

Protecting your Property in Inclement Weather

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Surry Insurance



Natural Disaster Facts and Statistics

- Over the Last 5 Years the U.S. has averaged 18 Billion Climate Disasters each year, average annual total of 180 Billion in damages, resulting in 475 fatalities annually.
- Between January 2013 and January 2023, 88.5% of all U.S. counties declared a natural disaster, including 95% of the 200 most populated counties.
- [Natural Disaster Facts And Statistics 2024 – Forbes Advisor](#)

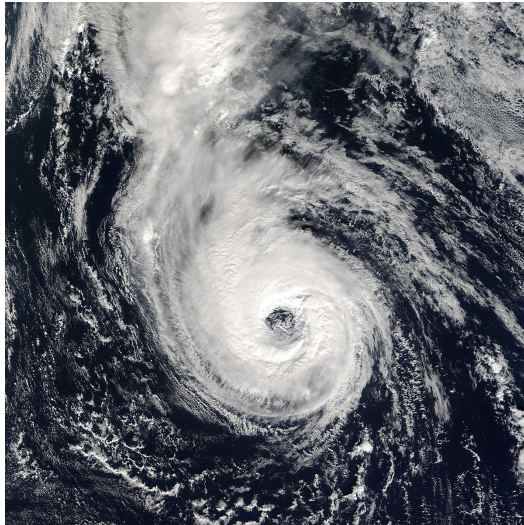


Billion-Dollar Climate Disasters in 2022

Disaster Type	Number of Events	Total Cost	Deaths
Severe Storm	11	\$22 Billion	10
Tropical Cyclone	3	\$117.6 Billion	182
Drought ¹	1	\$22.4 Billion	136
Winter Storm	1	\$4.8 Billion	87
Wildfire	1	\$3.2 Billion	17
Flooding	1	\$1.5 Billion	42

States Most Impacted by Hurricanes, Ranked

Natural Disaster Facts And Statistics 2024 – Forbes Advisor



Rank	State	All Hurricanes	Major Hurricanes ¹
1	Florida	120	37
2	Texas	64	19
3	Louisiana	62	18
4	North Carolina	58	7
5	South Carolina	31	5
6	Alabama	23	5
7	Georgia	21	3
8	New York	15	3
9	Mississippi	14	6
10	Virginia	13	0

Top 10 states for hail loss claims

Below is a list of the 10 states that had the most hail loss claims in 2019, according to the Insurance Information Institute

****SOUTH CAROLINA CURRENTLY RANKS 27TH**

State	Number of hail loss claims in 2019
<u>Texas</u>	192,988
<u>Colorado</u>	69,742
<u>Nebraska</u>	56,897
<u>Kansas</u>	50,737
<u>Minnesota</u>	49,973
<u>Illinois</u>	47,798
<u>Missouri</u>	33,976
<u>North Carolina</u>	25,026
<u>Iowa</u>	19,744
<u>Indiana</u>	18,404

INSURANCE COVERAGE AND PROPERTY CLAIMS

- Wind and hail deductibles are usually more expensive than your standard deductible.
- You typically have the option of setting your wind and hail deductible at 1% to 10% of your coverage limit.





COMMERCIAL WIND DAMAGE

Don't lose your business to weather

INSURANCE COVERAGE AND PROPERTY CLAIMS

- **EXAMPLE OF A CLAIM**
 - Your policy has a coverage limit of \$500,000 and your wind and hail deductible is 5%. You'll have to pay \$25,000 out of pocket before your insurer kicks in to cover the rest of the repairs.

nationalclaimsnegotiators.com

Hail & Property Damage Statistics by State (Updated 2023) – Policygenius

Know What Your Property Insurance Covers

In Addition to the actual structure, building coverage insures:

1. Completed additions
2. Fixtures (including outdoor fixtures)
3. Permanently installed machinery and equipment





Your Business Personal Property

The second coverage in a commercial business property policy. This covers the building contents:

Here are a few examples

1. Furniture and fixtures
2. Machinery and equipment
3. Tenant's improvements and betterments (upgrades made to a rented space)

*most policies only cover personal property in or within 100 feet of the insured building

Have a Remediation Contractor in Place



- * They specialize in repairs after a storm
- * Address your mold/water damage
- * Can do walk through with the claims adjuster



Your Property Values and Inflation

- \$400 per square foot in the Carolinas average, up to \$750 in parts of the country
- Largest spike in material costs since 1970
- Steel-mill products are up over 100% since February 2020
- Lumber materials up 30 percent since 2021
- To ship a container from Asia has risen 10-fold since 2020



Inflation

Increased Frequency and Severity of Weather Events

- Over the past 5 years, 37% jump in billion-dollar disasters
- Average over 140 billion a year, triple the inflation-adjusted annual average for the previous 40 plus years



