



Colorado Home Insurance Check UP: Questions to Ask Your Agent/Broker

Be proactive when buying or renewing your home insurance. Here are questions to ask your insurance agent to make sure your home insurance is up to date:

1. **Will this policy be adequate if I have a total loss?** Will it cover the cost of rebuilding my home to its pre-loss condition, including demolition, debris removal, and replacement of the foundation and roof to current building code standards?
2. **Do you have the correct details of the square footage and level of finish of my home needed to provide an accurate replacement cost estimate?**
3. **Does this insurance policy cover all the members of my household?** Does anyone need to be added as an additional named insurer? Does anyone need to be removed?
4. **What causes of loss are NOT covered?** What about Flood, Landslide, Earthquake, Hail, Terrorism?
5. **What discounts do you offer and how do I qualify for them?** Senior, Multi-line, Club Membership, Mitigation, Impact Resistant Materials, Monitored Alarm System?
6. **What items are subject to special limits or exclusions?** Can I add scheduled coverage for my unique or special items? (electronics, piano, jewelry, fine art, oriental rugs, wine, collectibles)
7. **Are there endorsements or additional policies that I might add to make sure I am adequately covered?** Do I have “water/sewer backup” and “special loss assessment” coverage?
8. **What are the potential costs/savings of changing my deductibles?** Is there more than one deductible in the policy? Is the deductible waived if there is a large loss?

9. **Is my Coverage C (Personal Property) for Replacement or Actual Cash Value?** If replacement value is not included, what would it cost to add this coverage?
10. **Is my roof covered for Replacement or Actual Cash Value? Are cosmetic damages covered?**
11. **What are my options for insuring my home-based business property and operations?**
12. **Is there a limit on coverage for my additional living expenses while my home is being repaired or rebuilt after a loss? Is there a total dollar cap, time limit, or both on this coverage?** What is my premium cost to increase the coverage to two years of Additional Living Expense / Loss of Use coverage? Colorado law requires a minimum of 12 months; 24 months is offered as an option.
13. **If someone sues me, will my liability coverage pay for my legal fees?** Is my Coverage E (Personal Liability) limit enough to protect my assets and future income without gaps in coverage?
14. **What does umbrella coverage cost?** This is an important question which can help protect your personal assets from legal actions against you.
15. **What if construction costs jump as they often do after disasters?** Does this policy include a special “endorsement” which can increase your “Dwelling – Coverages A and B” limit to 150% of the value on the declaration page? This is important to have as housing prices can rapidly rise and the cost to rebuild a home following a loss is far greater than market value.
16. **Will my insurance cover the cost of building codes upgrades if I have to make repairs or rebuild my home?** Be sure to ask about the “Building Code/Law Upgrade” endorsement. Is this a percentage or a dollar limit?
17. **Are there limits in this policy on replacing property if materials need to be matched or if damage is considered cosmetic only?** Colorado does not have enforceable laws regarding these issues and they are common sources of problems following wind, hail, or fire. Be certain that there is clear language stated within your policy.

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