



2022 Flood - Disaster Assistance for Hay River Residents

How to Use your Damage Assessment Report

The Government of the Northwest Territories (GNWT) has completed a detailed damage assessment on your property and provided you with a copy of the Damage Assessment Report, but now what? How does the damage assessment relate to the claim you will eventually make for disaster assistance? How do you use it to request an advance?

The GNWT provides disaster assistance to residents for damages or losses due to a disaster event that were neither preventable nor insurable. Assistance is provided to repair the damage to your primary residence and to replace essential items only. You are strongly encouraged to review the [NWT Financial Assistance Handbook for Residents](#) for more information on what is, and is not, eligible for disaster assistance.

It is important to understand that disaster assistance is not insurance, it is not a compensation program, and it will not cover all your damage and losses.

We understand that this is a difficult time and that you have many questions. It is helpful to understand that there are multiple steps in the process to obtain disaster assistance. These steps are as follows:

1. The GNWT arranges and pays for detailed damage assessments

2. The final Damage Assessment Report is provided to residents

The Damage Assessment Report is an estimate only. It provides information on the damage to your home and your home contents that were lost/destroyed, and an estimate of what it may cost to repair your home and replace essential contents.

Repairs and replacing contents may cost you more, or less, than the amounts in the Assessment Report.

3. Apply for an advance (against your final claim for disaster assistance)

Apply for an advance now if you need money to do repairs and/or replace home contents.



This document explains how you use the information in your Damage Assessment Report to apply for an advance. Any advances you receive will be deducted from your future final claim for disaster assistance.

4. Residents arrange for repairs to their homes and replace contents

It is you who will make the decisions about the repairs needed and what contents you need to replace. You can hire contractors, or do repairs yourself, or a combination of the two, and you can purchase essential home contents in line with the Standardized Item List.

5. Keep records of repairs

As you make your repairs, keep all receipts, invoices, quotes, etc. You will need to submit this information as part of your claim for damage assistance once you are ready to submit your final claim. Your documentation will be used to determine if the costs are eligible, or not, for damage assistance.

6. Submit a claim for disaster assistance

After you have done all your repairs and replaced your essential home contents, submit a final claim, with your receipts and documentation. Your claim will be assessed, and you will be provided with disaster assistance for eligible costs.

How the Damage Assessment Report relates to your Claim for Disaster Assistance

You are strongly encouraged to review the [NWT Disaster Financial Assistance Handbook for Residents](#) for more information on what is, and is not, eligible for disaster assistance.

As noted above, it is you who will make the decisions about the repairs needed and what contents you need to replace. You may hire contractors, or do the repairs yourself, or a combination of the two, and you may purchase essential home contents in line with the Standard Item List.

If you have all your receipts, invoices, quotes, etc., you are ready to use this information as part of your submission for a claim for damage assistance.



The following information will walk you through the three sections on the cover of your Assessment Report.

1. Building

There are two estimates that were used to arrive at the total building number: Emergency, and Repair. Please see the Grand Total Areas section of your Assessment Report for these numbers.

Emergency – this is the abatement work that may have been done by the GNWT to your primary residence to remove damage and do the work to stop mold growth. This included such things as removing skirting and insulation from your crawlspace, removing flooring, removing drywall to above the water line, and mold cleaning and spraying.

If the GNWT did the abatement work on your home, then this cost is not an eligible cost and you cannot claim this amount on your application for disaster assistance.

You can claim disaster assistance for emergency abatement work that you did yourself or hired a contractor to do. You will be required to submit documentation (e.g. pictures), receipts and records of time spent undertaking this work.

Repair – this is an estimate of how much repairs may cost, but it is not a fixed or final number. It is provided to assist you with an estimate of the nature and extent of the damage and what it would cost to repair.

Only the cost to do repairs to restore your primary resident to a pre-existing condition (before the disaster) is eligible. If you do any improvements, those costs are not eligible for disaster assistance.

