

# VCI – Post Storm (Helene) Damage & Assessment Report (9/27/24-10/4/24)

10/4/24 – last updated – 12:20pm/ revised 2:16pm (highlighted)

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Personnel known safe: 9.29.24 – Jessica, Calder, Julie, Israel, Elva, Sara

Jessica has been answering calls from main line that was call forwarded to her Mothers home in Boone.

All reports (media/ Calder) indicate that roadway access to Beech Mountain remains inaccessible. No power on the mountain, no cell towers operating.

## I. Resort Storm Damage – Direct/ indirect reports

1. **4-Seasons** – Few damages noted below under initial cursory inspection by onsite team.
  - Small water leak noted in main water line within the unimproved storage section adjacent to the lobby restrooms.
  - Broken door closure – at stairway entrance.
  - Broken light fixture in hallway between 101 & 103
  - Visible shingles missing off the building front between units 201 and 220
  - Unit 316 sustained leak through ceiling, causing damages to floors, ceilings, saturated major appliances. Awaiting roofer to review main roof for damages with attention above this unit.
  - Unit 300 apartment, sustained leaks around the chimney. Check flashing?
  - Restaurant had 1 window blown out/ light water entry.
  - Reset fire alarm/ phone system and checked for operation

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2. **Beech Manor** – No unit damage found on initial walk through inspection.
  - Unit 7 was noted to be musty, so team added a dehumidifier as that unit sits above an underground spring.
  - We will have the roof inspected to ensure no damage is present.

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3. **Southcrest Overlook** – Sarah sent owner made video on Saturday showing heaving rain, water flowing through parking lot between each building. (video)

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Noted initial reports of:

## E. Building

- E301-leak reported by rental guest before they left during storm. Mgt has no code to enter to confirm damages. \*Roofer is scheduled to review all roofs and with attention to E-Building above 301.
- 302 – light ceiling cracks noted. No moisture was identified. Could be from storm or settling.
- Units with access to mgt had no damage.

## F. Building

- 301 & 102 – no code to access units by Mgt.
- No other damage noted on cursory walk-through

## G Building

- 201, 102, 202 – no access code to units by Mgt.
- Otherwise, no noted damages reported

## H Building

- No unit reviewed as Mgt had no Access code for 101/ 201/ 102/ 202

## I Building

- No access code for 201
- Other units were okay as advised by owner or through walk through review.

## SCO NOTES FOLLOWING SPECIAL BOARD MEETING:

- Check for possible roof damage-shingles missing on E. Building above
- Review chimney caps for security. Pieces of chimney found below building/ not known if SCO or another complex nearby?
- Crawlspace/ basement – vents blown out/ need replacement, heaters may need to be replaced and/ or tested, along with thermostats due to heavy water flow/ must ready for cold temps.
- New plastic sheathing will need to be installed vertically by pipes from west end of crawlspace to separate exposed pipe from freezing this winter.
- Heavy wash outs along entrance road, hill and landscaping. Review for apparent washout near building structure or deck/ entranceway posts. If found severe, need to have engineer review.

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4. **Southcrest Beech** -Cursory review – little visible damage. Awaiting roofer to verify no damages occurred to roof system. Onsite VCI staff assessed property and walked available units 10/3 & 10/4.
    - Units that we had access to were noted as no damage identified.
    - Units we *could not* access were: Bldg A unit: 1, 2, 4, / Bldg B unit 1. Our staff has reached out to each owner to advise we had no access to review for damages.
    - Working to Test drinking water from each of 3 wells/ Both SCO and SCB share well water\*test at 3 well heads and also in each unit where different well services buildings.
    - 2- trees have fallen. Looking at trimming some libs that may pose issue to siding due to closeness and wind causing contact.
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5. **Northcrest Condo** – Cursory review indicates no building damage. Roofer to check for potential roof system damages. Staff walked all 4 units and found no damage.
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### 6. **Individual Homes/ Condos-multiple**

- a. **Klonteska C3** – broken window in master bedroom – Plastic was installed to help prevent wind driven rain/ water infiltration. **Deck has some damage from tree strike**. No other damage was indicated during initial walk through. This may fall under HOA responsibility/ insurance since a tree on property struck the deck/ unit window causing damage.
- b. **Klonteska A6** – **light cracks in ceiling & laundry closet**.
- c. **Klonteska B5** – **No code/ key to basement**
- d. **Klonteska -other units do not indicate any damage.**
- e. Lakeledge – Trees down in driveway. Small tree top on deck-no damage. Propane tank base was washed out, causing it to roll and crimp the gas line. Gas was cut off.
- f. Tundra Swan – Tree down in back yard
- g. Altitude Adjustment – Small tree down in driveway. Gully formed in driveway from heavy rain run-off.
- h. Mariah #3 – waiting assessment
- i. Carolina N C-101 – awaiting assessment
- j. Cedar Village C5 - Okay