



VI Housing Finance Authority
 3202 Demarara Plaza Suite 200 • St. Thomas, USVI 00802
 Telephone (340)777-4432 • Fax (340)755-7913
 COMMUNITY DEVELOPMENT BLOCK GRANT -DISASTER RECOVERY (CDBG-DR)



DURATION OF PROJECT:
COMPANY NAME:
PHONE:
EMAIL:

NAME:
TITLE:
RFB#:
DATE:

VI HRR-00031

PROPERTY DESCRIPTION

Madeline Oscar was present at the listed property at the time of inspection. The Applicant is currently living in the home. The house is a three-bedroom, single story, combined framing system, where the original section of the home appears to be load bearing wood framed perimeter walls with intermittent CMU walls supporting the roof system. This structure is supported by CMU block piers on footing and floor wood joist framing. The front porch and right side of building are supported by CMU foundation stem walls along the perimeter and interior CMU piers. The porch section appears to be cast concrete deck while the right-side construction (living, walk in closets) appears to be wood joist floor framing. The laundry/ master bath and storage room foundation appear to be cast-in place concrete columns, beams and concrete deck. There is intermediate line of piled round wood post columns with notched flat facing girder beams in between floor spans. The exterior walls are either CMU or wood framed. The pitched/gabled shed roof is wood framed with rafters, plywood sheathing and corrugated metal panels. The electrical system consists of a 100-amp service meter and disconnect with overhead mounted on separate post along the Property boundary. The plumbing system consists of a cistern with underground service to the house and 30-gallon electric water heater located in adjacent pump house. House waste disposal and treatment is via a site septic tank and leach field

DAMAGE ACCORDING TO THE APPLICANT

The following statement attributed to the applicant was taken from the original ECR because it concurs approximately with what the applicant repeated to GECG during the 09/30/2022 re-inspection. The heavy rain and strong winds caused damage to the existing roof, gutters, and downspout. The roof is actively leaking. The applicant stated that she participated in the blue tarp program and temporary repairs to the roof were made. She also stated that the roof continues to leak. Applicant states that the flooring shifted during the storm and that it needs to be leveled. The exterior door to the front of the home is swollen shut and needs to be replaced.

REPAIRS NEEDED ACCORDING TO THE APPLICANT

The following statement attributed to the applicant was taken from the original ECR because it concurs approximately with what the applicant repeated to GECG during the 09/30/2022 re-inspection. Applicant stated that a new roof, front exterior door, and shower valve is needed. She also stated that she would like to have the flooring leveled and the home painted.

DAMAGE OBSERVED BY THE PROJECT MANAGER

The damages observed by the Assessor are as follows: The house was reportedly affected by Hurricane storm winds and wind driven rain, causing water intrusion into the house via roof envelope, door threshold and window opening. There are roof leaks in the living room, walking closets, master bedroom 3 and other isolated areas. Partial decking and roof section repairs were noted. Sections of roof guttering, downspouts and fascia were noted. Isolated interior wall cracks and not adhered stucco to concrete were noted at upper beam separating the dining and living area and at Bath 1 above the door. Isolated tile cracks were noted at threshold transition between the original section of the building and the laundry room. Kitchen and porch egress doors appear damaged. Master bath door casing appear damaged. Master bath shower tiles are cracked along the corner directly below roof leaks. Bath 1 shower valve current install is defective while, missing cracked tiles were observed on the shower floor and at the shower surround. The kitchen stairs, upper entrance landing are without fall protection. The porch stairs and landing are without fall protection. The rear storage room does not have egress stairs. There are missing light fixtures or incorrectly wired ceiling light fixtures in in bedroom 2 and master bedroom. Peeling and eroded exterior painted surfaces were observed on the exterior stucco and on the painted masonry or wood cladding. Building stucco cracks were noted on the surface along the differing building construction material. There was mold build-up on the attached storage room. As a note, the flooring appeared to slope at transition of the building as follows: Dining to living; Hallway to laundry, master bedroom to master bath1 and bedroom to walk-in closet. These slight changes in elevation can be attributed to the varying additions to the building and minor settlements occurring through the life cycle of the building. Mitigating the variance may require total removal of finish flooring to the sub-flooring. This repair may not correct all the variances, since the Laundry rm/ Bathroom1/ Closet addition were constructed at a later date on cast concrete construction, and this section appear to be a slight lower elevation, thus the slight slope along the hallway that transition to the laundry room. Additionally, GECG observed the building CMU piers and stem walls from the perimeter and a second-tier of footing inspections may be a reasonable request to address the applicants claim "That the building shifted during the storm".

REPAIRS NEEDED ACCORDING TO THE PROJECT MANAGER

The needed repairs observed by the Project Manager are the following: Remove and replace metal roof, sheathing, fascia and gutters and downspouts. Rafters are currently (2"x 6") spaced at ± 30" on-center, and rafter span and spacing to be installed per U.S.VI building code. Replace two exterior doors. Replace master bath door casing. Install accordion shutters per the program directive. Install new wood guardrails along perimeter of upper landing, and on open side of kitchen stairs/ ramp; and at porch stairs. Install new storage room ingress/egress access stairs on cast in place concrete pad. Remove and replace selective ceramic wall tile in bathroom 1 and Master Bath. Remove and replace selective floor tile in hallway/ laundry; Master bed to bath threshold and selective tile flooring in the kitchen/dining area. Remove and replace shower tile on floor and walls at Bathroom 1. Repair/ or replace the shower wall tile in Master bath. Repair wall crack and resurface before painting at living room roof beam, bath1 and at exterior wall (Left side elevation). Paint the interior ceiling/ rafters and paint interior walls. Power wash clean and paint all exterior walls, porch ceiling and perimeter soffit. Replace kitchen and bathroom standard or GFCI outlets. Rewire, and replace missing light fixtures in Master bed 1, bedroom 2 and bedroom 3. Remove, rewire and replace ceiling fan/light fixture in master bed and bedroom 2. Install smoke detector as required by code. Remove and replace circuit breaker panel located in the kitchen. Repair plumbing as required to replace Bathroom 1 shower diverter, fittings and shower head.