Additional assistance for mitigation measures may be available separately from disaster assistance. If you want to mitigate your home from future disasters, any measures taken should be discussed with your Pathfinder ahead of time.



It is expected that there will be differences in your final repair costs (based on receipts, etc.) and the estimates in your Damage Assessment Report. For example, your Damage Assessment Report may include an estimate for drywall or flooring, but what you actually paid to purchase and install those items may be higher or lower.

2. Contents

This number is made up of two parts: Contents Handling, and Contents Replacement.

Contents Handling - this is the estimated cost for removing all your damaged contents and installing/assembling your new contents.

Contents Replacement – this is the estimated cost for you to replace home contents.

At the back of your Assessment Report is a section called Schedule Contents of Loss. This uses a “room-in-a-box” approach to calculate your estimated losses by providing an estimate of the typical items found in a kitchen, living room, or bedrooms.

It is important to understand that the model calculates the loss of the contents of a home and not your home.

The GNWT has used the room-in-a-box information to develop a Standardized Items List (SIL), which is found in the [NWT Disaster Financial Assistance Handbook for Residents](#). You can use the SIL to make your claim for contents, and there is no further reporting required as part of your final claim.

For tenants – those residents who were renting and do not own the property – your claim is for contents only. Claims for repairs to structures can only be made by the property owner.



3. Other Property

The Other Property section includes items such as recreational vehicles, garden tools, swing sets, etc. that may have been damaged or lost. This number is included in the Assessment Report so that you have full information of all your damages and losses. Items in this section are not considered essential, so are not eligible for disaster assistance and should not be included in your claim.

It is important to remember that the Damage Assessment Report is an estimate only.

The GNWT is using the assessment reports now as an estimate for what your overall final claim for disaster assistance could be.

If you do not agree with the estimates in the Assessment Report, you may hire your own assessor. Costs for another assessment are not paid for by the GNWT and they are not an eligible cost for disaster assistance.

How to use the Damage Assessment Report to apply for an Advance Payment

The Damage Assessment Report is used as the basis to provide you with an advance against your final claim for disaster assistance. Advances will be deducted off your final claim.

On the cover of your Assessment Report, there may be four (4) rows of numbers:

1. Building
2. Contents
3. Other Property
4. Totals

Add the two numbers for “Building” and “Contents” to get a total. You can apply for an advance of up to 50% of this amount.

(Building + Contents) x 50% = Advance Payment

For example:

$(\$100,000 + \$20,000) \times 50\% = \$60,000$ advance payment

Expressed another way, add your “Building” and “Contents” and divide by 2.



The number for “Other Property” is excluded, because information in this section of the Assessment Report is not eligible for disaster assistance for residential properties. It is for your information only and is not used to provide an advance, and it cannot be included on your eventual claim for disaster assistance.



Disaster Assistance Amounts

Residents may receive disaster assistance for eligible costs on the following basis:

- If your claim is less than \$240,000, the maximum disaster assistance you can receive is 90% of your total eligible claim.
- If your claim is over \$240,000
 - The first \$240,000 is provided at 100% of your total eligible claim
 - The remainder is provided at 50% of your total eligible claim, to a maximum of \$600,000.
- If you are a renter, you can only claim for Contents, and the maximum disaster assistance you can receive is 90% of your total eligible claim.
- Building Emergency (i.e., Abatement for Primary Residence)
 - Residents cannot include this on the claim if the work was done by GNWT.
 - You can claim disaster assistance for emergency abatement work that you did yourself or hired a contractor to do. You will be required to submit documentation (e.g. pictures), receipts and records of time spent undertaking this work.
 - Any abatement work claimed is calculated as part of your final claim for building repairs.

It is important to note that disaster assistance only provides for essential items. Costs of non-essential items, and anything that is or could be covered by another financial source including insurance or the GNWT, is not eligible for disaster assistance.



Claim Scenarios

So how does this information determine how much disaster assistance you will receive? And how does the advance against your final claim work?

Some potential scenarios are shown below.

