

Westlight Condominium Water Loss

CASE STUDY

LOSS DETAILS

The loss at Westlight Condominium was caused by a hot water line break on the 6th floor. The water damage affected 10 units, common areas, and a shared wall with the DC Public Library.

A builder defect caused the pipe to burst. The defect was caused by the pipes being glued together with glue that did not support the hot water temperature. C&C Complete Services was called for 3 additional condominium losses due to this same defect.

The developers sister building suffered a similar loss due to a glued defective pipe. C&C Complete Services performed emergency services as well as reconstruction on this apartment complex as well.

MITIGATION AND RECONSTRUCTION CHALLENGES

The Westlight Condominium complex is a luxury building with custom flooring, cabinets, appliances, and more. This unique building has 71 units with 71 different floor plans. All ten units in this first job have different floorplans which required individual scopes and drawings.

Homeowners are politicians and well-known business people who expect privacy and security. Kamala Harris lived in the building prior to serving as Vice President of the United States.

Water damaged custom wall-to-wall floors that were uniquely installed throughout each unit under kitchen cabinets, refrigerators, dishwashers, and pantries. This flooring required special floor removal executed with extreme care since it was installed with the assumption that it would never be removed.

The mitigation and reconstruction took 11 weeks to complete due to the complexity in the scope including the residential condominiums as well as the apartment building.

C&C Complete Services worked with multiple parties to repair the damage caused by the defect in both buildings including:

- JBG Residential
- Westlight Condominium Property Management
- Eastbanc (Developer)
- DC Public Library

AT A GLANCE

Details

- Job D22-0435-W
- CS – D22-0435-S
- Sales Person
Katie Halfhill
- Project Manager
ES – Jose Alvarenga
CS – Pablo Chavez
- Total Cost
ES – \$94,645
CS – \$103,471
- Subcontractors:
Sunbelt
Lux Flooring
EACH Construction



westlight

EastBanc

