

National Park Service
Virgin Islands National Park | Caneel Bay
Structural Assessment Report



Building: 28 Caneel Beach Units 26-29

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete	Slab surface cracking observed in units 28 and 29.
Walls (Structural)	Stone / Concrete / Steel Columns	
Walls (Non-Structural)	Wood/Masonry (CMU)/Concrete	Some infill walls were previously demolished and reframed with steel studs for a prior renovation which was underway and paused. Remaining concrete infill walls had cracks.
Roof	Concrete	Roof intact.
Stairs/Railings	Concrete / Aluminum	Concrete stair nosing cracked/failing.

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Building: 26 Caneel Beach Units 30-35, 40-45

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 2

Number of Residential Units: 12

Type: Attached

Component	Material	Notes
Floor	Concrete	Slab edges deteriorated between units 31, 31, 32, and 33.
Walls (Structural)	Concrete	Moisture wicking into bottom 2' of each concrete bearing wall. Spalling at embedded electrical outlets from moisture wicking. Column cracked between units 34 and 35 on east side.
Walls (Non-Structural)	Concrete / Wood	Concrete walls at mechanical room over low roof are severely cracked. Steel columns around opening in the low roof have severely corroded and failed. Missing blocks at open CMU partition at north corner, room 39. Exterior plywood mechanical chase failed in multiple locations. Rotten wood noted at wood frames around exterior doors and windows.
Roof	Concrete	
Stairs/Railings	Concrete / Ornamental Masonry Railing	Ornamental masonry railings deteriorated at 41 and 42. Concrete caps on masonry railings deteriorated at all units.

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Component	Material	Notes
Pergola	Wood	Wood pergola framed to building on beach (west) side. Pergola has failed along length of building.

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Building: 27 Caneel Beach Units 36-39, 46-49

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 2

Number of Residential Units: 8

Type: Attached

Component	Material	Notes
Floor	Concrete	Exterior slab at unit 46 delaminated on porch.
Walls (Structural)	Concrete	
Walls (Non-Structural)	Concrete / Wood	Concrete walls at mechanical room over low roof are severely cracked. Steel columns around opening in the low roof have severely corroded and failed. Missing blocks at open CMU partition at north corner, room 39. Exterior plywood mechanical chase failed in multiple locations. Rotten wood noted at wood frames around exterior doors and windows.
Roof	Concrete	
Stairs/Railings	Concrete / Wood Railing	2 nd floor balconies have open CMU railings with cracked and decaying rebar precast concrete cap. Wood railings at stairs failed.
Pergola	Wood	Wood pergola framed to building on beach side. Pergola has failed along length of building.

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Building: Caneel Beach Phone Booth

Structural Assessment: Structurally Sound

Primary Occupancy: Guest Services

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Wood	
Walls (Non-Structural)	N/A	
Roof	Wood framed/ Wood shingles	Roof has deteriorated, causing seat to deteriorate.

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COTTAGE POINT



Building: 29 Cottage Point Units 50-51

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	Signs of efflorescence with stalactites at underside of porch slab.
Walls (Structural)	Concrete / Steel Posts	Unable to verify condition of steel pipes where they framed into wall.
Walls (Non-Structural)	Light Gage Metal Framing	The light gage metal framing appears to be a renovation that started post hurricane damage and was abandoned prior to completion.
Roof	Concrete / Membrane	Spalling at underside of concrete roof where ceiling finishes had been removed. Unable to determine extent of spalls where finishes remained. Signs of previous renovations which cut back the wall creating a longer beam span. It is unknown if this modification with properly designed.
Stairs/Railings	Wood Railings / Benches	Wooden benches and railings on south side have failed. Posts under porch concrete slab are notched.

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Building: 30 Cottage Point Units 52-53

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete / Steel Posts	Unable to verify condition of steel pipes where they framed into wall.
Walls (Non-Structural)	Light Gage Metal Framing	The light gage metal framing appears to be a renovation that started post hurricane damage and was abandoned prior to completion.
Roof	Concrete / Membrane	Spalling at underside of concrete roof where ceiling finishes had been removed. Unable to determine extent of spalls where finishes remained. Signs of previous renovations which cut back the wall creating a longer beam span. It is unknown if this modification with properly designed.
Stairs/Railings	Wood Railings / Benches	Wooden benches and railings on south side have failed. Posts under porch concrete slab are notched.

