

CONSULT.



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CONSTRUCTION.

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1. Introduction

a. Site

[REDACTED] Christchurch [REDACTED]

b. Client

[REDACTED]

c. Date of Visit

1st December 2023 & 4th December 2023

d. Author of report

Brendon Puriri LBP no. BP122771

2. Brief

Building assessment of [REDACTED] based on a building report that identified earthquake damage to the subfloor. This damage is believed to be either 'missed damage', 'mis-scoped damage' or 'failed repairs' of which EQC are said to be responsible for.

Our instructions are to conduct an investigation of the property and the complete EQC file obtained via an OIA request. We are to prepare a report on our findings and recommendations.

3. Limitations

This report is based on a visual inspection of the readily accessible areas to the property only. The complete area of the subfloor space was inspected by cutting through the floor however the North side contained an large amount of construction debris that did limit our line of site. We are therefore only able to comment on the photos provided by Cavity Critter.

We have not carried any invasive inspections other than creating a subfloor access.

4. The Survey

Areas of investigation include:

- Subfloor
- Internal linings
- Windows & doors
- Exterior cladding
- Perimeter concrete foundation

5. Documents reviewed

In preparation of this report we have reviewed the following documents:

- Cavity Critter Subfloor Report
- Cavity Critter Floor Level Report
- OIA EQC file CLM/[REDACTED]
- Tax invoice from [REDACTED] Construction' for minor building repairs

6. Visual Site Inspection – Key points

The following was noted:

- Numerous signs of cracking to stucco – possible failed repairs
- Signs of door frames dropping one side which corresponds with uneven floor level



Figure 1 & 2: East elevation (entrance). Signs of cracking in Stucco.



Figure 3 & 4: West elevation. Signs of cracking in Stucco.



Figure 5 & 6: West elevation continued. Signs of cracking in Stucco.



Figure 7 & 8: West elevation continued. Signs of cracking in Stucco.



Figure 9 & 10: South elevation. Signs of cracking in Stucco.



Figure 11 & 12: South elevation continued. Signs of cracking in Stucco.



Figure 13 & 14: East elevation (driveway). Signs of cracking in Stucco.

