

## Disaster Announcement

Effective Date:	<b>Immediately</b>
Topic:	<b>FEMA: DR-4827- North Carolina – Tropical Storm Helene</b>
Who Should Read:	<b>All</b>

FEMA declared a disaster in the state of North Carolina for 26 Counties. Please see [FEMA - 4827 - NC - Tropical Storm Helene](#) for more details.

State	Counties						Incident Period Start Date	Incident End date
North Carolina	Alexander County	Alleghany County	Ashe County	Avery County	Buncombe County	Burke County	09/25/2024	On going
	Caldwell County	Catawba County	Clay County	Cleveland County	Eastern Band of Cherokee Indians of NC	Gaston County		
	Haywood County	Henderson County	Jackson County	Lincoln County	Macon County	Madison County		
	McDowell County	Mitchell County	Polk County	Rutherford County	Transylvania County	Watauga County		
	Wilkes County	Yancey County						

Please follow the disaster inspection policy below.

Loan Type:	Disaster Re-inspection Requirements
Conventional Loans Including Loans with Appraisal Waivers	<p>One of the following must be met for properties located in a recent disaster area.</p> <ul style="list-style-type: none"> <li>A Form 2075, CDAIR, or 1004D is required verifying:               <ol style="list-style-type: none"> <li>any damage to the subject property</li> <li>Effect the disaster had on property value and marketability.</li> </ol> </li> <li>Lender Certification with post-disaster photos that clearly demonstrate the property has not been adversely affected by the disaster.</li> </ul>
FHA /USDA Streamlines and VA IRRRLS	No re-inspection required
FHA	<p><b>FHA Loans Not Closed: Damage Inspection Report with Interior AND Exterior photos</b> are required by an FHA Roster Appraiser to be completed on or after the 14th day from the <b>Incident Start Date</b> as defined by FEMA, or <b>Incident End Date</b>, whichever is <b>earlier</b>.</p> <ul style="list-style-type: none"> <li>The original appraisal report must be provided to the FHA Appraiser if the original appraiser is not available to do the report.</li> <li>All damages must be repaired by licensed contractors or per local jurisdictional requirements.</li> <li>A statement as to the dwelling habitability with no health and safety issues</li> <li>Verify if damage is above or below \$5000</li> </ul> <p><b>FHA Loans that have Closed pending Endorsement: Exterior inspection (Form 2055)</b> with exterior photograph is required by an FHA Roster Appraiser to be completed on or after the 14th day from the <b>Incident Start Date</b> as defined by FEMA, or <b>Incident End Date</b>, whichever is <b>earlier</b>.</p> <ul style="list-style-type: none"> <li>The original appraisal report must be provided to the FHA Appraiser if the original appraiser is not available to do the report.</li> <li>All damages must be repaired by licensed contractors or per local jurisdictional requirements.</li> <li>A statement as to the dwelling habitability with no health and safety issues</li> <li>Verify if damage is above or below \$5000</li> </ul>
USDA	<p>FNMA 1004D/FHLMC 442 form or Property Inspection Report (Form 2075) is required verifying:</p> <ul style="list-style-type: none"> <li>any damage to the subject property</li> <li>Effect of disaster on property value and marketability.</li> </ul>
VA Loans	<p>If the Appraisal was performed before the FEMA incident end date, VA requires the following per VA <a href="https://www.benefits.va.gov/HOMELoans/documents/docs/va_policy_regarding_natural_disasters.pdf">https://www.benefits.va.gov/HOMELoans/documents/docs/va_policy_regarding_natural_disasters.pdf</a>:</p> <ol style="list-style-type: none"> <li>Lender Cert signed</li> <li>Veteran Cert signed</li> <li>VA Loan Summary Sheet (26-0286) Remarks section must be annotated "Lender and Veteran Disaster Cert Enclosed." Additionally, if local law requires the property to be inspected and approved by the local building inspection authority, the copy of the appropriate local report(s) must be provided. Neither VA or veteran shall bear the expense of any disaster-related inspection or repairs.</li> </ol>

### Property Damage

If the Disaster Inspection report reflects damage:

- Property must be repaired and restored to its pre-disaster condition or better, AND
- Final inspection must be completed on Form 1004D/442 by a licensed appraiser after the repairs are satisfactorily completed.

The link to the Disaster policy can be found by clicking [Here](#).