

Condition of Home – Major Fire Damage

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- Major structural components of roof and ceiling damaged
- Damage and charring is significant
- Damage was only half-heartedly repaired at the time of the fire
- Likely damage to walls and floor structure that is unseen at this time



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- Roof framing was nowhere near to within current code requirements prior to fire
 - Note 2x4 rafters and 1x6 ridge beam
- Only ~50% of the 2x4 rafters were repaired and were only repaired with a 2x4 scab
- As much as 65% of the home will have to be dismantled and rebuilt to current code



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- Email quote from Ben Feldt, PE: “This Sharon roof needs to be completely replaced, that is not a stretch to say. Then I could probably make a case for replacing the ceiling as well either based on fire damage or for being overspanned.” And if we crawled below the house (assuming it’s a crawlspace house) we’d more than likely find numerous areas that need reinforcement which is not uncommon. Many of these old houses have framing that is undersized by today’s standards and codes. Hold-downs and proper attachment to foundations is also an issue with old pier-and-beam houses.”

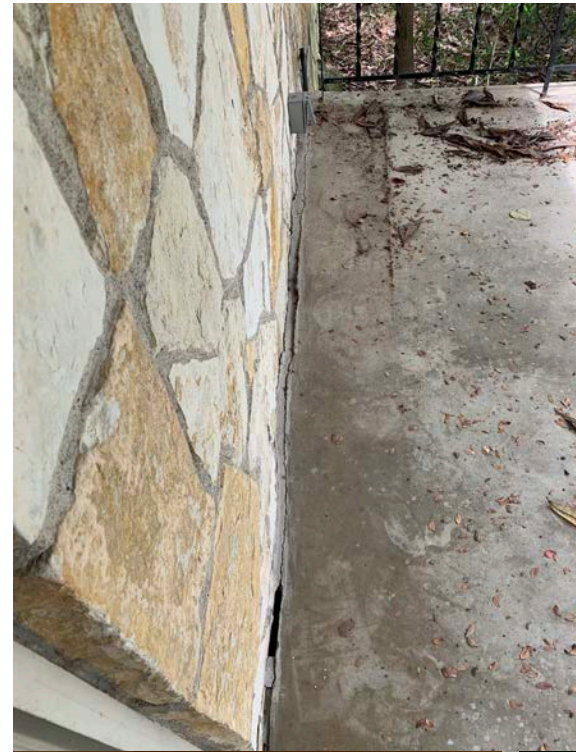


Costs of Rehabilitation

The home will have to undergo major, significant, and costly rehabilitation simply to make it livable by today's standards

Expected Work Necessary to Bring Home Up to Code

- Asbestos abatement per EPA guidelines
- Replace railings at porch and steps
- Replace all windows
- Replace all insulation
- Repair front porch that is separated and cracking badly where it meets the stone
- Remove non-conforming addition at rear
- Repair all damage from fire will require the following:
 - Remove and replace entire roof structure, including porch
 - Remove and replace most of the ceiling structure
 - Remove and/or replace floor joists
 - Remove and repair or replace damaged wall structure



Costs to Bring Home Up to Code: **\$229,365**

CATEGORY	ITEM	Est. Cost
Fire damage	roof demo	\$ 10,000
	roof framing/decking	\$ 12,500
	framing material	\$ 7,500
	metal roof	\$ 16,000
	replace insulation	\$ 7,000
	gutters	\$ 3,000
	paint fascia, soffits	\$ 3,500
Code/Inspection issues	railing	\$ 5,000
	electrical	\$ 5,000
	replace windows	\$ 12,500
	asbestos popcorn removal/abatement	\$ 7,500
	ceiling drywall replacement	\$ 6,500
	lower grade in back and side yards	\$ 7,500
	repair land/hardscaping at lowered grade	\$ 10,000
	visitability	\$ 6,000
	energy	\$ 5,000
Basic finishes	refinish floors	\$ 6,400
	repair cabinetry	\$ 2,500
	repair/repaint rotten siding	\$ 3,500
	paint replaced drywall & trim	\$ 6,500
Structural	foundation leveling/shoring	\$ 18,000
	floor framing strengthening	\$ 8,500
Subtotal		\$ 169,900
GC Fee		\$ 59,465
TOTAL		\$ 229,365