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Building: 31 Cottage Point Units 54-55

Structural Assessment: Structurally Unsound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete / Steel Posts	Unable to verify condition of steel pipes where they framed into wall.
Walls (Non-Structural)	Wood Framing	Partitions previously demolished.
Roof	Concrete / Membrane	Significant spalling at underside of concrete roof slabs. Multiple beams cracked. Previous renovations cut back the wall creating a longer beam span. It is unknown if this modification with properly designed.
Stairs/Railings	Wood Railings	Wooden railings deteriorated.

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Building: 32 Cottage Point Units 56-57

Structural Assessment: Structurally Unsound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete / Steel Posts	Unable to verify condition of steel pipes where they framed into wall.
Walls (Non-Structural)	Wood Framing	Partitions previously demolished.
Roof	Concrete / Membrane	Significant spalling at underside of concrete roof slabs. Beam cracked. Previous renovations cut back the wall creating a longer beam span. It is unknown if this modification with properly designed.
Stairs/Railings	Wood Railings	Wooden railings deteriorated.

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Building: 33 Cottage Point Units 58-60

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 3

Type: Attached

Component	Material	Notes
Floor	Concrete	Balcony slab cracked.
Walls (Structural)	Concrete / Steel Posts	
Walls (Non-Structural)	Wood Framing	Partitions previously demolished.
Roof	Concrete / Membrane	Cracks in roof overhang and ceiling between units.
Stairs/Railings	Aluminum Railings Concrete Steps	Concrete steps leaning due to corrosion of steel post.

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Building: 34 Cottage Point Units 61-63

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 3

Type: Attached

Component	Material	Notes
Floor	Concrete	Exterior cantilevered concrete slab at Unit 61 shows signs of hairline cracks throughout the slab. Unable to access underside of slab for further investigation.
Walls (Structural)	Concrete	Minor concrete cracking with signs of previous repairs observed. Spalled concrete at breezeway. Moisture pockets observed.
Walls (Non-Structural)	Wood Framed / Open CMU Walls	CMU wall collapsed.
Roof	Concrete with Wood Infill / Membrane	2x wood infill with plywood sheathing at breezeway roof. Elsewhere is concrete roof. Moisture pockets observed.
Stairs/Railings	Concrete	Concrete steps from Unit 63 to north porch is damaged. Deck missing from Unit 62 creating large drop from north door.
Retaining Wall	Stone	Stones missing at stone retaining wall.

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PARADISE BEACH



Building: 96 Cottage 7 Unit 7A

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1 with crawlspace

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	Slab separation/cracking along entire north side.
Walls (Structural)	Concrete	Concrete cracks around north window.
Walls (Non-Structural)	Wood	
Roof	Concrete	
Stairs/Railings	Wooden Steps / Aluminum Railing	Wooden steps deteriorated and leaning.
Sidewalk	Concrete	

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Building: 36 Cottage 7 Units 7B-7F

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 2 with basement under mechanical area

Number of Residential Units: 5

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Concrete columns on beach side (NW) of building show signs of minor cracking and spalling on the 1 st and 2 nd floor. Cracks at exterior concrete wall of unit 7D and 7B.
Walls (Non-Structural)	Wood	Wood finishes show signs of severe termite activity.
Roof	Concrete	Minor cracks in concrete roof overhang
Stairs/Railings	Concrete / Aluminum Railing	Exterior floating stairs near units 7F and 7B show signs of damage to the treads and hanging support rods. Aluminum railings at perimeter of second floor are damaged and missing. The railings relied on canvas infill within the aluminum frame to provide fall protection. Most of the canvas panels are gone.
Sidewalk	Concrete	
Basement	Concrete	Standing water in basement. Potential wall cracks (unable to access due to water).

