



## **VI HRR - 00273**

### **PROPERTY DESCRIPTION**

A representative of Janice Lee was present at the listed property at the time of inspection. The Applicant is not currently living in the main part of the home; however, a family member was residing in the one-bedroom apartment. The house is a two-bedroom single-family home with lower-level unit consisting of one, one-bedroom apartment and one, studio unit. The upper level consist of standard wood framed wall construction with painted wood cladding supported by foundation walls, stem wall and slab-on-grade foundation. The pitched gable roof is wood framed with purlins, rafters, plywood, fascia board, gutters and PVC downspouts. The metal roof was blown off the roof during the storm. 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 partially 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 GECC during the 09/30/2022 re-inspection. The house received flood water and wind from the storm surge causing damage to the flooring, walls, doors, windows, ceilings, cabinets, appliances, electrical, and plumbing. The roof covering and decking was damaged by wind and water. Upper front porch destroyed.

### **REPAIRS NEEDED ACCORDING TO THE APPLICANT**

The repairs needed according to the Applicant are roof and entire interior walls to include ceilings and flooring.

### **DAMAGE OBSERVED BY THE PROJECT MANAGER**

The damage observed by the Assessor are the following: Main house interior floor and wall finishes, and fixtures have been removed and gutted out to the stud wall framing. The outdoor porch roof, columns and perimeter guardrails were blown-off by storm damage. The lower studio unit incurred some water damaged. The one-bedroom apartment incurred water intrusion, and to date was taking in water, resulting in water damaged exterior/ interior doors, kitchen and bathroom fixtures.

### **SCOPE**

Repairs needed according to the Project Manger as following:

Priority 1: Remove existing roof framing rafters, wood ceiling, fascia and guttering system. Reconstruct bedroom 2 section of the building. Remove/ repair/ replace select wood partition wall framing. Install new roof assembly. 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. Remove unsafe wood deck frame canopy at lower level. Install guard rails at front porch. Repair select stair rails at front porch. 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. Clean and waterproof cistern and refill per program 3,000-gallon approval. At lower Apartment/ Studio unit: Remove and replace damaged exterior doors and casement.

Priority 2: Replace main bathroom fixtures and finishes. Replace damaged main kitchen cabinets including sink, faucet, and plumbing line connections. Replace interior wood doors and casement including bi-fold doors. Note that several interior doors do not meet minimum 2'8" width and doorways shall be widened to the acceptable width. Install new drywall wall, insulation and prep for painted finishes. Install new shutters as per program directive.

Priority 3: Remove ceramic tiles and replace throughout. Plaster and paint new CMU walls at Bedroom 2 reconstruction. Paint interior walls, new roof ceiling and rafters. Power wash and clean exterior walls and new fascia board. At lower apartment: Remove and replace damaged kitchen cabinets including sink, faucet, and