NOT FOR BROADCAST



TORNADO TRACKERS



Wind and Rain

The two most common damages to buildings occurred from wind and rain



Examples of damage from leaking roofs

- A school district spent **\$25 million** to remove mold from over two dozen buildings last year
- That doesn't account for the cost of repairing the roofs of the buildings

Mold from leaking roofs





Rain

Wind



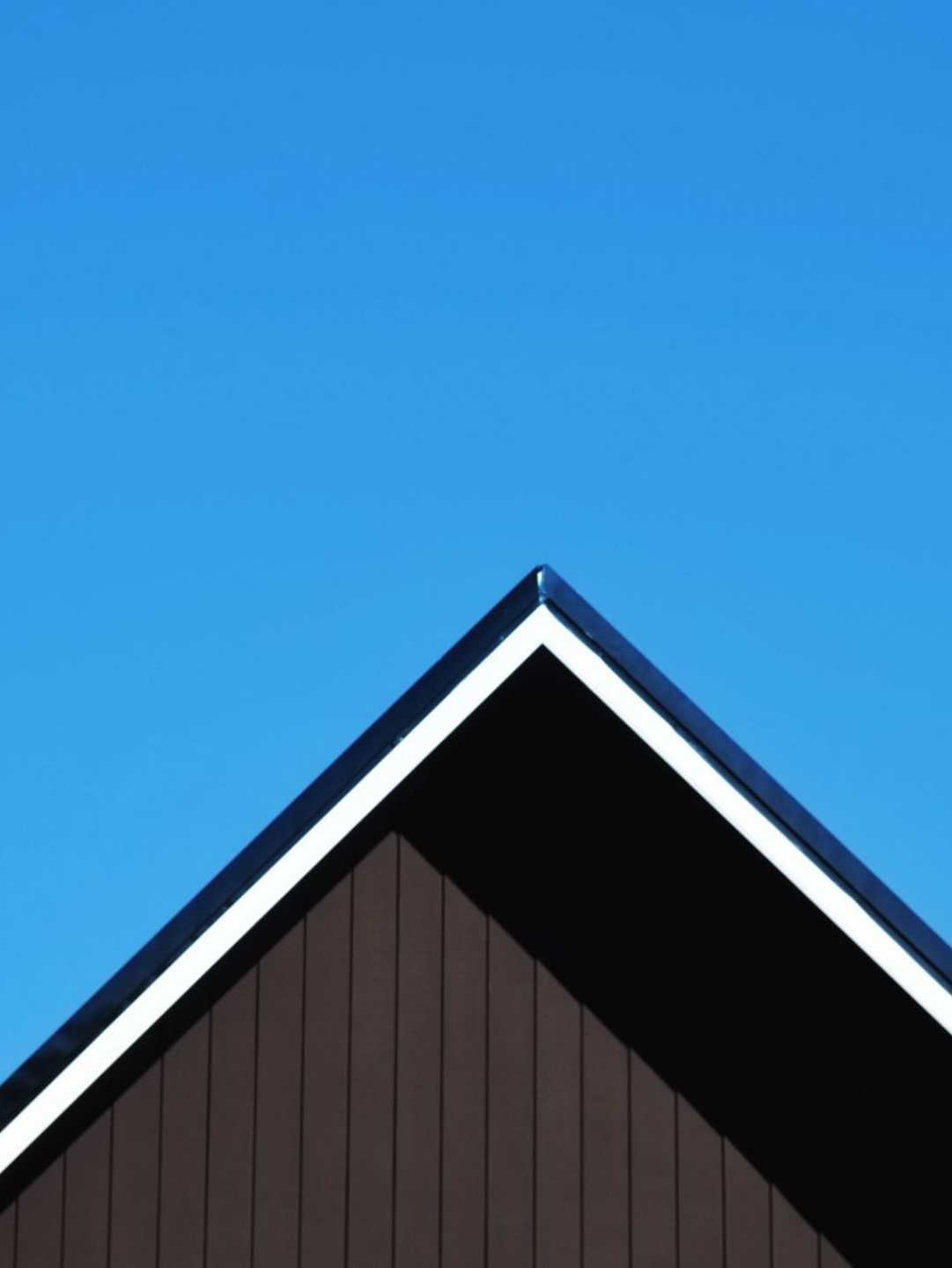


Roof Maintenance FAQ

Q: What are the major dangers commercial roofs face?

A: While most of us picture severe weather as the biggest risk to roofs—and it certainly is a danger—age is most often the biggest predictor of roof failure. While good maintenance can extend the life of your roof, you can't avoid the inevitable aging process. **Additionally, leaving problems like tears and holes unaddressed, allowing debris to build up and ignoring standing water can subtract life from your roof.**





Roof Maintenance FAQ

Q: How long should a roof typically last?

A: Life expectancy depends on several factors, including roof material, climate and weather, building type, and of course, your maintenance program.