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Building: 35 Paradise Beach Units 64-66

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 3

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Minor concrete cracking, some cracks show signs of previous repairs. Spalled concrete at breezeway. Potential soil loss at foundation support for Unit 65 NW wall.
Walls (Non-Structural)	Wood Framed / Open CMU Walls	Open CMU wall at breezeway.
Roof	Concrete and Wood/ Membrane	Wood framed roof over Unit 66 porch. Roots growing from ceiling in Unit 65 (unable to access interior of unit) Vegetation on roof. Moisture pockets in paint at underside of roof overhang. Roof cracks.
Stairs/Railings	Wood	
Deck	Wood	Wood framed deck north side of Unit 65.

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SCOTT BEACH



Building: 37 Scott Beach Units 67-70

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete	Efflorescence with stalactites forming at bottom of west concrete porch edge. Vegetation growth.
Walls (Structural)	Concrete	Concrete spalled at exterior wall between units 69 and 70. Signs of termite activity. Efflorescence with stalactites forming at bottom of east walls.
Walls (Non-Structural)	Metal Framed Window Wall / Stone Veneer End Wall	Vegetation grown on stone veneer wall.
Roof	Wood Framed / Metal Sheathing	Roof collapsed completely at Unit 67. Partial roof collapse for Units 68, 69, and 70.
Stairs/Railings	Concrete	

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Building: 38 Scott Beach Units 71-74

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete	Vegetation growth.
Walls (Structural)	Concrete	Beam pocket damage at rear wall of unit 74. Signs of termite activity. Efflorescence with stalactites forming at bottom of east walls.
Walls (Non-Structural)	Metal Framed Window Wall	
Roof	Wood Framed / Metal Sheathing	Roofs collapsed.
Stairs/Railings	Concrete	

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Building: 39 Scott Beach Units 75-78

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete	Vegetation growth.
Walls (Structural)	Concrete	Beam pocket damage at front wall of unit 75. Signs of termite activity. Efflorescence with stalactites forming at bottom of east walls. Concrete bearing walls were covered with drywall for architectural cladding.
Walls (Non-Structural)	Metal Framed Window Wall	
Roof	Wood Framed / Metal Sheathing	Roof collapsed completely at Unit 75. Partial roof collapse for Units 76, 77, and 78.
Stairs/Railings	Concrete	Railings deteriorated.

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Building: 40 Scott Beach Units 79-82

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Concrete spall at end walls (exterior walls of units of 79 and 82). Signs of termite activity.
Walls (Non-Structural)	Metal Framed Window Wall	Blown out exterior partition wall at Unit 81, west side.
Roof	Wood Framed / Metal Sheathing	Roof collapsed for all units.
Stairs/Railings	Concrete	

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Building: 41 Scott Beach Units 83-86

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1 with Crawl Space

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete	Standing water observed in crawl space below building.
Walls (Structural)	Concrete	Concrete spall at exterior wall between units 83-84. Signs of termite activity. Efflorescence with stalactites forming at bottom of east walls.
Walls (Non-Structural)	Metal Framed Window Wall	Missing stones at stone veneer wall on exterior side of Unit 86.
Roof	Wood Framed / Metal Sheathing	Roof collapsed for all units.
Stairs/Railings	Concrete	

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Building: 101 Scott Beach Restroom

Structural Assessment: Structurally Sound

Primary Occupancy: Public Restroom

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Concrete spall adjacent to door on east side.
Roof	Wood Framed / Wood Shingles	Rafter Deterioration at exterior overhang at NW corner.

