

RESIDENTIAL SDE DAMAGE INSPECTION WORKSHEET

Purpose of the Residential SDE Damage Inspection Worksheet

The purpose of this worksheet is to collect field data following a disaster to develop an inventory of substantially damaged residential structures. This form should be used when conducting an assessment on a residential property (single-family, row or town houses, duplexes, manufactured houses).

For detailed instructions and additional guidance on collecting and recording SDE data, see Section 9 of [FEMA's SDE Field Workbook](#).

For detailed information on residential structure attributes including foundation types, roofing, exterior finish types, and HVAC, see Section 10.1 of [FEMA's SDE Field Workbook](#).

Residential

SDE DAMAGE INSPECTION WORKSHEET

Single-Family, Town or Row House (Site Built Residences), or Manufactured House

Address: _____

SDE ADDRESS Tab

Subdivision / Community Information

Subdivision: _____ Parcel Number: _____

Lot Number: _____ Elevation of Lowest Floor: _____ Datum: _____

Community Information

NFIP Community ID: _____ NFIP Community Name: _____

Latitude: _____ Longitude: _____

Building Address

Owner First Name: _____ Owner Last Name: _____

Street Number: _____ Street Name: _____ Street Suffix: _____

City: _____ State: _____

County/Parish: _____ Zip: _____

Phone: _____ Cell Phone: _____

Mailing Address

Check here if same as building address: _____

First Name: _____

Last Name: _____

Street Number: _____ Street Name: _____ Street Suffix: _____

City: _____ State: _____

County/Parish: _____ Zip: _____

Phone: _____ Cell Phone: _____

SDE STRUCTURE / DAMAGE / NFIP INFO Tab

Structure Attributes / Information

Residence Type: Single Family Town or Row House Manufactured House

Foundation: Continuous Wall w/Slab (Standard) Basement Crawlspace
 Piles Slab-on-Grade Piers and Posts

Superstructure: Stud-Framed (Standard) Common Brick ICF Masonry

Roof Covering: Shingles – Asphalt, Wood (Standard) Clay Tile Standing Seam (Metal)
 Slate

Exterior Finish: Siding or Stucco (Standard) Brick Veneer EIFS
 None – common brick, structural

HVAC System: Heating and/or Cooling None

Story: One Story (Standard) Two or More Stories

Structure Information

Year of Construction: _____

Quality of Initial Construction: Low Budget Average Good Excellent

When estimating structure quality, it is important to remember that the quality of the construction refers to the quality when the home was initially constructed. It does not refer to the current quality level of the home, which may have been impacted by poor maintenance by the homeowner.

Residence Information (if needed):

Inspector / Damage Information

Inspector's Name: _____ Inspector's Phone: _____

Date of Inspection (mm/dd/yyyy): _____ Date Damage Occurred (mm/dd/yyyy): _____

Cause of Damage: Fire Flood Flood and Wind Seismic Wind Other

Cause of Damage (if "Other" is selected):

SDE STRUCTURE / DAMAGE / NFIP INFO Tab

Damage Undetermined: _____ (check here and check the reason below):

_____ No Physical Damage Sustained _____ Vacant / Property _____ Resident Refused Inspection
_____ Address Does Not Exist _____ Other (Explain)

Duration of Flood: _____ Hours _____ Days

Depth of Flood Above Ground (estimated to nearest 0.5 foot): _____

Depth of Flood Above Lowest Floor (estimated to nearest 0.5 foot): _____

NFIP / Community Information

FIRM Panel Number: _____ Suffix: _____ Date of FIRM Panel (mm/dd/yyyy): _____

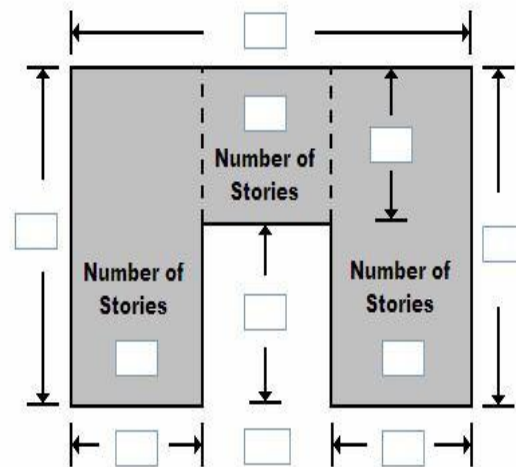
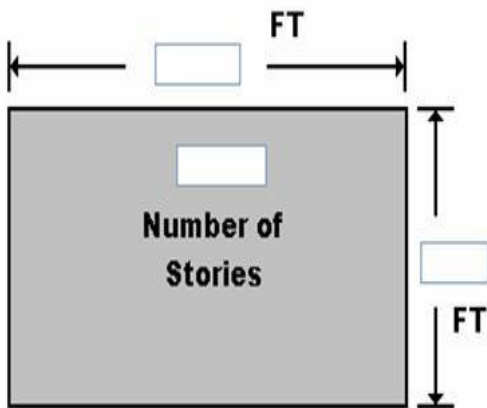
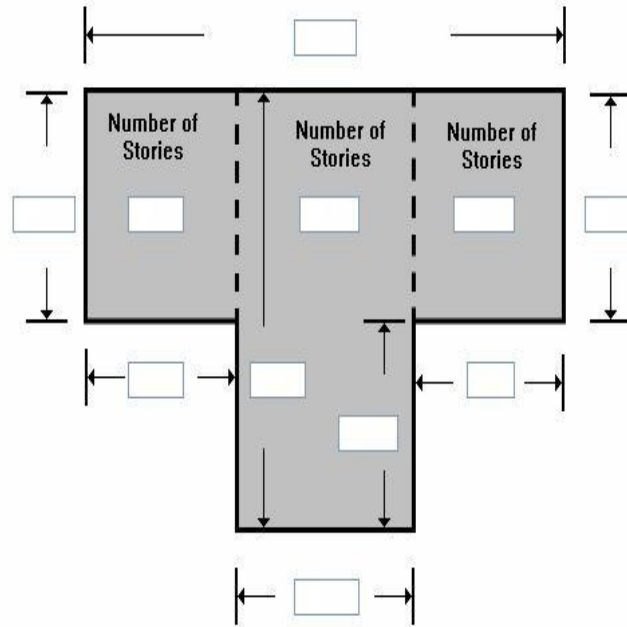
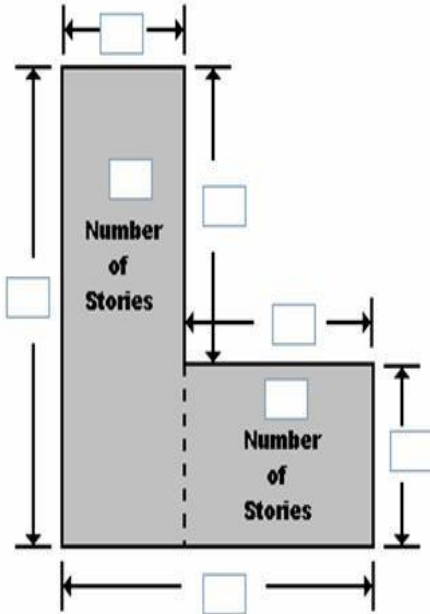
FIRM Zone: _____ Base Flood Elevation: _____

