



Facility Condition Assessment Report

Assessment Date: 2026-08-11

Assessment Detail:

Site description: Storm Damage

Inspection purpose: Builders Survey

Key areas of focus: Storm Damage

Task description: Assess the damage, path and debris field, estimate total amount of damage, equipment and type of loss



Executive Summary

Overview: This report summarizes an aerial assessment of multiple properties in Augusta, GA, following a catastrophic storm event, likely a tornado. The inspection reveals widespread and severe damage across residential neighborhoods and a mobile home park. Numerous structures, including single-family homes and mobile homes, have been completely destroyed and reduced to debris fields [img#1, img#2, img#3]. Other buildings that remain standing show severe structural damage, particularly to their roofs [img#3]. A commercial property and an adjacent section of the mobile home park appear to have been spared the most severe impacts [img#2]. The primary focus of this report is to document the extent of the storm damage for a builder's survey.

Critical Issues

- Catastrophic destruction of multiple residential buildings, which have been reduced to their foundations with extensive debris fields [img#1, img#3].
- Complete destruction of the eastern section of a mobile home park, with at least seven homes reduced to a large debris field [img#2].
- Severe structural damage to the roofs of at least twelve standing residential buildings, with large sections of roofing, sheathing, and framing missing [img#3].

Areas Assessed: 5

Issues Found: 5

Assets Identified: 0



Property Overview

Description:

The assessment covers several areas affected by a significant storm event in Augusta, GA. The properties include a residential subdivision, a mobile home park with distinct sections of damage, and an adjacent commercial building. The inspection was conducted via aerial imagery to assess the path and extent of destruction for a builder's survey.

Unit Identification:

Site-wide assessment of multiple properties following a storm event.



Exterior Assessment

Visible: Yes

Observations

- The aerial assessment reveals a path of catastrophic damage consistent with a tornado or similar high-impact weather event. Damage ranges from complete structural obliteration to severe damage on standing structures, while some adjacent areas appear relatively unscathed [img#1, img#2, img#3].

Roof

Visible: Yes

Description: Aerial views show a range of roof conditions from intact to completely missing. The most severe damage is concentrated along a clear path.

Observations

- Multiple residential buildings have sustained severe damage to roof structures, with large sections of roofing, sheathing, and framing missing [img#3].
- Numerous residential buildings and mobile homes are completely destroyed, with no roof structure remaining [img#1, img#2, img#3].
- A large, white-roofed commercial building and approximately 28 mobile homes in the western section of the park appear to have structurally intact roofs from this altitude [img#2].



Walls

Visible: Yes

Description: The condition of wall structures varies dramatically. Many buildings have experienced total wall failure, while the condition of walls on standing structures is difficult to ascertain from the aerial view.

Observations

- Multiple residential buildings and mobile homes have been reduced to debris, indicating catastrophic failure of wall structures [img#1, img#2, img#3].
- For buildings that remain standing, the condition of exterior walls cannot be fully determined from the provided aerial imagery [img#2, img#3].

Carport Garage

Visible: Yes

Description: Parking structures were observed adjacent to the commercial building.

Observations

- Blue-roofed parking structures located next to the commercial building appear to be structurally intact from the aerial view [img#2].

Landscaping



Visible: Yes

Description: Grounds and landscaping across the affected areas are covered in extensive building debris.

Observations

- Extensive debris fields are scattered across residential lots and the eastern portion of the mobile home park [img#1, img#2, img#3].
 - Paved surfaces within the intact portion of the mobile home park and commercial area appear serviceable, but roads in the destroyed section are covered in debris [img#2].
 - Heavy machinery is visible in the eastern section of the mobile home park, indicating cleanup operations are underway [img#2].
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Interior Assessment

Visible: No

Observations

- No interior areas were assessed as the inspection was limited to aerial exterior views.



Thermal Analysis

Visible: No

No thermal findings detected.



Safety Equipment

Visible: No

No safety equipment documented during assessment.



Issues Log

Issue # 1

Timestamp: [img#1]

Category: Structural

Location: Residential Subdivision

Description: Ten residential buildings are in a state of partial or complete destruction. Several structures are reduced to debris with exposed foundations.



Severity: Critical

Recommended Action: Immediate on-ground structural assessment by a qualified engineer is required for any remaining structures. Demolition and site clearing required for completely destroyed buildings.



