



TOKI

Substantial Improvements/Substantial Damage

Policy Title: Substantial Improvements/Substantial Damage
Policy number: 2013-07-01
Effective Date: July 1, 2013
Approved By: Bruce D. Spicher

Scope:

Establish work hours for staff.

The following items shall be exempt from Substantial Improvement Determinations and Substantial Damage Determinations:

- Those items considered to be repairs (ie, water damage from a pipe burst).
- Swimming pools
- Demolition
- Design work
- Survey costs
- Permit fees
- Landscaping
- Sidewalks
- Driveways
- Fences
- Landscape lighting
- Screened pool enclosures
- Landscape irrigation systems

All renovations and remodel projects shall be subject to a **Substantial Improvement Determination** as part of the review process. All homes damaged during a natural or manmade event shall be subject to a **Substantial Damage Determination**. Contractors must submit a signed copy of their contract as part of their required submittal documentation. All costs associated with the project, including products supplied by the homeowner, are to be included in the overall contractor valuation.