Scenario #1 – Claim of Less than \$240,000

- Damage Assessment Report totals \$120,000 on the following basis:
 - Building - \$100,000
 - Contents - \$20,000
- An advance of \$60,000 was received, as follows:

<p>(Building + Contents) x 50% = Advance</p> <p>(\$100,000 + \$20,000) x 50% = \$60,000 advance OR (\$100,000 + \$20,000) ÷ 2 = \$60,000 advance</p>

- Resident hired a contractor and has replaced essential home contents; resident has receipts, documentation, etc. and submits a claim for disaster assistance of \$160,000.

Here is how disaster assistance is calculated in this scenario:

Item	Amount	Notes
Actual Building Repair Costs	130,000	All receipts, etc. are reviewed, and are determined to be eligible costs
Contents	30,000	Resident claimed the SIL
	160,000	Claim filed by resident
Calculation of Assistance:		
Less: 90% applied (subtract 10%)	(16,000)	Claims under \$240,000 are eligible to receive 90% of total eligible costs
Total Claim	144,000	
Less: Advance	(60,000)	Advances are deducted from final claims
Disaster Assistance Provided	84,000	Remaining disaster assistance paid to the resident



Scenario #2 – Claim of More than \$240,000

- Damage Assessment Report totals \$290,000 on the following basis:
 - Building - \$270,000
 - Contents - \$20,000
- An advance of \$145,000 was received, as follows:

(Building + Contents) x 50% = Advance Payment

For example:

$(\$270,000 + \$20,000) \times 50\% = \$145,000$ advance payment

OR

$(\$270,000 + \$20,000) \div 2 = \$145,000$ advance payment

- Resident hired a contractor and has replaced essential home contents; resident has receipts, documentation, etc. and submits a claim for \$400,000.

Here is how disaster assistance is calculated in this scenario:

Item	Amount	Notes
Actual Building Repair Costs	350,000	All receipts, etc. are reviewed, and are determined to be eligible costs
Contents	50,000	Resident claimed the SIL
	400,000	Claim filed by resident
Calculation of Assistance:		
100% of First \$240,000	240,000	For claims over \$240,000, the first \$240,000 is provided at 100%
50% of Remainder over \$240,000	80,000	The remainder is provided at 50%, to a maximum of \$600,000. $\$400,000 - \$240,000 = \$160,000$ $\$160,000 \times 50\% = \$80,000$
Total Claim	320,000	Claim is under total maximum of \$600,000
Less: Advance	(145,000)	Advances are deducted from final claims
Disaster Assistance Provided	175,000	Remaining disaster assistance paid to the resident



Scenario #3 – Claim of Less than \$240,000 and Homeowner has Insurance

- Damage Assessment Report totals \$120,000 on the following basis:
 - Building - \$100,000
 - Contents - \$20,000
- An advance of \$60,000 was received, as follows:

(Building + Contents) x 50% = Advance Payment

For example:

$(\$100,000 + \$20,000) \times 50\% = \$60,000$ advance payment

OR

$(\$100,000 + \$20,000) \div 2 = \$60,000$ advance payment

- Resident hired a contractor and has replaced essential home contents; resident has receipts, documentation, etc. and submits a claim for \$160,000.
- Resident's insurance proceeds covered \$50,000 of the damages.

Here is how disaster assistance is calculated in this scenario:

Item	Amount	Notes
Actual Building Repair Costs	100,000	All receipts, etc. are reviewed, and are determined to be eligible costs
Contents	20,000	Resident claimed the SIL
Less: Insurance coverage	(50,000)	Disaster assistance is not provided for costs that are eligible for funding from another source
	70,000	Total eligible claim filed by resident
Calculation of Assistance:		
Less: 90% applied (subtract 10%)	(7,000)	Claims under \$240,000 are eligible to receive 90% of total eligible costs
Total Claim	63,000	
Less: Advance	(60,000)	Advance payments are deducted from final claims
Disaster Assistance Provided	3,000	Remaining disaster assistance paid to the resident