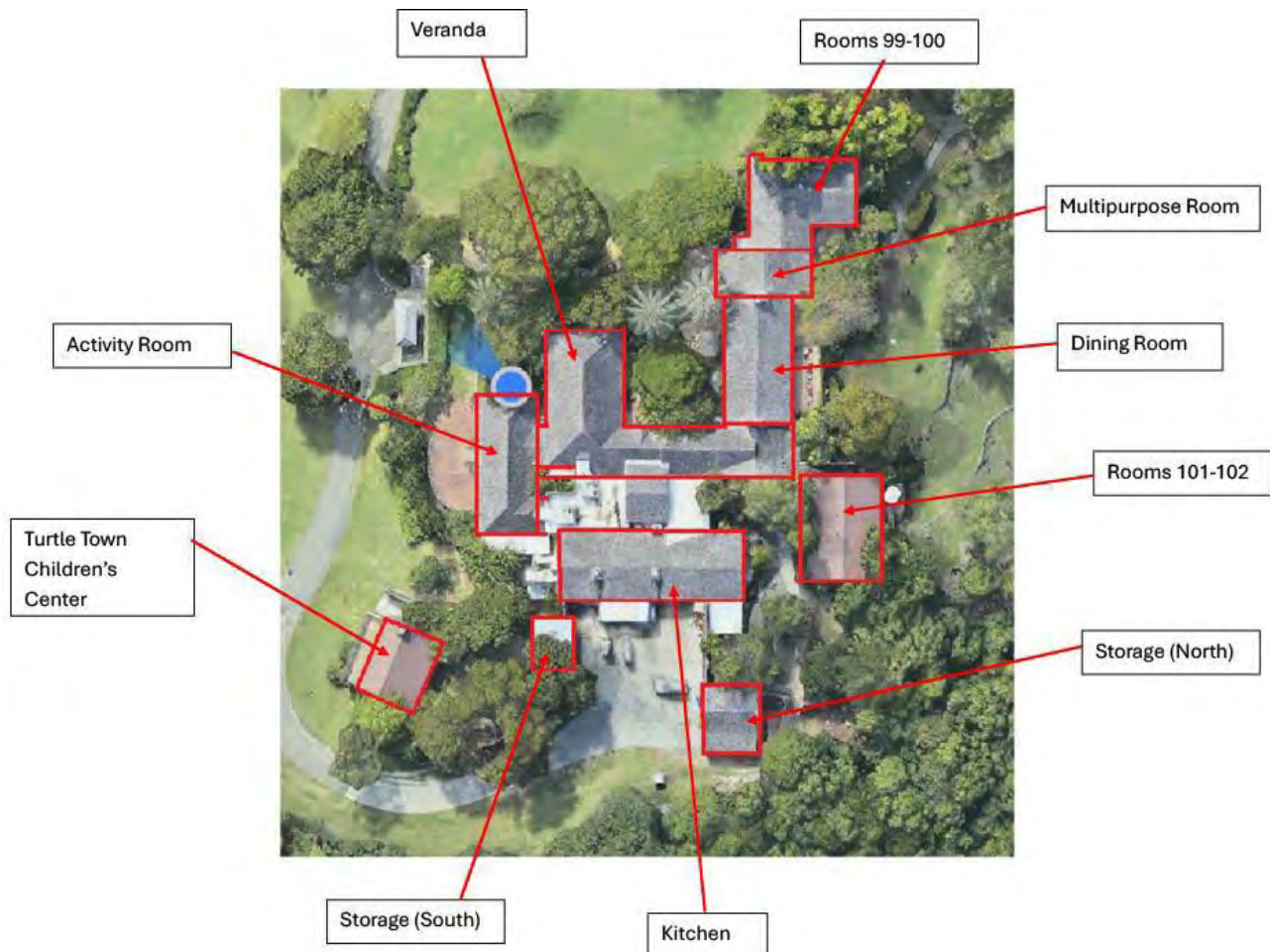
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TURTLE BAY



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Building: 42 Turtle Bay Beach Units 87-98

**Structural Assessment: Potentially Repair or
Rebuild**

Primary Occupancy: Dwelling

Number of Stories: 2

Number of Residential Units: 12

Type: Connected

Component	Material	Notes
Floor	Concrete	Potential rebar reflective cracking in balcony slab of unit 96.
Walls (Structural)	Concrete Stone end walls	Spalling on concrete columns at unit 92. Cracking at roof bearing in unit 93.
Walls (Non-Structural)	Wood and Windows	Windows blown out in several units.
2nd Floor	Concrete	Spalling and exposed rebar at edge of concrete slab where railing attached (units 95, 96, and 98).
Roof	Wood framed/ Metal	Roof collapsed on all second floor units except 98.
Stairs/Railings	Concrete / Wood Railings	Railing connections to slabs have failed. Concrete steps are several deteriorated, cracked, and rebar is significantly corroded.
Sidewalk	Concrete	