

Scope of Works



Document explanatory note:

This document provides a summary of the earthquake damage identified by the QC 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.

Completed by:
 Date: **31-Jan-2013**
 Claim number: **CLM/2011/048858**

Assessment of Property at: **6 SCARFF PLACE, CASHMERE, CHRISTCHURCH 8022**

Line items:			
Element	Damage	Repair	Size
Site			
Element	Damage	Repair	
Land	No Earthquake Damage		
Services			
Element	Damage	Repair	
Water Supply	No Earthquake Damage		
Sewerage	No Earthquake Damage		
Main Building			
Exterior Element(s)			
Elevation (NORTH Ground)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking	- Grind out, epoxy fill and repair stucco	10 m2
Wall Cladding	Cracking	- Grind out, epoxy fill and repair stucco	8.00 m2
Wall Cladding	Cracking to paint	- Paint wall	10 m2
Wall Cladding	Structural damage	- Remove, dispose and replace ply base for stucco	8.00 m2
Elevation (SOUTHGround)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	10 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	6 m2

Elevation (EASTground)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	12 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	8 m2
Elevation (WESTground)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	12 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	8 m2
Elevation (NORTH first)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	8 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	4 m2
Elevation (SOUTH first)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking	- Paint wall	14 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	10 m2
Elevation (EAST first)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	11 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	7 m2
Elevation (WEST first)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	10 m2
Wall Cladding	Damaged finish	- Rake out and repair texture coat	6 m2
Roof			
Element	Damage	Repair	
Roof Covering	Structural damage	- Supply	10.00 m2
Roof framing	No Earthquake Damage		

Ground Floor			
Kitchen			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	Impact damage	- Fill, sand, polyurethane	13.50 m2
Door (Internal)	No Earthquake Damage		
Work top	No Earthquake Damage		
Hob	No Earthquake Damage		
Kitchen joinery	Impact damage	- Realign doors	6
Kitchen joinery	Impact damage	- Realign doors	15
Range (Free standing oven)	No Earthquake Damage		
Range Hood	No Earthquake Damage		
Window	No Earthquake Damage		
Wall covering	Cosmetic damage	- Paint wall	40.50 m2
Wall covering	Structural damage	- Rake out and stop	3.00 m
Rumpus (Health / fitness studio)			
Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Rake out, plaster and paint	35.50 m2
Floor	Cosmetic damage	- Sand timber floors and new clear coat	35.50 m2
Wall covering	Cosmetic damage	- Paint wall	65.34 m2
Wall covering	Structural damage	- Rake out and stop	7.00 m
Door (Internal)			
Heating			
Window			
Entry			
Element	Damage	Repair	
Ceiling			
Floor	Cosmetic damage	- Sand timber floors and new clear coat	14.56 m2
Wall covering	Cosmetic damage	- Paint wall	43.20 m2
Wall covering	Structural damage	- Rake out and stop	4.00 m
Door (External)			
Door (Internal)			
Office/Study (Massage / therapy room)			
Element	Damage	Repair	
Ceiling			
Floor			

Wall covering	Cosmetic damage	- Paint wall	32.40 m2
Wall covering	Structural damage	- Rake out and stop	2.50 m
Door (Internal)	Cosmetic damage	- Ease door	1
Window			
Toilet (Downstairs)			
Element	Damage	Repair	
Ceiling			
Floor			
Wall covering	Cosmetic damage	- Paint wall	16.74 m2
Wall covering	Structural damage	- Rake out and stop	1.50 m
Toilet			
Door (Internal)			
Window			
Bedroom (One - downstairs)			
Element	Damage	Repair	
Ceiling			
Floor	Cosmetic damage	- Sand timber floors and new clear coat	13.12 m2
Wall covering	Cosmetic damage	- Paint wall	39.42 m2
Wall covering	Structural damage	- Rake out and stop	2.30 m
Door (Internal)			
Window			
Lounge (& dining)			
Element	Damage	Repair	
Ceiling			
Floor	Cosmetic damage	- Sand timber floors and new clear coat	51.62 m2
Floor	Structural damage	- Remove supply and install T and G	20.00 m2
Wall covering			
Door (Internal)			
Window			
Room (Other) (Storeroom) - No Damage			
Stairwell			
Element	Damage	Repair	
Stairs (Internal)	No Earthquake Damage		
Ceiling	Cosmetic Damage	- Paint Ceiling	7.60 m2
Floor	Cosmetic damage	- Sand timber floors and new clear coat	7.56 m2

