



SUBSTANTIAL IMPROVEMENT / DAMAGE LIST

(NOTE: THIS LIST IS INTENDED FOR GUIDANCE ONLY, AND IS NOT ALL INCLUSIVE)

ITEMS TO BE INCLUDED

ALL STRUCTURAL ELEMENTS, INCLUDING

Foundations including;
Spread footing, Continuous footing,
isolated footing, piles and pile caps
Slabs including; Monolithic, floating,
elevated
Walls including; Exterior walls, Bearing
walls, Shear walls
Beams, Tie Beams, Columns and Posts
Wood decking, Floor and Roof Sheathing
Trusses, Joist
Windows/Doors

ALL BUILDING ELEMENTS, INCLUDING

Interior Partitions, Walls, Columns
Drywall, Ceilings,
Built in Furniture, Cabinets, Vanities
All Fixtures
Flooring, Tile, Carpet, Stone, Linoleum,
ect.
All Finishes including Drywall, Paint,
Stucco Plaster, Paneling, Tile, Marble,
and Moldings
Roofing Material
ALL HARDWARE

ALL UTILITY and SERVICE EQUIPMENT

HVAC
Electrical System and Equipment
Plumbing System and Equipment
Security System and Equipment
Central Vacuum System
Plumbing Fixtures
Lighting Fixtures and Ceiling Fans
Water Systems including
Softeners/Filtration

ALSO:

All Labor and other Costs associated with
Demolition, Removing, Replacing,
Installing Building or Altering Building
Components
Construction Management / Supervision
Overhead and Profit
Equivalent cost for:
Donated Materials
Volunteer Labor (including owners and
friends)
Any Improvements Beyond Pre-damaged
Condition, including;
Utility Upgrades
Code Upgrades

ITEMS TO BE EXCLUDED

Plans and Specifications
Survey Costs
Elevation Certificate Costs
Permit fees
Debris Removal
Items not considered to be REAL Property
Rugs, Furniture, Refrigerator,
Appliances not Built-in
Outside Improvements, Including;
Landscaping
Sidewalks
Patios
Fences
Yard lights
Sheds
Gazebos
Irrigation
Pools