PRIORITY OF REPAIRS (PROJECT MANAGER)

When insufficient funds are available to complete the entire scope of work described in this Estimated Cost of Repair (ECR), the generalized prioritization of storm related repairs for this property is first the restoration of the weatherproof integrity of the structure, followed by the restoration of the structure's security, plumbing system, electrical system, HVAC system, thermal components, completion of the interior, and then any other remaining repairs. The determination to proceed with partial repairs will require additional coordination between the Construction Manager and Contractor to identify repairs that should be performed with available funds.

ENVIRONMENTAL NOTE(S)

Homes are assumed to have mold. Contractors are tasked with completing a mold inspection of the property. If mold is identified, pictures should be taken to document the presence of mold. Contractors are then asked to clean surfaces identified with mold contamination. Clean-up should follow EPA guidelines which can be found on EPA's website. Pictures should be taken after to document mold clean-up.

DIV ID	DESCRIPTION (CASE # VI-HRR-00031) ADDRESS: 45 H Whim, Frederiksted St. Croix, USVI	QTY	UNIT	UNIT PRICE (\$ (STX))	TOTAL (\$)
02 40	Division 02 40 - Demolition (Prices include Bins & Disposal)				
02.41	Demolition of Building Elements				
02.41.01	Demolition of Flooring/Wall Tiles	160.00	SF	0.00	\$0.00
02.41.05	Removal of Windows and Doors	2.00	EA	0.00	\$0.00
02.41.06	Removal of Roofing	1,700.00	SF	0.00	\$0.00
03.00	Division 03 00 - Concrete				
03.01	Minor Concrete Elements				
03.01.02	Concrete Slab on grade	1.00	SY/CY	0.00	\$0.00
06.00	Division 06 00 - Woods, Plastics Composites				
06.02	Wood Trim				
06.02.01	Door Casings	17.00	LF	0.00	\$0.00
06.03	Wood Deck Systems				
06.03.02	Timber Stair Risers	24.00	SF	0.00	\$0.00
06.03.03	Timber Hand/Guardrail	40.00	LF	0.00	\$0.00
07.00	Division 07 00 - Roof Assembly				
07 00	Roof Assembly	1,700.00	SF/LS	0.00	\$0.00
08.00	Division 08 00 - Doors and Window Openings				
08.01.01B	36" Exterior Door w/ Casing & Molding	2.00	EA	0.00	\$0.00
08.01.08	Shutters (See shutter schedule)	160.00	SF	0.00	\$0.00
09.00	Division 09 00 - Finishes				
09.01	Wall Finishes				
09.01.01	Masonry Plaster (Interior/Exterior)	70.00	SF	0.00	\$0.00
09.01.02	Paint (Exterior/Interior walls)	6,700.00	SF	0.00	\$0.00
09.01.03	Wall Tile (Bathroom & Kitchens)	90.00	SF	0.00	\$0.00
09.02	Floor Finishes				
09.02.01	Ceramic Tile (over concrete slabs/hardwood)	70.00	SF	0.00	\$0.00
09.03	Ceiling Finishes				
09.03.02	Prime/Paint/Stain T&G T-111 Timber Ceiling	1,700.00	SF	0.00	\$0.00
22.00	Division 22 00 - Plumbing & Sanitary				
22.01	Water Supply				
22.01.00	Plumbing Per Fixture Point	1.00	EA	0.00	\$0.00
22.01.03	Cistern Cleaning, Sanitize, Reseal	1.00	LS	0.00	\$0.00
22.03	Rain water Drainage / Catchment				
22.03.01	5" Aluminum Guttering Assembly	200.00	LF	0.00	\$0.00
22.03.02	3" PVC Pipe Drain Assembly	60.00	LF	0.00	\$0.00
26.00	Division 26 00 - Electrical Works				
26.01.03	Electrical Service Points (Outlets & Switches)	5.00	EA	0.00	\$0.00
26.01.04	Electrical Conduit System & Wiring	9.00	LS	0.00	\$0.00
26.01.05	Fixtures (Fan/Light Combinations)	9.00	EA	0.00	\$0.00
				TOTAL (\$)	\$0.00

Repair Priority Levels

Level 1 Items required for restoration of Habitable Living Conditions

Address any health, safety (Structural, Electrical & Plumbing) code deficiencies. Examples:

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- (i) Roof Repair to meet code requirements;
- (ii) Minimum Electrical and Plumbing Code requirements; and
- (iii) Matters of any Building or Building Component Structural concern.

Level 2 Items required to mitigate adverse impacts against future storm improvements. Provide essential mitigation improvements against future storms and or provide the Owner/User with Program Enhancements. Examples:

- (i) Storm Shutters; and
- (ii) Walk in Showers for age/ health condition for applicable Homeowners.

Level 3 All other Non-Essential Level 2 corrections, repairs or improvements. Examples:

- (i) Painting Exterior;
- (ii) Refurbishing metal or handrails; and
- (iii) Replacing wall tiles and base boards