### **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-00273) ADDRESS: 19 Whim, Frederiksted, St.Croix, USVI 00840	Priority Level	QTY	UNIT	UNIT PRICE (\$) (STX)	TOTAL (\$)
01 00	Division 01 00 - Mobilization/General Requirements					
02 40	Division 02 30 - Geotechnical Investigations					
02 40	Division 02 40 - Demolition (Prices include Bins & Disposal)					
02.41	Demolition of Building Elements					
02.41.01	Demolition of Flooring/Wall Tiles	3	1332.00	SF	0.00	\$0.00
02.41.03	Demolition of Partition Walls (20%)	1	342.00	SF	0.00	\$0.00
02.41.0A	Demolition of Wood deck cover at lower level	1	204.00	SF	0.00	\$0.00
02.41.05	Removal of Windows and Doors	2 & 3	16.00	EA	0.00	\$0.00
02.41.05A	Removal of Doors ( Apartment and Studio)	2	2.00	EA	0.00	\$0.00
02.41.06	Removal of Roofing	1	1200.00	SF	0.00	\$0.00
02.41.07	Removal of Kitchen Cabinetry/Fixtures ( Apartment Kitchen)	3	1.00	LS	0.00	\$0.00
02.41.08	Removal of Bathroom Fixtures	3	1.00	EA	0.00	\$0.00
02.87	Biohazard Remediation					
31.00	Division 31 00 - Site Clearing, Earthwork & Excavation					
31.01	Site Clearing					
31.02	Earthwork					
31.03	Excavation for Foundations and Bases (Footings)					
03.00	Division 03 00 - Concrete					
03.01	Minor Concrete Elements					
03.02	Structural Concrete Elements					
03.02.01	Concrete Bond Beams – For Roofs & Slabs	1	2.00	CY	0.00	\$0.00
04.00	Division 04 00 - Masonry Units					
05.00	Division 05 00 - Metal Works					
06.00	Division 06 00 - Woods, Plastics Composites					
06.01	Baseboards					
06.02	Wood Trim					
06.03	Wood Deck Systems					
06.03.03	Timber Hand/Guardrail	1	60.00	LF	0.00	\$0.00
06.41	Cabinetry					
06.41	Kitchen Cabinetry w/Countertop	2	48.00	LF	0.00	\$0.00
06.41A	Kitchen Cabinetry w/Countertop ( Apartment Kitchen)		12.00	LF	0.00	\$0.00
07.00	Division 07 00 - Roof Assembly					
07 00	Roof Assembly (Note *VIHFA is supplying the Lumber as supplies last)	1	1,400.00	SF/LS	0.00	\$0.00
08.00	Division 08 00 - Doors and Window Openings					
08.01.01D	30" Exterior Door w/Frame,Casing &Molding	1	3.00	EA	0.00	\$0.00
08.01.01D2	30" Exterior Door w/Frame,Casing &Molding (Apartment and Studio)	3	3.00	EA	0.00	\$0.00
08.01.03	30" or 32" Interior Hollow-Core Door	3	3.00	EA	0.00	\$0.00
08.01.04A	36 or 60" Interior Bi-Fold Door	3	1.00	EA	0.00	\$0.00
08.01.05	72" x 80 Sliding Glass Door	1	1.00	EA	0.00	\$0.00
08.01.06	Windows (See window schedule)	1	15.00	LS/EA	0.00	\$0.00
08.01.08	Shutters (See shutter schedule)	2	380.79	SF	0.00	\$0.00
09.00	Division 09 00 - Finishes					
09.01	Wall Finishes					
09.01.01	Masonry Plaster (Interior/Exterior)	3	476.00	SF	0.00	\$0.00
09.01.02	Paint (Exterior/Interior walls)	3	4,373.00	SF	0.00	\$0.00
09.01.02A	Paint (Interior walls Apartment and Studio)	3	226.00	SF	0.00	\$0.00
09.01.03	Wall Tile (Bathroom)	3	80.00	SF	0.00	\$0.00
09.01.04	Drywall wall finishes	2	2,240.00	SF	0.00	\$0.00
09.02	Floor Finishes					
09.02.01	Ceramic Tile (over concrete slabs/hardwood)	3	1,332.00	SF	0.00	\$0.00
09.03	Ceiling Finishes					
09.03.02	Prime/Paint/Stain T&G T-111 Timber Ceiling	3	1,400.00	SF	0.00	\$0.00
09.03.02A	Prime/Paint/Stain Concrete Ceiling (Apartment and Studio)	3	930.00	SF	0.00	\$0.00
10.00	Division 10 00 - Building Structures					
10.01.01	Timber Partition (20%)	1	342.00	SF	0.00	\$0.00
22.00	Division 22 00 - Plumbing & Sanitary					
22.01	Water Supply					
22.01.00	Plumbing Per Fixture Point	2	2.00	LS	0.00	\$0.00
22.01.00A	Plumbing Per Fixture Point (Apartment)	2	1.00	EA	0.00	\$0.00
22.01.02	Water Pump/Storage Tank Assembly		1.00	EA	0.00	\$0.00
22.01.03	Cistern Cleaning, Sanitize, Reseal	1	1.00	LS	0.00	\$0.00
22.02	Sanitary Waste					
22.03	Rain water Drainge / Catchment					
22.03.01	5" Aluminum Guttering Assembly	1	120.00	LF	0.00	\$0.00
22.03.02	3" PVC Pipe Drain Assembly	1	40.00	LF	0.00	\$0.00
22.04	Plumbing Fixtures					
22.04.01	Toilets	2	1.00	EA	0.00	\$0.00
22.04.02	Tub/Shower Enclosure	2	1.00	EA	0.00	\$0.00
22.04.03	Vanity Sink, Kitchen Sink, Kitchen Facucet, Vanity Faucet	2	4.00	EA	0.00	\$0.00

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22.04.03A	Vanity Sink, Kitchen Sink, Kitchen Facucet, Vanity Faucet ( Apartment)	3	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	1.00	LS	0.00	\$0.00
26.01.02	New Service Panel	1	1.00	EA	0.00	\$0.00
26.01.03	Electrical Service Points (Outlets & Switches)	1	34.00	EA	0.00	\$0.00
26.01.04	Electrical Conduit System & Wiring	1	38.00	LS	0.00	\$0.00
26.01.05	Fixtures (Fan/Light Combinations) and wall fixtures	1	6.00	EA	0.00	\$0.00
26.01.06	Smoke detectors	1	6.00	EA	0.00	\$0.00
				<b>TOTAL (\$)</b>		<b>\$0.00</b>

**Repair Priority Levels**

LOCATION		STX
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**Level 1** Items required for restoration of Habitable Living Conditions

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

- (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