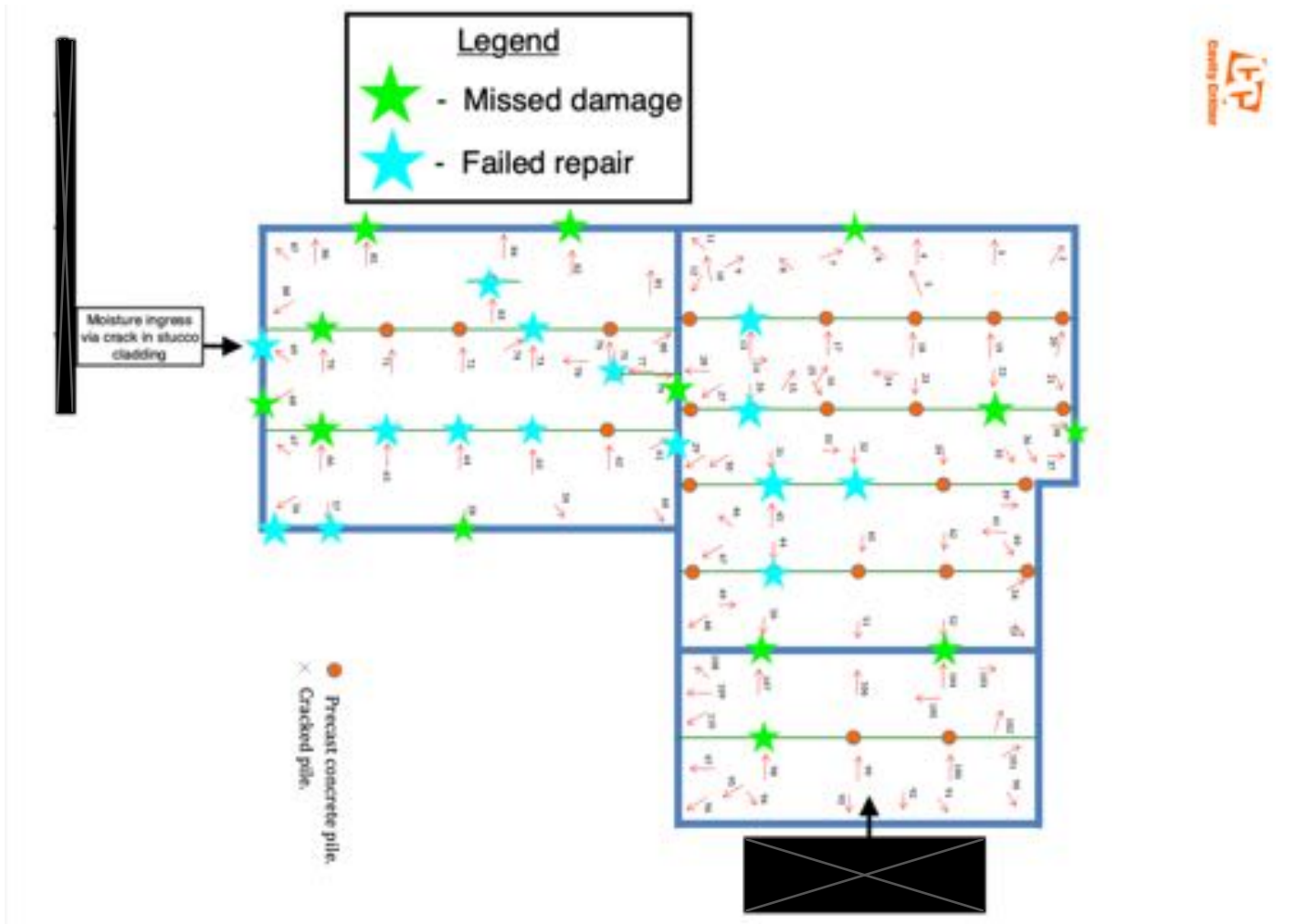


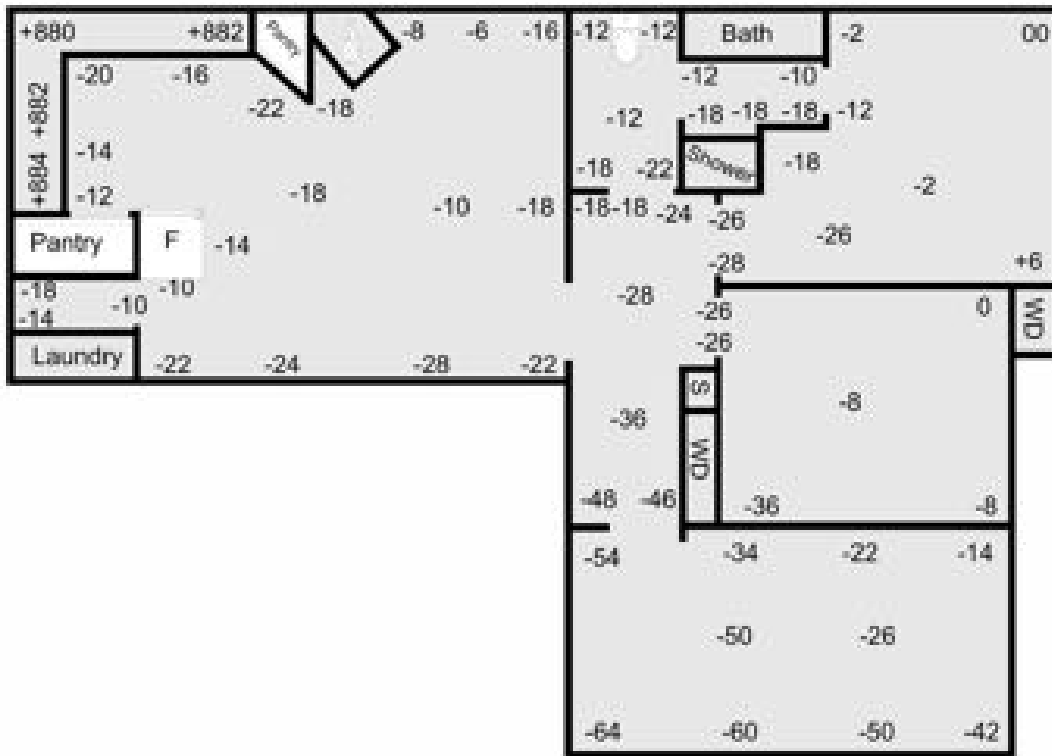
Figure 15 & 16: East elevation continued (driveway). Signs of cracking in Stucco. Photo on right showing double door on East elevation (entrance). Signs of door frame dropping due to floor level

7. Cavity Critter Report – Key points

The following was noted

- 11 x failed repairs to piles
- 4 x failed repairs to subfloor framing
- 4 x missed damage to piles
- 9 x missed damage to concrete perimeter foundation
- 60mm max floor level deviation





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. ALL FLOOR COVERINGS HAVE BEEN ACCOUNTED FOR AND ADJUSTED ON SITE. ALL MEASUREMENTS ARE IN (mm)

8. EQC File Review – Key points

The following was noted:

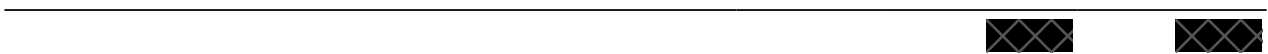
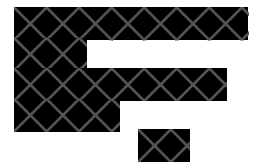
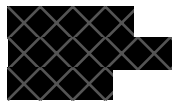
- EQR repair
- No evidence of a floor level survey or structural investigation undertaken
- Structural damage to the perimeter foundation, Stucco cladding and clay roof tiles identified yet an Engineer was not engaged by EQC to investigate
- EQR repairs include Jack & Pack & Stucco repair, both of which have either failed or are not compliant with the building code NZBC B1 & E2
- Repairs including 'rake & tape' to wall and ceiling linings and 'ease door' treated as cosmetic damage
- EQR noted epoxy repairs conducted yet there is no sign of a completed epoxy repair from the subfloor

9. Tax Invoice Review – Construction

Amongst the scope of completed repair works, the following items were included:

- Ease Kitchen Cupboard doors
- Align doors
- Ease Hallway bifold door
- Ease lounge aluminium door

All of the above items must be considered in the Engineers Structural report. The description of building work within the invoice must be treated as evidence of earthquake related repairs and must be viewed in conjunction with the floor level report.



10. Conclusion

My findings suggest [REDACTED] was a cosmetic repair due to the damage being mis-scoped by EQC. This is a result of failure to provide an Engineer's structural report. Had a floor level survey been conducted by EQC, the floor levels which far exceed MBIE tolerances would have warranted the need for an Engineers structural assessment to rule out structural damage.

Had EQC determined that the damage was structural, the scope of repair would have included a Jack & pack to level the subfloor and subsequent replacement of the stucco cladding.

11. Recommendation

Our recommendation is for EQC to engage a structural Engineer to conduct a Preliminary Structural Assessment to report on the Cavity Critter report. They should also conduct their site survey which will include a floor level survey and assessment of door & window sills, wall tilt etc.

A repair will be based on the Engineers report.

A building surveyor may be required to determine if the Stucco cladding should be replaced if EQC refuse to replace the cladding in the first instance.