation (West lower)	0.00
	Elevation (West upper)	0.00
	242.55	

Floor	Description	Estimate
First Floor	Attic	0.00
	Bathroom	0.00
	Bedroom	0.00
	Bedroom (Next to bathroom)	0.00
	Bedroom (Right off stairwell)	598.56
	Hallway (Landing)	0.00
	Stairwell	0.00
		598.56

Ground Floor	Bathroom	0.00
	Conservatory	0.00
	Hallway	0.00
	Kitchen (Dining and lounge combined)	200.00
	Laundry	0.00
	Toilet	0.00
		200.00

798.56

Garage

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
	0.00	

Floor	Description	Estimate
Ground Floor	Internal Garage	0.00
	0.00	

0.00

Fees

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

Overheads

Description	Estimate
Preliminary and general	83.29
Margin	112.44
GST	185.53
Total Estimate	1,422.36

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	No	No roof space
On roof?	Yes	
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/058596

File Notes

Date Created: 07/12/2011 14:01

Created : Currie, Peter

Subject: Assessment

Note: Two level brick and hardie weatherboard with metal tile roof. Seperate garage. Minor Cosmetic damage to interior and exterior of dwelling. Customer has opted out of repairs and has had interior rooms repaired and painted. Damage assessed is just for new damage from the event claimed for. Habitable and weatheright with no land or services damage. Access via street.

Next Action:

Urgent Works Items