Issue # 2

Timestamp: [img#2]

Category: Structural

Location: Mobile Home Park - East Section

Description: Seven mobile homes have been completely destroyed and reduced to a large debris field, indicating catastrophic structural failure.

Severity: Critical

Recommended Action: Site requires complete debris removal and clearing. Assess foundations for potential reuse or removal.





Issue # 3

Timestamp: [img#3]

Category: Structural

Location: Residential Neighborhood

Description: Eight residential buildings are completely destroyed and reduced to their foundations with extensive debris fields.

Severity: Critical

Recommended Action: Immediate on-ground structural assessment of foundations is required. Demolition and site clearing required for all affected lots.





Issue # 4

Timestamp: [img#3]

Category: Roofing

Location: Residential Neighborhood

Description: Twelve residential buildings that remain standing have sustained severe roof damage, with large sections of roofing, sheathing, and framing missing.



Severity: High

Recommended Action: A qualified roofing contractor and structural engineer should assess the extent of the damage to determine if repair or full replacement is necessary. Temporary tarping should be installed to prevent further water intrusion.



Issue # 5

Timestamp: [img#1]

Category: General Site Condition

Location: Residential Subdivision, Mobile Home Park - East Section, Residential Neighborhood

Description: Widespread debris from destroyed structures is scattered across lots, roads, and adjacent properties, posing a significant safety and access hazard.

[img#1][img#2][img#3]

Severity: High

Recommended Action: Engage a professional debris removal service to clear all affected areas. Test for and abate any hazardous materials found within the debris.





Recommendations

Immediate Actions

Action: Secure all affected areas to prevent unauthorized access and ensure public safety due to extensive structural hazards and debris.

Timestamp Reference: [img#3]

Action: Engage a structural engineer to conduct on-ground assessments of all partially standing buildings to determine structural integrity and viability for repair.

Timestamp Reference: [img#1]

Action: Initiate large-scale debris removal and hazardous material abatement operations across all affected sites.

Short Term Actions

Timestamp Reference: [img#1]

Action: Proceed with the demolition and clearing of all structures deemed a total loss by engineering assessments.

Timestamp Reference: [img#2]

Action: Assess public and private infrastructure, including roads, water, sewer, and electrical systems, for damage.

Action: Develop a comprehensive rebuilding plan for the affected



properties and neighborhoods.

Long Term Actions

Action: Execute the rebuilding and restoration plan for all affected properties.

Action: Review local building codes and consider updates to enhance resilience against future catastrophic weather events.



Required Services

Trade: Structural Engineer

Urgency: Immediate

Notes: To assess the structural integrity of all remaining buildings and foundations.

Trade: Demolition Contractor

Urgency: Immediate

Notes: For the safe and systematic demolition of structures that are a total loss.

Trade: Debris Removal / Environmental Abatement

Urgency: Immediate

Notes: For clearing widespread debris fields and managing potential hazardous materials.

Trade: General Contractor

Urgency: Short-term

Notes: To oversee and execute the rebuilding of destroyed properties.

Trade: Civil Engineer

Urgency: Short-term

Notes: To assess and plan repairs for site infrastructure such as roads and utilities.

Trade: Roofing Contractor



Urgency:

Immediate

Notes:

To assess and repair severely damaged roofs on standing structures.



Cost Estimations

Trade:	Demolition and Debris Removal
Description:	Demolition and site clearing for 18 destroyed residential homes and 7 mobile homes.
Estimate:	\$625000.00
Priority:	Immediate
Trade:	General Contractor
Description:	Complete rebuild of 18 residential homes.
Estimate:	\$5400000.00
Priority:	Short-term
Trade:	Mobile Home Dealer/Installer
Description:	Replacement of 7 destroyed mobile homes.
Estimate:	\$560000.00
Priority:	Short-term
Trade:	Roofing Contractor
Description:	Major repairs or full replacement for 12 severely damaged roofs.
Estimate:	\$360000.00
Priority:	Immediate

Total Estimate: \$6945000.00



Additional Notes

Limitations:

This assessment is based entirely on aerial imagery and does not include on-ground inspection. The condition of building interiors, foundations covered by debris, and the status of utility systems could not be determined.