Common roof types and their typical lifespans

Metal roofs—

these roofs have a 40-60-year lifespan

Built-up roofing membranes—

these alternating layers of tar and gravel roofs last 20 years or more with proper maintenance

Green roofs—

characterized by a tough waterproof membrane covered with green plants, these roofs can last 30-50 years

Spray-on roofing (SPF)—

created with a liquid spray that expands into a foam and hardens into a solid layer, these roofs can last up to 50 years

Thermoset EPDM membrane—

made of synthetic rubber, these roofs can last up to 40 years

Thermoplastic Polyvinyl chloride (PVC) roof membranes—

these roofs can last more than 25 years

Thermoplastic Polyolefin (TPO) roof membranes—

this relatively new roofing method is estimated to last 10-20 years



Roof Maintenance FAQ

Q: How often should I inspect my roof and make repairs?

A: Inspections should occur **at least twice a year**. If you experience bad weather or have an older roof that needs more TLC, you may want to consider a more frequent inspection schedule. Keep in mind that some repairs require a minimum or maximum temperature for proper adherence of patching materials.

Roof Maintenance FAQ

Q: Should I repair or replace my roof?

A: Before determining if you need a new roof, you must take several factors into consideration, such as:

- **Warranty**
- **Age and condition of roof vs. life expectancy of materials**
- **Extent of damage**
- **Frequency of repairs**
- **Frequency of repairs**
- **Recovering or recoating**

When in doubt, consult with reputable commercial roofing companies for advice



Roof Maintenance FAQ

Q: Who should provide inspection and maintenance services to my building's roof?

A: It's crucial that inspections and repairs are done correctly. Therefore, employees of your company should not be tasked with the inspection or maintenance of your roof, unless they are trained properly and qualified in all aspects of roof maintenance.

Your best and safest option is to contract with a roof maintenance company to perform inspections and carry out maintenance as needed.



Roof Inspection Checklist

- To make sure all your bases are covered, you may want to create a roof inspection checklist. Items included in your checklist will depend on your roof's features, but below is a sample checklist to help get you started.
- Reason: Fall routine inspection, Spring routine inspection, Inspection after a storm, Other (list):

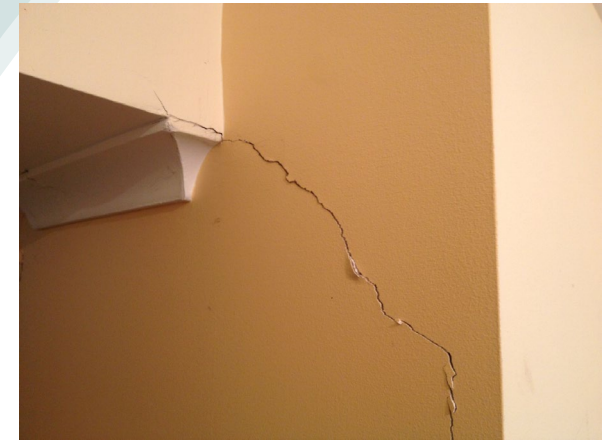
Roof Inspection Checklist

Item to Check



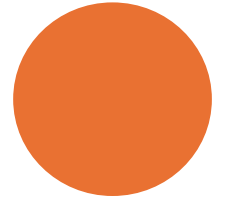
Interior Walls, Ceilings, Openings

- Overall Condition
- Leaks on walls/ceilings/around windows
- Cracks on walls/ceilings
- Peeling Paint
- Mold
- Door/window alignment



Roof Inspection Checklist Item to Check

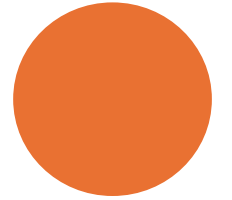
- **Exterior Walls**
- Deterioration
- Discolored surface
- Stains
- Cracks especially at the foundation



Roof Inspection Checklist Item to Check

Exterior

- Overall condition
- Roof access
- Amount of debris on the roof
- Overhanging branches, other nearby obstructions
- Drainage
- Structural deformities (sagging, soft areas, etc.)



Roof Inspection Checklist Item to Check

- Flat/Membrane Roof
- Overall condition
- Coating
- Granular loss
- Punctures
- Cracks
- Blisters
- Ponding



Roof Inspection Checklist Item to Check

Sloped Roof

- Overall condition
- Surface
- Edges
- Shingles (buckling, curling, missing tabs, etc.)
- Discoloration
- Fasteners



Roof Inspection Checklist Item to Check

Roof Features

- Fascia and eaves
- Flashing (damaged, loose, allowing water under, etc.)
- Sealants
- Soffit
- Gutters, drains, downspouts
- Skylights (leaking, damaged, etc.)
- Chimneys
- Vents (rusted, corroded, or damaged, etc.)



Reduce Hurricane Risks



DISASTERSAFETY.ORG

Prepare Your Business For Hurricanes

- Ensure your roof is in good condition
- Perimeter Flashing
- Roof-Mounted Equipment
- Skylights
- Signs and Accessories
- Packaged Terminal Air Conditioners (PTAC)
- Backup Power
- Commercial Doors
- Windows and Shutters





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