FLOODLENS · SAMPLE REPORT

Plot Flood Risk Report

Standard Report · Desktop flood susceptibility screening

Report ID	FL-SAMPLE-001
Location	Fictional example plot, Dar es Salaam
Client	Sample client
Date	November 2026
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OVERALL FLOOD RISK

HIGH

The plot lies on low ground about 85 m from a river channel, inside an area with recorded past flooding. Building is possible only with raised floor levels and good drainage.

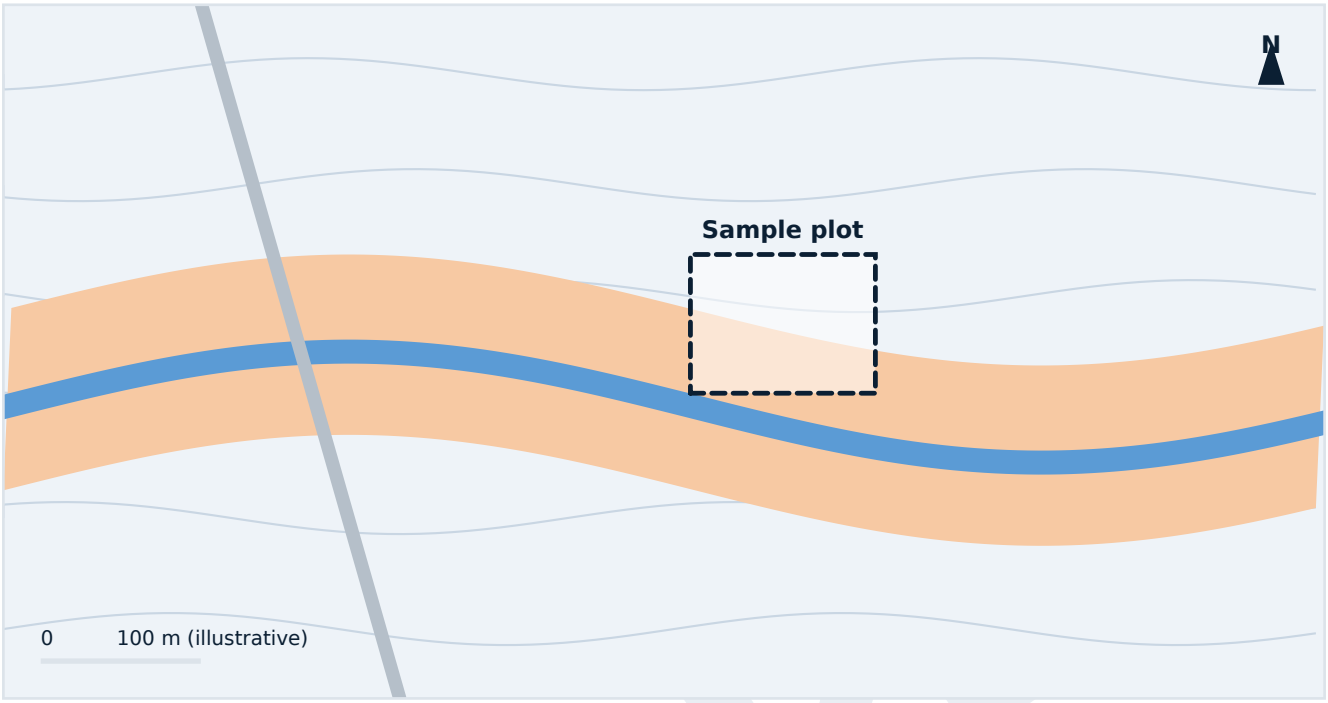
Key findings

Factor	Finding	Risk
Height above nearest stream	1.2 m	High
Distance to river channel	85 m	High
Slope and runoff	Gentle; water flows toward plot	Medium
Soil and surface	Clay-rich, slow draining	Medium
Past flooding nearby	Recorded in recent wet seasons	High

This is a sample report for illustration only. The plot, client and figures are fictional and show the format of a FloodLens Standard Report.

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1. Location and setting



Flood-prone zone River channel Road

2. Risk factors

Elevation

The plot sits about 1.2 m above the normal level of the nearest stream, lower than the access road to the west. Low ground close to a watercourse is the strongest single driver of flood risk.

Distance to river

The river channel passes about 85 m south of the plot. During heavy rain the channel can overtop its banks and spread across the low ground between the river and the plot.

Slope and runoff

The surrounding land slopes gently toward the plot, so rainwater from the road and neighbouring plots is likely to collect on site.

