

ARC/FEMA Damage Assessment Pocket Guide

<p>DESTROYED <i>Residence is a total loss, repairs not feasible</i></p> <p>Single Family/Apartment Criteria Complete failure of 2 or more major structural components (collapse of basement walls, foundation, load-bearing walls, or roof) Only foundation remains Requires immediate demolition or removal because of disaster-related damage or confirmed imminent danger (impending landslides, mudslides, or sinkholes)</p> <p>Manufactured Home Criteria Frame is bent, twisted, or otherwise compromised Roof covering missing and structural ribbing has collapsed for the majority of the roof system Water line above the floor system</p>	<p>MAJOR <i>Residence sustained significant structural damages, requires extensive repairs</i></p> <p>Single-Family/Apartment Criteria Failure or partial failure to structural elements of the roof over required rooms to include rafters, ceiling joists, ridge boards, etc. Failure or partial failure to structural elements of the walls to include framing, sheathing, etc. Failure or partial failure to foundation to include crumbling, bulging, collapsing, horizontal cracks of more than 2" wide, shifting of the residence on the foundation of more than 6" Water line above 18" in an essential living space, or above the electrical outlets, or water line on the first floor of a residence with a basement</p> <p>Manufactured Home Criteria Displaced from the foundation, block or piers, and other structural components have been damaged Water has come into contact with the floor system to include belly board insulation, duct work, and subflooring</p>
<p>MINOR <i>Damage that does not affect structural integrity of the residence</i></p> <p>Single-Family/Apartment Criteria Non-structural damage to roof components over essential living space (large areas of shingles, or roof covering, fascia board, soffit, flashing, skylight) Non-structural damage to interior wall components (drywall, insulation); exterior components to include house wrap, missing doors, broken window framings; substantial loss of exterior covering (missing siding, vinyl, stucco, etc.) Multiple small vertical cracks in the foundation Chimney damage (tilting, fallen, cracks, separated from structure) Damage to or submersion of mechanical components (furnace, boiler, hot water heater, HVAC, etc.) Damage or disaster related contamination to private well or septic system Water line up to 18" in essential living space</p> <p>Manufactured Home Criteria No structural damage, not been displaced from the foundation Non-structural components have sustained damage (windows, doors, wall coverings, roof, bottom board insulation, ductwork, and/or utility hook-up) Water line is below the floor system HVAC is impacted</p>	<p>AFFECTED <i>Minimal damage to the exterior and/or non-essential basements</i></p> <p>Single-Family/Apartment Criteria Partial missing shingles or siding Cosmetic damage (paint discoloration, loose siding) Broken screens Gutter damage and debris Damage to attached structure (porch, carport, garage, outbuilding not for commercial use) Damage to landscaping, retaining walls, downed trees that do not affect access to the residence Any water line in the crawl space or basement when essential living space or mechanical components are NOT damaged or submerged</p> <p>Manufactured Home Criteria Cosmetic damage only, including damage to porch, carport, garage, and/or an outbuilding not for commercial use, etc. Frame is not bent, twisted, or otherwise compromised Skirting is damaged</p>
<p>INACCESSIBLE AREAS CRITERIA Homes that are inaccessible by reasonable means due to disaster related loss of access (bridge out, road flooded/blocked by landslide, mudslide, severe erosion, washed out, etc.). If homes can safely be reached by another route, they should not be considered inaccessible. Inaccessible is used to denote homes that cannot be accessed or viewed at the time of the assessment. If lack of access is temporary and damage is viewable, assign the appropriate damage category. Individual apartment units that are not habitable due to damage to lower floors may also be considered.</p> <p>Essential living space definition - Occupied bedrooms, bathrooms, kitchen and/or living room. Recreational and other common areas of the basement are non-essential living space and assessments and damage should be evaluated as though the basement is unfinished. When accompanying casework during an interior inspection, DA will record the level of damage using the same depth of water level measurements shown for flood assessment contained with the major and minor categories.</p>	