The purpose of this report is to evaluate the impact of flood insurance and flood mitigation on the properties in question. The three structures will be referred to as:

1. The main house (9524 Whittaker Dr.)
2. The pool house (9530 Whittaker Dr.)
3. The Ranch house (4352 The Corduroy)

The structures are all very unique and differ pertaining to mitigation.

Definitions:

Required flood zone AE: This zone is referred to as a rising water flood zone. All three structures are located in an AE required zone.

Elevation Certificate: This is used to price flood insurance and to determine methods of mitigation.

Flood Mitigation: The steps taken to make a property more resistant to flooding. Only steps approved by the National Flood Insurance Program will effect insurance premiums.

Base Flood Elevation: The most important measurement on an elevation certificate. Every component that measures lower than the BFE increases the cost of flood insurance, everything higher reduces the cost of insurance.

Compliance: Compliance is considered one foot above the BFE

Subgrade Crawlspace: When the ground underneath the structure is lower than the ground just outside the structure.

Living Space: Space in which the buildout is complete and the space supports areas such as bathrooms, dens, kitchens etc.

Non-Living Space: Areas such as storage areas, unfinished garages, sheds, etc.

Living Space on Slab: This creates the lowest point of elevation of a structure.

The Ranch

The ranch house is not mitigatable without elevating the entire structure. The structure has a subgrade crawlspace. If the subgrade were eliminated it would violate building code as the filler would be too close to the bottom of the first floor. So flood vents are not applicable.

The NFIP system would not let me quote the structure. Various fields on the elevation certificate are incorrect. The property is in a “Grandfathered” location and the cert does not reflect the correct classification. However, because the house is not mitigatable and in a grandfathered zone your current pricing is good.

The property is over insured. Currently you have $250,000 of coverage on the structure and $100,000 on contents. Zillow has the property valued at $175,000 and Zillow usually estimates on the high side. The only contents are appliances. The deductible for both coverages is $2,000. FEMA will only pay for the actual cost of replacement, not the amount of the policy. They may refund the over payment of premium at time of claim but that is not a fight I would want engage in.

Recommendations:

1. Adjust structure coverage to $150,000 and consider if a higher deductible would be appropriate.
2. Adjust content coverage to $25,000 or less with a deductible that would be appropriate.
3. Raise the HVAC at least 3 feet.
4. Beware of falling into a repetitive loss category. This is two claims of $1,000 or more in a ten-year time frame. This will cause your premiums to increase significantly. I see this routinely caused by HVAC claims.

The Main House

The main house is classified as a house on slab. This is because of the addition that is to the far right if facing the front door. This area is the lowest point of elevation and is almost a full 5 feet below the next highest floor. If this area were eliminated the flood insurance premiums would be $827.00 with $250,000 (NFIP maximum coverage on structure) and a deductible of $2,000.00. Same coverage with a $5,000 deductible would be $668.00.

The above prices are after mitigation which not only include turning living space on slab to non-living space on slab but also removing subgrade crawl by adding sand and then adding 13 flood vents as well as 3 flood vents in the garage.

The crawlspace currently measures at 3.78 and needs to measure 4.64. Almost one foot of sand throughout the crawlspace would be needed.

Recommendations:

1. Analyze value of space as currently being used versus increasing cost of insurance. Expect this property to experience 25% per year increases. This is a non-primary residence and therefore experiencing higher than normal increases.
2. If the property remains as is consider mitigation that will protect and minimize damage such as tiling bottom half of walls, replacing sliding glass door, installing flood gates or flood walls, etc.
3. If mitigation is considered I would recommend flood vents from Crawlspace Door Systems in Virginia Beach. Their vents are fully certified and engineered. The price point is attractive at $79.00 per vent plus installation.
4. Complete details needed for mitigation as it relates to insurance are included in this consultation and I will make myself available to your contractor.

The Pool House

The pool house is the simplest. The house cannot be made compliant but the cost of insurance can be mitigated. I did not obtain a copy of the insurance policy for the pool house. I will be glad to review further if forwarded to me. The structure should be covered for no more than $150,000 and I would not add contents at this time.

The structure is rated as a subgrade crawlspace. It needs almost a foot of sand and 6 flood vents. Without vents and sand the price of insurance with $150,000 on structure and a $2,000 deductible is $2,551.00. With vents and sand $1,582.

A completely compliant structure will have a flood insurance cost of about $500.00. The more expensive the premium the farther from compliant the structure. The BFE for this structure is 6.9. Before vents the lowest floor is the ground underneath the structure which is 3.26. When vents are installed you no longer measure from the ground but from the top of the first floor which is 7.02. Fully compliant would be 7.9 or one foot above BFE. The house is almost a foot below compliance but measuring from 7.02 is much, much better than 3.26.

Comparing to the main house flood vents took that structure from 3.78 to 8.37. BFE is 6.9. So the main house is slightly more than the $500.00 but is elevated a foot higher than the pool house.

Recommendation:

This one is a no-brainer. Add sand and vents.

\*\*\* When I visited this property I did not notice this structure having an attached garage. The elevation certificate states that there is an attached garage. It also states that the garage currently has vents with the necessary capacity for compliance. This attached garage is properly vented and would add little cost to the flood insurance.

All numbers are subject to change at any time.