Soil and surface

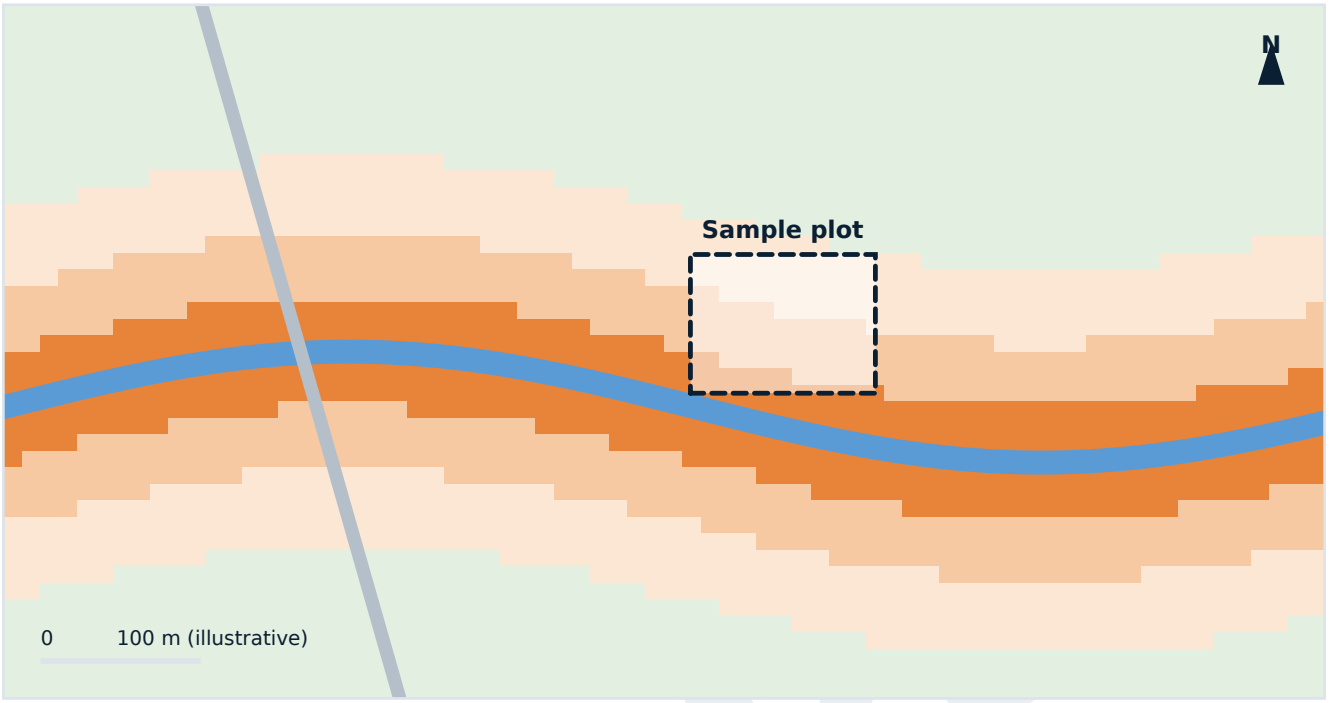
Clay-rich soils and surrounding paved surfaces mean little water soaks in; most rainfall becomes runoff.

Flood history

Satellite imagery and local reports show standing water in this area during recent wet seasons.

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3. Flood susceptibility map



Susceptibility combines elevation, distance to the channel, slope, soil and land cover into one score per map cell. The sample plot falls mainly in the High class.

4. What this means for the plot

- Floodwater may reach the plot during intense or prolonged rain, typically for hours to a few days.
- Access from the road may be cut off during flood events.
- Ground-floor rooms, stored goods and septic systems at ground level are at risk.
- Repeated wetting can weaken foundations and walls not designed for it.

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5. Recommendations

1. Raise the finished floor level at least 0.6–1.0 m above the surrounding ground, confirmed by a site survey.

2. Build on the northern (higher) part of the plot and keep the southern strip as open ground or garden.

3. Provide lined drainage around the plot that carries water away toward the channel, not onto neighbours.

4. Avoid underground tanks or basements; place septic systems and electrics above flood level.

5. Ask the seller and local mtaa leaders about past flood depths, and visit after heavy rain before buying.

6. Limitations

This is a desktop flood susceptibility screening based on publicly available data and professional judgement. It is not a guarantee that flooding will or will not occur, and it does not replace a detailed hydrological study, topographic survey or engineering design.

About the assessor

Fransisco Makoye. Degree in Water Resources and Irrigation Engineering. FloodLens provides plot-level flood risk reports for buyers, builders and lenders in Tanzania.

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