Inaccessible Areas:

All building interiors were inaccessible. Any areas obscured by debris, dense tree canopies, or shadows were not visible for assessment.

Special Considerations:

The presence of heavy machinery in the mobile home park [img#2] indicates that cleanup operations may have already commenced. All on-site activities should be coordinated with existing response teams. The nature of the destruction suggests a high probability of hazardous materials (e.g., asbestos, household chemicals) being present in the debris fields.

Other Notes:

The inspection covers a wide area encompassing multiple distinct properties, including a residential subdivision, a mobile home park, and a commercial property, all affected by what appears to be a single catastrophic weather event.



Conclusion

Summary:

The aerial survey of the site in Augusta, GA, reveals catastrophic damage consistent with a major tornado. A total of 25 residential and mobile homes are completely destroyed, with at least 12 other homes sustaining severe structural damage, primarily to their roofs. The path of destruction has left a vast debris field, posing significant safety risks and access challenges. The scope of the loss is extensive, requiring a large-scale, multi-disciplinary response.

Next Steps:

The immediate priority is to secure the area and conduct on-ground structural evaluations of all standing buildings. This should be followed by a coordinated effort for demolition, debris removal, and hazardous material abatement. A long-term recovery plan should be developed in parallel, involving general contractors and civil engineers to facilitate the rebuilding process.

AIDRA Assessment Report

Maintenance

Observations

- Ten residential buildings are in a state of partial or complete destruction.
- Eight residential buildings are completely destroyed and reduced to their foundations with extensive debris fields.



- Seven mobile homes have been completely destroyed and reduced to a large debris field.
- Twelve residential buildings that remain standing have sustained severe roof damage, with large sections of roofing, sheathing, and framing missing.

Score: 5

Justification: The assessment indicates catastrophic structural failure across multiple properties. Numerous buildings are completely destroyed and reduced to debris, while others have severe structural damage to their roofs. This represents a complete failure of building systems, posing extreme safety hazards and rendering the structures uninhabitable, which aligns with an AIDRA Level 5 rating.

Recommendations

- Engage a structural engineer for immediate on-ground assessments of all partially standing buildings to determine structural integrity.
- Proceed with the demolition and clearing of all structures deemed a total loss by engineering assessments.
- Hire a qualified roofing contractor to assess and repair or replace the severely damaged roofs on the 12 standing structures to prevent further water intrusion and damage.

Custodial

Observations

- Widespread debris from destroyed structures is scattered across lots, roads, and adjacent



properties.

- Extensive debris fields are present where buildings once stood.
- The debris poses a significant safety and access hazard.
- The report notes a high probability of hazardous materials (e.g., asbestos, household chemicals) being present in the debris fields.

Score: 5

Justification: The entire site is described as a large debris field, which is a critical safety and health hazard. This goes far beyond typical custodial issues and represents a complete loss of cleanliness and site safety, requiring massive remediation and hazardous material abatement. This condition is consistent with an AIDRA Level 5 rating.

Recommendations

- Engage a professional debris removal and environmental abatement service immediately.
- Test for and properly manage any hazardous materials found within the debris.
- Secure the entire area to prevent unauthorized access and ensure public safety.

Grounds

Observations

- Grounds are covered in widespread debris from destroyed structures.
- Debris is scattered across lots, roads, and adjacent properties.
- The condition poses a significant safety and access hazard, making roads and lots



impassable.

- The report recommends assessing public and private infrastructure, including roads, for damage.

Score: 5

Justification: The grounds are completely unusable and hazardous due to the vast amount of structural debris covering lots and roads. This represents a total failure of the grounds' function and safety, requiring complete clearing and likely infrastructure repair. This is a clear AIDRA Level 5 condition.

Recommendations

- Initiate large-scale debris removal operations to clear all lots, roads, and affected areas.
- Engage a civil engineer to assess and plan repairs for site infrastructure, including roads and utilities.
- Establish a safe perimeter and control access to the site until it is cleared and deemed safe.

Cost Breakdown

- Demolition and Debris Removal: \$625,000.00
- General Contractor - Rebuild 18 homes: \$5,400,000.00
- Mobile Home Dealer/Installer - Replace 7 homes: \$560,000.00
- Roofing Contractor - Repair/Replace 12 roofs: \$360,000.00

Total Estimated Cost



\$6,945,000.00