

BUILDING INSPECTION REPORT

Cat 3 TC3 Rapid Assessment

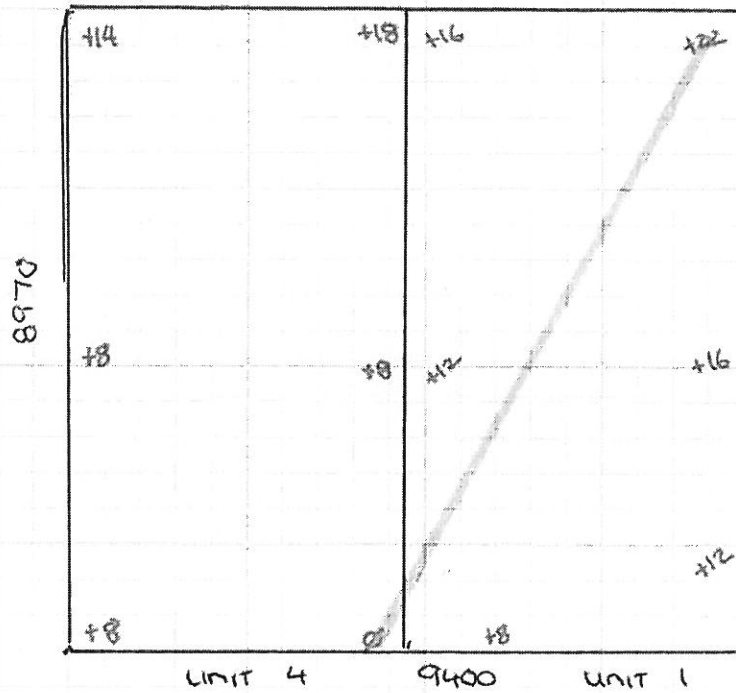
Claim Number	3957849		
Policy Holder/ Contact Name	Body Corp 70946		
Address of effected Property	1-8 14 Dublin St.		
Suburb	Christchurch central		
Loss Adjuster Category	<input checked="" type="radio"/> Cat3	Cat2	Unit 1 Disabled.
Dwelling Occupied	<input checked="" type="radio"/> Yes	No	Elderly? <input checked="" type="radio"/> Yes No
Assessment Completed	Regan Hale / Houghton Side Dwelling statistics (Incl attached garage)		
Company	Simplexity	External Perimeter	66.32 m
Date	7.9.12.	Building footprint	136.03 m ²
Time	12pm.	Number of levels	3 4
		Gross floor area*	492.41 m ²
External Inspection	Yes	Approx construction date	1990's
Internal Inspection	Yes	Freestanding dwelling	<input checked="" type="radio"/> Yes No
Reason for not		*NB Outbuildings detailed on sketch plans	
		Stud height	2.4 m
Dwelling Type	<input checked="" type="radio"/> Unit / Villa / Bungalow / Townhouse / Executive / Luxury		
Quality of Fittings/	Standard / <input checked="" type="radio"/> Medium / High / Luxury		
Number of:			
Bedrooms			
Living Areas			
Garages	Attached / detached	Single / double	
Bathrooms			
Office			
Type of heating system	Heat pump / Open fire / Diesel burner / wood burner		
Type of Floor Displacement	<input checked="" type="radio"/> Flat / uniform / hogging / sagging / racking / twisting		
	Differential settlement / lateral stretching		
Change in height between High and Low points		18	mm
Distance between high and low points		3000	mm
Slope of floor		0.60	%
Dwelling Out of Plumb	Yes	<input checked="" type="radio"/> No	
Dwelling Out of Level	Yes	<input checked="" type="radio"/> No	
Building Surveyors	<input checked="" type="radio"/> Minor damage	Unlikely that damage will be over EQC cap	✓
Assessment	Moderate damage	Further assessment required - possible that it will go over EQC cap	
	Major damage	Based on one claim highly likely that it will go over EQC cap	
Builders estimated total	\$		
Further assessment req	<input checked="" type="radio"/> Yes No	Photos taken	Typical damage only <input checked="" type="radio"/> Yes No
Have EQC repaired the house	Yes	<input checked="" type="radio"/> No	

Disclaimer - this is a rapid assessment of the property. Pricing stated is approximate only and should be treated as such. A further detailed assessment can be undertaken if required.