Regulatory Floodway: ___ Yes ___ No ___ Possible

Community Information (if needed):

COST Tab

Select appropriate diagram of structure footprint and enter structure dimensions and the number of stories:



COST Tab

Square Footage

Base Cost per Sq Ft.: _____ Total Square Footage: _____

Geographic Adjustment: _____

This is a factor which modifies the base cost. When using a locally developed base cost, use a geography adjustment factor of 1.

Cost Adjustments

<u>Single-Family House</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Item Cost</u>
Roofing		Sq Ft		
Heating / Cooling		Each		
Appliances		Each		
Fireplaces		Each		
Porch / Breezeways		Sq Ft		
Garage		Sq Ft		
<u>Manufactured House</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Item Cost</u>
Expando		Sq Ft		
Carport		Sq Ft		
Open Porch		Sq Ft		
Enclosed Porch		Sq Ft		
Decks		Each		
Skirting		Sq Ft		
Fireplaces		Each		

COST Tab

Additional Cost Adjustments

<u>Adjustments</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Item Cost</u>

Cost Data Reference (source or name):

Cost Data Date: _____

Note: The computed **Actual Cash Value (ACV)** for the structure will be calculated once the square footage, base cost, cost adjustments, costs add-ons, and depreciation percentage are entered into the SDE tool.

Depreciation Rating (*the following page provides a description for each rating*)

___ 1. Very Poor Condition ___ 2. Requires Extensive Repairs ___ 3. Requires Some Repairs
___ 4. Average Condition ___ 5. Above Average Condition ___ 6. Excellent Condition ___ 7. Other

Depreciation Percentage (if 'Other' selected for Depreciation Rating): _____

Depreciation Explanation (if 'Other' selected for Depreciation Rating):

Table 3-5: Depreciation Ratings – Residential Structures

Depreciation Rating	Description	Depreciation Value
1	Very Poor Condition. The structure is dilapidated and deteriorating. The residence is uninhabitable and most likely abandoned.	88.9%
2	Requires Extensive Repairs. The residence can be inhabited, but is in need of extensive repairs and maintenance.	66.5%
3	Requires Some Repairs. The residence requires some repair and maintenance.	38.8%
4	Average Condition. There is normal wear on the house, but no signs of major repairs or maintenance needed.	24.2%
5	Above Average Condition. Little visible wear on the structure, but it is not considered “brand new.” Most functional value is remaining.	13.4%
6	Excellent Condition. Structure was recently built (2 years old or less). There is no visible deterioration. This condition is rare in structure inventories and should be reserved for only brand new structures that have all functional value remaining.	2.9%
Other	Determined by inspector (must provide a reason in pop-up Depreciation Explanation window).	Value defined by user

Please note that this page is supplemental and does not need to be submitted.

ELEMENT PERCENTAGE Tab

Note: The inspector needs only enter the % **Damaged** data here. The data in the Element %, Item Cost, and Damage Values columns will be populated based on the selected attributes once all the data are entered into the SDE tool.

Residence Type: ____ Single-Family (SF) House ____ Townhouse ____ Manufactured House (MH)

<u>Item</u>	<u>% Damaged</u>	<u>Element %</u>	<u>Item Cost</u>	<u>Damage Values</u>
Foundation (not required for MH)				
Superstructure				
Roof Covering				
Exterior Finish				
Interior Finish				
Doors and Windows				
Cabinets and Countertops				
Flood Finish				
Plumbing				
Electrical				
Appliances				
HVAC				
Skirting / Forms Piers (MH only)				

SDE OUTPUT SUMMARY Tab – Optional User Entered Data

Professional Market Appraisal: _____

Tax Assessed Value: _____ **Tax Factor Adjustment:** _____

Adjusted Tax Assessed Value: _____

Contractor’s Estimate of Damage: _____

Community’s Estimate of Damage: _____