Wall covering	Cosmetic damage	- Paint wall	62.70 m2
Wall covering	Structural damage	- Rake out and stop	5.00 m
Door (Internal)	No Earthquake Damage		
Handrails	No Earthquake Damage		
Toilet (Off hall) - No Damage			
Laundry			
Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Rake out, plaster and paint	3.74 m2
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	- Rake out, plaster and paint	18.72 m2
Door (External)			
Door (Internal)	No Earthquake Damage		
Wash tub	No Earthquake Damage		
Window	Broken glass	- Remove and reglaze 4mm single	0.45 m2
Internal Garage			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	Cosmetic damage	- Grind out and epoxy concrete floor	6.00 m
Floor	Cosmetic damage	- Paint concrete floor	37.80 m2
Wall covering	No Earthquake Damage		
Door (External)	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		
Garage door	No Earthquake Damage		
Internal Garage (Boat shed)			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	Cosmetic damage	- Paint concrete floor	38.40 m2
Floor	Structural damage	- Grind out and epoxy concrete floor	4.00 m
Wall covering	Cosmetic damage	- Paint wall	91.20 m2
Wall covering	Structural damage	- Grind out and repoint mortar	250
Door (External)	No Earthquake Damage		
Garage door	No Earthquake Damage		
First Floor			
Bedroom (Two upstairs)			
Element	Damage	Repair	

Ceiling	Cosmetic Damage	- Paint Ceiling	21.24 m2
Ceiling	Structural damage	- Remove, dispose, replace Gib, stop and undercoat	21.24 m2
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	- Paint wall	45.60 m2
Wall covering	Structural damage	- Remove, dispose, replace Gib, stop and undercoat	13.20 m2
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Bedroom (Master)			
Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Rake out, plaster and paint	36.00 m2
Floor	Cosmetic damage	- Sand timber floors and new clear coat	36.00 m2
Wall covering	Cosmetic damage	- Paint wall	58.56 m2
Wall covering	Structural damage	- Rake out and stop	10.00 m
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Bathroom			
Element	Damage	Repair	
Ceiling			
Floor	Cosmetic damage	- Sand timber floors and new clear coat	3.00 m2
Wall covering	Cosmetic damage	- Paint wall	23.04 m2
Wall covering	Structural damage	- Rake out and stop	4.00 m
Bath			
Bathroom Sink	Impact damage	- Remove, dispose, supply	1
Door (Internal)			
Mirror (Fixed)	No Earthquake Damage		
Shower	No Earthquake Damage		
Window	No Earthquake Damage		
Toilet			
Element	Damage	Repair	
Ceiling			
Floor			
Wall covering	Cosmetic damage	- Paint wall	11.52 m2
Wall covering	Structural damage	- Rake out and stop	2.00 m
Toilet			
Door (Internal)			
Window			

Bathroom (Adjoining upstairs bath 1)			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	Cosmetic damage	- Sand timber floors and new clear coat	6.00 m2
Wall covering	No Earthquake Damage		
Bath	No Earthquake Damage		
Door (Internal)			
Mirror (Fixed)	No Earthquake Damage		
Shower	No Earthquake Damage		
Toilet			
Window			
Bedroom (Four)			
Element	Damage	Repair	
Ceiling	Structural damage	- Rake out, plaster and paint	14.76 m2
Floor	Cosmetic damage	- Sand timber floors and new clear coat	14.76 m2
Wall covering	Structural damage	- Rake out and stop	2.00 m
Door (Internal)			
Window			
Bathroom (Three)			
Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Paint Ceiling	6.30 m2
Ceiling	Structural damage	- Remove, dispose, replace Gib, stop and undercoat	6.30 m2
Floor	Structural damage	- Remove, dispose and replace vinyl	5.00 m2
Wall covering	Structural damage	- Remove, dispose, replace Gib, stop and undercoat	25.44 m2
Bath	No Earthquake Damage		
Bathroom Sink	No Earthquake Damage		
Door (Internal)			
Mirror (Fixed)	No Earthquake Damage		
Toilet	No Earthquake Damage		
Window	No Earthquake Damage		
Wall covering	Structural damage	- Remove, dispose and replace tiles	3.00 m2
Bathroom (Four (shower))			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	- Paint wall	13.92 m2
Wall covering	Structural damage	- Rake out and stop	2.00 m

Bathroom Sink	No Earthquake Damage		
Door (Internal)			
Shower	No Earthquake Damage		
Window	No Earthquake Damage		
Hallway (Upstairs)			
Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Paint Ceiling	18.20 m2
Ceiling	Structural damage	- Rake out, plaster and paint	3.00 m2
Floor	Impact damage	- Fill, sand, polyurethane	18.20 m2
Wall covering	Cosmetic damage	- Paint wall	73.44 m2
Wall covering	Structural damage	- Rake out and stop	4.00 m
Door (External)	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Office/Study			
Element	Damage	Repair	
Ceiling	Structural damage	- Rake out, plaster and paint	14.40 m2
Floor	Cosmetic damage	- Sand timber floors and new clear coat	14.40 m2
Wall covering	Cosmetic damage	- Paint wall	41.58 m2
Wall covering	Structural damage	- Rake out and stop	2.00 m
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Room (Other) (Sauna) - No Damage			
Room (Other) (Spa room) - No Damage			
Room (Other) (Dressing room)			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	Cosmetic damage	- Sand timber floors and new clear coat	3.25 m2
Wall framing	No Earthquake Damage		
Wall covering	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Window coverings			

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