



**DURATION OF PROJECT:**  
**COMPANY NAME:**  
**PHONE:**  
**EMAIL:**

**NAME:**  
**TITLE:**  
**RFB#:**  
**DATE:**

**VI HRR-00977**

**PROPERTY DESCRIPTION**

Mr. Juan Vega was present at the listed property at the time of inspection. The Applicant is currently living in the home. The house is a two-bedroom single-story building consisting of load bearing CMU walls with painted stucco supported by stem walls and slab-on-grade foundation. The pitched gable roof is wood framed with purlins, rafters, metal roof panels, fascia board, gutters and PVC downspouts. The electrical system appears to be a 100-amp meter and disconnect mounted on the building exterior with overhead service. The plumbing system consists of underground on-site water collection cistern, and on-site septic system.

**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 10-3-2022 re-inspection. The house sustained hurricane winds damaging the roof, windows, and allowed water into the home through the damaged roof. Damages occurred to the interior of the home, including doors, floors, walls and cabinets, and bathroom vanity. The damaged flooring was removed by the applicant.

**REPAIRS NEEDED ACCORDING TO THE APPLICANT**

The repairs needed according to the Applicant are as follows: The roof needs to be replaced, as well as the damaged windows, flooring, doors, cabinets, vanity and the porch and carport roofs.

**DAMAGE OBSERVED BY THE PROJECT MANAGER**

The damage observed by the Assessor are the following: Damaged main roof sheathing and rafters with active roof leaks. The roof sheathing is severely damaged, and total or partial front porch and carport roof sections were blown off. Water damaged exterior doors. Most of the windows are damaged or operators are broken. Missing egress stairs at rear hallway. Damaged cistern cover at carport floor. Storm damaged concrete post and beam connection at outdoor porch. Tilting concrete column at carport. Suspect house circuit breaker panel wiring and wall outlets/ switches after long period of water intrusion. Damaged electrical fixtures. Water damaged kitchen cabinets and bathroom vanity. Most of the floor VCT were removed by the applicant with the exception of the bathroom (which is ceramic tile). Water damaged interior doors including closet doors. Stained or peeling painted interior and exterior wall surfaces.

**REPAIRS NEEDED ACCORDING TO THE PROJECT MANAGER**

Repairs needed according to the Project Manger as following:

- Priority 1: Remove metal roof, purlin, rafters, ceiling T&G, fascia and guttering system and replace. Install new roof level bond beam. Repair/ refinish concrete to CMU transition along top face of wall. Remove tilting carport column (1Ea). Repair front porch and replace carport columns. Install low height stairs at hallway egress door with railings. Remove and replace damaged windows that meet current code and are within the manufacturer's largest standard size window that will fit within the existing frame or rough opening. Remove and replace damaged exterior doors and casement. Replace electric service panel, electric outlets, switches and light fixtures. Install 10-yr lithium-ion operate battery operated/ or wired smoked detectors. Relocate meter and disconnect to base monument. Replace cistern floor cover. Clean and waterproof cistern and refill per program 3,000-gallon approval.
- Priority 2: Remove and replace damaged kitchen cabinets including sink, faucet, and plumbing line connections. Remove existing bathroom vanity, toilet and tub and replace. Install new shutters as per program directive.

Priority 3: Remove bath floor/wall tile, kitchen backsplash and replace. Prep and install new VCT (or /Plank) flooring throughout. Remove and replace damaged interior wood doors and casement including closet bed 1/2 bi-fold doors and standard 2068 closet door. Note that several interior doors (2668 Bed1; 2668 Bed2; 2068 Bath) do not meet minimum 2'8" width and doorways shall be widened to the acceptable width as per Reconstruction -Approved Minimum Standards noted in the CDBG-DR Program. Remove and replaced damaged wood framed closet and doors. Paint interior wall, new roof ceiling and rafters. Power wash and clean exterior walls and new fascia board.