Strategy	Claim #:
<p>Situation/Overview This is a 8 unit complex on concrete slabs with concrete tilt panel walls. The rear section of complex is propped up on concrete piles approx 2.4m allowing for car parking beneath. Concrete stair well separates the front 6 units from back 2.</p> <p>Asphalt driveway and carport area badly out of level and cracked. ground floor units courtyards badly out of level. Trip hazards now exist. Tenant in unit 1 has health issues.</p>	
<p>Foundation This is a concrete slab foundation at front of complex. floor levels taken on ground floor are well within DBH guidelines. A slope of 0.22%. Rear part of complex is on 2.4m concrete piles columns. Columns are plumb and show no signs of significant damage at time of inspection.</p> <p>Timber mezzanine floors in unit 6 + 8 that create the 4th floor of complex.</p> <p>Concrete floor in unit 6 has a slope of 0.60%. There is very little damage in unit to attribute this floor level reading to EQ.</p>	
<p>Superstructure Tilt slab panel construction. Appears to be only cosmetic cracking to panels. Stairwell has worst of damage. Separation of concrete landings and staircases. Temporary brackets have been fitted. Interior linings also show signs of cosmetic damage. Minor cracking throughout only. Unit 8 appears to have the most damage.</p>	
<p>Remedy The floor level taken throughout complex are within DBH guidelines. The exception being unit 6. Due to lack of other evidence. Eg cracking of wall etc, I can not attribute to EQ.</p> <p>Redecoration of all units throughout interior. Generally minor cracking only. Exterior needs cracks in panels repaired then full repaint. I suggest further inspection of stairwell and repair strategy taken from there.</p>	
<p>Driveway, carport area and courtyards remediated as per scope.</p>	
<p>Check that plan of property is dimensioned (For TC3 repairs)</p>	<p>Yes No</p>
<p>What historical damage evident? Check level of kitchen and bathroom bench tops.</p>	<p>Checked</p>
<p>Ensure that floor plan has dimensions written and levels are spaced according to slopes</p>	<p>Yes No</p>

EXTERIOR		Claim #:			
		Qty	Unit	Rate	Total
Roof Cladding-main roof	concrete tiles / clay tiles / corrugated iron / metal tiles / <u>trimdeck</u> / long run / Butynol				
Wall Framing	concrete block / timber / double skin back <u>Tilt Panel</u>				
Wall cladding	stone / brick veneer / cement render / FC sheet / weatherboard / metal polystyrene / aerated concrete plastered <u>Tilt Panel</u>				
	Base price on perimeter of building by height of wall		m2	\$ 140.00	
	Remove and replace heavy veneer				
	Multiply perimeter X height of wall for area of wall to be painted	<u>525</u>	m2	\$ 30.00	<u>15,750</u>
Flooring	<u>concrete</u> / <u>particle board</u> / T&G native				
Floor construction	A B1 B2 C1 <u>C2</u>				
Slab	C1 or C2		m2	\$ 550.00	
	Slab levels are over DBH guidelines				
	Repair / Replace Foundations				
Foundation & piles	B1 or B2		m2	\$ 150.00	
	Pile & foundation relevel				
Foundation repair	Concrete / Plastered concrete		m	\$ 120.00	
	Epoxy concrete foundation				
Foundation replace			m2	\$ 130.00	
	Replace piles				
	Replace foundation		m2	\$ 275.00	
Uplift house for repair	Yes <u>No</u>		m2	\$ 250.00	
	Lift single story				
	Lift double story		m2	\$ 350.00	
	Lift house disconnect services		sum	\$ 5,000.00	
Remove cladding	Yes <u>No</u>				
Site access	<u>easy</u> / narrow / steep / difficult				
Property overview	<u>flat</u> / Steep / Uneven				
Chimney	Internal / External				
	single pot replace		sum	\$ 8,000.00	
	double pot replace		sum	\$ 12,000.00	
External Structures	<u>Car port.</u>				
Garage (detached)	Repair / Rebuild				
	New Versatile type single garage replace concrete floor only		#	\$ 3,500.00	
	New concrete block single garage		#	\$ 24,300.00	
	(Draw position of garage on plan)				
Decking	Remove due to house lift/damaged		m2	\$ 250.00	
	softwood				
	Hardwood		m2	\$ 300.00	
Concrete Verandah	Remove due to house lift/damaged		m2	\$ 140.00	
	remove and replace				
Other structures	<u>Concrete Stairwell. Abutments separated.</u>				
	Only calculate the areas that have evidence of earthquake damage				
<p>Notes: cracks in tilt panels need grinding and filling. Paint entire exterior. Concrete stairwell has separated at most abutments. Temporary brackets etc have been fitted. make safe to exterior of unit 1 + 4. Trip hazard due to uneven ground. Tenant in unit 1 has health issues.</p>					
			Page total:		

