

# Homebuyer Insurance Risk Checklist



## Red Flags (High Risk — May Limit or Block Insurance)

*These issues can make insurance hard to get, slow down closing, or stop the deal.*

- ☐ **Roof & Structure:** Very old roof (20+ years), major leaks, sagging, or serious damage
- ☐ **Electrical & Plumbing:** Old/faulty wiring (knob & tube, aluminum, or certain panels), old pipes (galvanized, lead, or polybutylene), or big foundation/water damage, asbestos, or mold
- ☐ **Location:** In a flood zone or far from fire protection
- ☐ **Hazards:** Unfenced pools, trampolines without nets, aggressive dog breeds, or unusual pets
- ☐ **Home Type:** Historic homes, unpermitted add-ons, vacant homes, wood/kerosene heating, or short-term rentals without the right coverage
- ☐ **Other:** Oil tank leaks, multiple past insurance claims, or long foreclosure vacancies

**Buyer Tip:** These can be deal-stoppers unless fixed. Always check with your insurance agent before moving forward.



## Yellow Flags (Moderate Risk — Insurable but More Expensive)

*Insurance is possible, but premiums may be higher and options fewer.*

- ☐ **Roof & Structure:** Roof getting old or unusual roof types (gravel, asbestos, rolled, t-lock shingles)
- ☐ **Systems:** Older HVAC systems, oil tanks, older plumbing, or wood/pellet stoves (must be inspected)
- ☐ **Location:** Rural areas with slower fire response, homes on stilts/piers, or in severe weather zones
- ☐ **Hazards:** Pools without updated safety features, trampolines (even with nets), certain dog breeds, or barns/sheds in poor shape
- ☐ **Home Type:** Mobile homes, multi-family homes, home daycares or businesses, or condos that rely heavily on a master policy
- ☐ **Other:** Low credit score, past claims, second homes/vacation homes, or general poor upkeep (like missing handrails)

**Buyer Tip:** These aren't deal-breakers, but expect higher insurance costs.



## Green Flags (Low Risk — Smooth Sailing)

*Easiest to insure, best rates, and most options.*

- ☐ **Roof & Structure:** Roof in good shape with standard materials, strong foundation
- ☐ **Systems:** Updated wiring, plumbing, heating, and cooling
- ☐ **Location:** Close to fire hydrants and stations, not in flood or wildfire zones
- ☐ **Hazards:** Pools with full safety features (fences, latching gates), no trampolines or aggressive dogs
- ☐ **Home Type:** Single-family homes, owner-occupied, newer (under 20 years) or fully updated with permits
- ☐ **Other:** Good credit, no past claims, home security system, regular maintenance, working smoke/CO detectors, fire extinguishers

**Buyer Tip:** These homes make insurance easier, faster, and less expensive.