**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-00977) ADDRESS: 77 Stone Ground, Frederiksted, St.Croix, USVI	QTY	UNIT	UNIT PRICE (\$)	TOTAL (\$)
<b>02.40</b>	<b>Division 02 40 - Demolition (Prices include Bins &amp; Disposal)</b>				
<b>02.41</b>	<b>Demolition of Building Elements</b>				
02.41.01	Demolition of Flooring/Wall Tiles	210.00	SF	0.00	\$0.00
02.41.03	Demolition of Partition Walls ( Closet and trim)	168.00	SF	0.00	\$0.00
02.41.05	Removal of Windows and Doors	25.00	EA	0.00	\$0.00
02.41.05	Resize of Door opening ( CMU wall)	3.00	EA	0.00	\$0.00
02.41.05B	Remove concrete member	190.00	SF	0.00	\$0.00
02.41.06	Removal of Roofing	1,200.00	SF	0.00	\$0.00
02.41.07	Removal of Kitchen Cabinetry/Fixtures	1.00	LS	0.00	\$0.00
02.41.08	Removal of Bathroom Fixtures	3.00	EA	0.00	\$0.00
<b>02.87</b>	<b>Biohazard Remediation</b>				
02.87.01	Mold Remediation (Clean and apply anti-microbial agent to surface)	2,240.00	EA	0.00	\$0.00
<b>03.00</b>	<b>Division 03 00 - Concrete</b>				
<b>03.02</b>	<b>Structural Concrete Elements</b>				
03.02.01	Concrete Bond Beams – For Roofs & Slabs	7.00	CY	0.00	\$0.00
03.02.02	Concrete Columns (Front Porch and Carport Repair)	1.00	CY	0.00	\$0.00
03.02.04	Concrete Beams ( Front Proch Repair )	0.25	CY	0.00	\$0.00
03.02.05	Concrete Risers (Hallway egress stairs)	1.00	CY	0.00	\$0.00
<b>05.00</b>	<b>Division 05 00 - Metal Works</b>				
05.03	Formed Metal Enclosure, Cistern Cover Frame w/Cement Board	1.00	EA	0.00	\$0.00
<b>06.00</b>	<b>Division 06 00 - Woods, Plastics</b>				
<b>6.03</b>	<b>Wood Deck Systems</b>				
06.03.03	Timber Hand/Guardrail	8.00	LF	0.00	\$0.00
<b>6.41</b>	<b>Cabinetry</b>				
06.41	Kitchen Cabinetry w/Countertop	20.00	LF	0.00	\$0.00
<b>07.00</b>	<b>Division 07 00 - Roof Assembly</b>				
07.00	Roof Assembly (Note *VIHFA is supplying the Lumber as supplies last)	1,200.00	SF/LS	0.00	\$0.00
07.00A	Roof Assembly -Carport	370.00	SF/LS	0.00	\$0.00
<b>08.00</b>	<b>Division 08 00 - Doors and Window Openings</b>				
08.01.01	30" Exterior Door w/Frame,Casing &Molding	3.00	EA	0.00	\$0.00
08.01.03	30" or 32" Interior Hollow-Core Door	3.00	EA	0.00	\$0.00
08.01.04	24 or 26 " " Interior Hollow-Core Door	1.00	EA	0.00	\$0.00
08.01.04	36 or 60" Interior Bi-Fold Door	2.00	EA	0.00	\$0.00
08.01.06	Windows (See window schedule)	18.00	LS/EA	0.00	\$0.00
08.01.08	Shutters (See shutter schedule)	193.94	SF	0.00	\$0.00
<b>09.00</b>	<b>Division 09 00 - Finishes</b>				
<b>9.01</b>	<b>Wall Finishes</b>				
09.01.01	Masonry Plaster (Interior/Exterior)	224.00	SF	0.00	\$0.00
09.01.02	Paint (Exterior/Interior walls)	3,740.00	SF	0.00	\$0.00
09.01.03	Wall Tile (Bathroom & Kitchens)	100.00	SF	0.00	\$0.00
<b>9.02</b>	<b>Floor Finishes</b>				
09.02.01	Ceramic Tile (over concrete slabs/hardwood)	65.00	SF	0.00	\$0.00
09.02.02	Vinyl Tile	753.00	SF	0.00	\$0.00
<b>9.03</b>	<b>Ceiling Finishes</b>				
09.03.02	Prime/Paint/Stain T&G T-111 Timber Ceiling	1,200.00	SF	0.00	\$0.00
<b>10.00</b>	<b>Division 10 00 - Building Structures</b>				
10.01.01	Timber Partition	168.00	SF	0.00	\$0.00
<b>22.00</b>	<b>Division 22 00 - Plumbing &amp; Sanitary</b>				
22.01.00	Plumbing Per Fixture Point	3.00	EA	0.00	\$0.00
22.01.03	Cistern Cleaning, Sanitize, Reseal	1.00	LS	0.00	\$0.00
<b>22.03</b>	<b>Rain water Drainage / Catchment</b>				
22.03.01	5" Aluminum Guttering Assembly	70.00	LF	0.00	\$0.00
22.03.02	3" PVC Pipe Drain Assembly	30.00	LF	0.00	\$0.00
<b>22.04</b>	<b>Plumbing Fixtures</b>				
22.04.01	Toilets	1.00	EA	0.00	\$0.00
22.04.02	Tub/Shower Enclosure	1.00	EA	0.00	\$0.00
22.04.03	Vanity Sink, Kitchen Sink, Kitchen Facucet, Vanity Faucet	4.00	EA	0.00	\$0.00
<b>26.00</b>	<b>Division 26 00 - Electrical Works</b>				
26.01.01	Electrical Service Relocation/Base Monument	1.00	LS	0.00	\$0.00
26.01.02	New Service Panel	1.00	EA	0.00	\$0.00
26.01.03	Electrical Service Points (Outlets & Switches)	23.00	EA	0.00	\$0.00
26.01.04	Electrical Conduit System & Wiring	14.00	LS	0.00	\$0.00
26.01.05	Fixtures (Fan/Light Combinations) and wall fixtures	8.00	EA	0.00	\$0.00
26.01.06	Smoke detectors	4.00	EA	0.00	\$0.00
			<b>TOTAL (\$)</b>		<b>\$0.00</b>

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