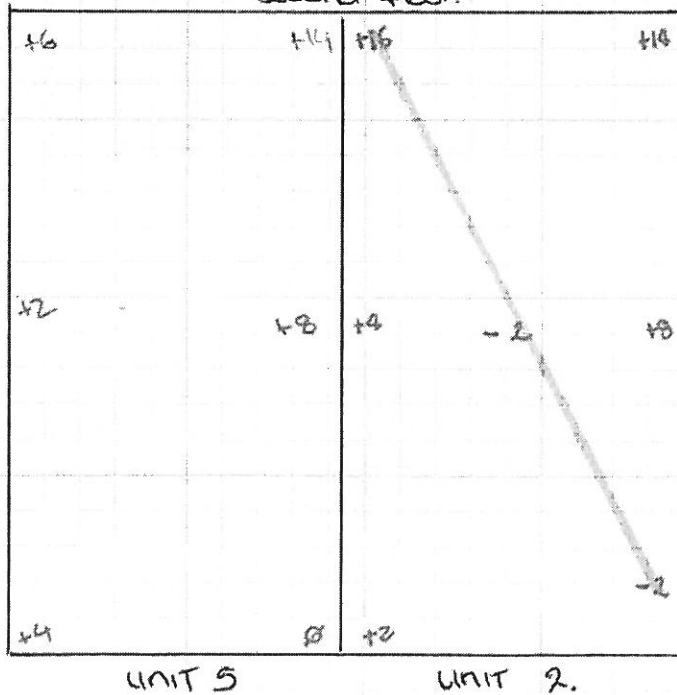
ground floor Slope in dex $\frac{22}{10000} \times 100 = 0.22\%$



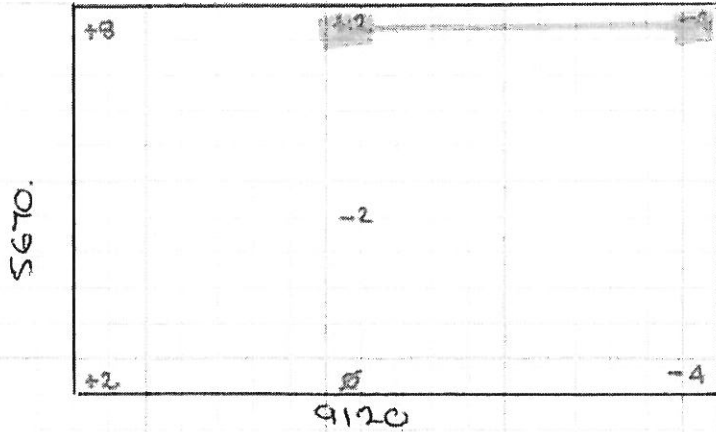
Unit ① MAKE SAFE
 REQ. FRONT @ DUBLIN ST
 COURT YARD PERM SUM
 TILES & 2nd CONCRETE MUST,
 & @ REAR 2 DAYS HOTMIX
 ASPHALT. TENANT DISABLED

slope index $\frac{18}{9500} \times 100 = 0.189\%$

second floor.



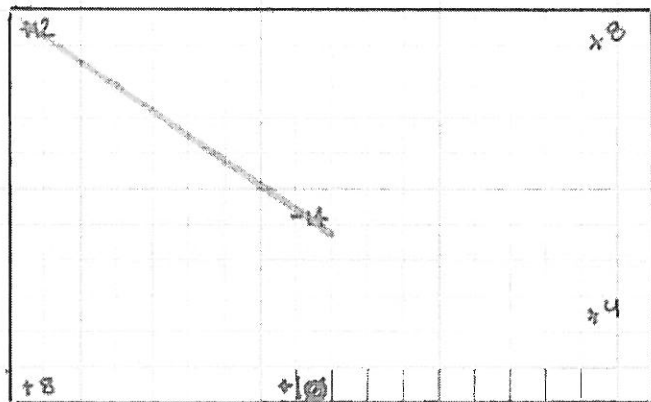
Second floor unit 7.



slope index

$$\frac{16}{5000} \times 100 = 0.32\%$$

Third floor Unit 8. — Timber floor.



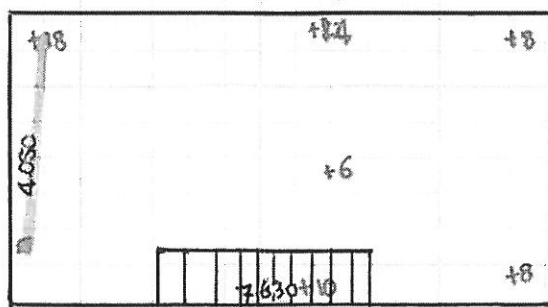
slope index

$$\frac{26}{5000} \times 100 = 0.52\%$$

SAME LEVEL AS ENTRY TO 5

BETWEEN 7 & 5, UNIT 5 IS 4mm LOWER @ ENTRY DOOR

unit 6.



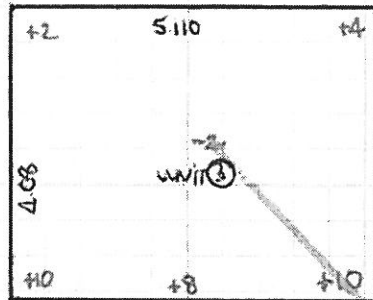
slope index

$$\frac{18}{3000} \times 100 = 0.60\%$$

unit 3.

slope index

$$\frac{12}{3000} \times 100 = 0.40\%$$



SAME ZERO POINT AS ⑥

84.32
51.71

29.58
36.74

350.66
194.47

