Scope of Works

EQC
EARTHQUAKE COMMISSION
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Customer: RJ HAMPTON

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 25 WESTFIELD AVENUE, TEMPLETON, CHRISTCHURCH 8042 on 7/12/2011

Site

Element	Damage	Repair	
Land (Exposed - Soil - 680.00 m2)			
Land (Under dwelling - Soil - 144.00 m2)			
Main Access (Drive - Concrete - 87.50 m2)			

Services

Element	Damage	Repair	
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage		
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage		

Main Building

Exterior

Elevation (North lower)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 19.24 m2)	Cracking	Grind out and repoint mortar	2.00 l/m
Wall framing (Timber Frame - Timber - 19.24 m2)	No Earthquake Damage		

Elevation (South lower)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 19.24 m2)	Cracking	Grind out and repoint mortar	3.00 l/m
Wall framing (Timber Frame - Timber - 19.24 m2)	No Earthquake Damage		

Elevation (East lower)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 31.20 m2)	Cracking	Grind out and repoint mortar	3.00 l/m
	Damaged finish	Relay and re-bed loose bricks	0.03 m2
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage		

Elevation (West lower)

Element	Damage	Repair	
No Damage			

Elevation (North upper)

Element	Damage	Repair
No Damage		

Elevation (South upper)

Element	Damage	Repair
No Damage		

Elevation (East upper)

Element	Damage	Repair
No Damage		

Elevation (West upper)

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Hallway

Room Size: 8.40 x 1.20 = 10.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet

Room Size: 0.80 x 1.40 = 1.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 1.80 x 2.40 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry

Room Size: 2.50 x 3.50 = 8.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Kitchen (Dining and lounge combined)

Room Size: 7.00 x 6.20 = 43.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 43.40 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Painted dust sealed - 43.40 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	Impact damage	Realign doors	4.00 No of
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 63.36 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 5.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.00 l/m)	No Earthquake Damage		

Ground Floor - Conservatory

Room Size: 4.00 x 3.30 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (Right off stairwell)

Room Size: 4.80 x 4.30 = 20.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 20.64 m2)	Cosmetic Damage	Sand, gap fill and paint	20.64 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 20.64 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 43.68 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Hallway (Landing)

Room Size: 2.30 x 2.80 = 6.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (Next to bathroom)

Room Size: 2.40 x 4.40 = 10.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom

Room Size: 2.40 x 4.40 = 10.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Attic

Room Size: 1.70 x 1.40 = 2.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bathroom

Room Size: 2.60 x 1.80 = 4.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Stairwell

Room Size: 0.80 x 4.80 = 3.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair
No Damage		

Garage

Exterior

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair

No Damage

Interior

Ground Floor - Internal Garage

Room Size: 5.60 x 8.60 = 48.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair
No Damage		

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

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