

5 Things That May Make It Difficult for You to Find Home Insurance

Knob and Tube Wiring

If the home you are purchasing was built before 1955, it may have some knob and tube wiring still active in the home. This antiquated type of wiring has proven to be a fire hazard, so most insurance companies will not insure your home if it has active knob and tube wiring.



What to Do

You could request that the seller have the knob and tube wiring replaced before closing. Perhaps a better option would be to get an estimate on the cost to replace the wiring and then ask for a seller's credit to cover the cost. If that won't work, plan to pay to replace the wiring yourself or don't buy the house. It's not worth the risk to your family to live in a home with active knob and tube wiring.

Certain Breeds of Dog

Your Home Insurance Policy covers you if you are being sued for an incident that happens on or, in some cases, off your property. This includes injuries from your dog biting somebody or somebody's dog. Unfortunately, certain dog breeds statistically cause more injuries than others. Pitbulls, Rottweilers, Dobermans, Akitas, Chows, and any Wolf hybrid are some of the most common breeds to be restricted, but it varies by Insurance company.



What to Do

If you have a dog on the list above, don't panic. There are a few companies left that will ensure you provided that the dog has not bitten anyone. Reach out to us, and we can point you in the right direction.

Condition of the Home

Home Insurance companies will typically do at least an exterior inspection of your home within 45 days once you start the policy. They will be looking for things that could lead to a claim if left unresolved. Roof condition, peeling or missing paint, and dry rot are common concerns that will be called out. In addition to the home's condition, the inspector will also be looking for potential injury risks such as faulty railings or sagging decks, excess debris on-premises, and dilapidated outbuildings.



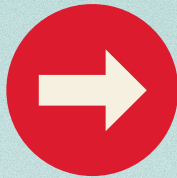
What to Do

Pay attention to your home inspection report. Many of the deficiencies called out by the inspector will also be of concern to the insurance inspector. Be prepared to fix those items or have the seller fix them before closing.

Also, understand that a 5-year roof certification means nothing to an insurance company. They may still ask you to clean or replace your roof.

Prior Insurance Claims

If you've had more than one insurance claim on a prior Homeowners or Renters Insurance policy in the last five years, many insurance companies will not offer you insurance on your new home.



What to Do

Be very careful only to use your insurance for significant losses. If you are already in this situation, give us a call, we work with many insurance companies that can help.

Trampolines and Pools

Some insurance companies will not allow trampolines at all, but most simply require that certain precautions be taken to reduce risk.

Source: PNW Insurance Group, LLC
pnwinsurancegroup.com - 253-527-6261




What to Do

Most companies will want to ensure that your backyard is fully fenced and that the Trampoline is netted. For swimming pools, most insurance carriers will also want to make sure that the yard is fully fenced, and some will have height restrictions on slides.

Connect with RE/MAX Town Center

 remaxtc.com

 425-224-8400

 info@remaxtc.com