

new home CHECK LIST



Choosing a home can be an overwhelming experience, *let us help you!* Here is a *simple list* to assist your broker in helping you make the right choice.

1. Property's address: _____
2. No. of dwelling stories: _____
3. Year house was built: _____
4. Square footage: _____
5. Percentage of finished basement: _____
6. Year roof updated: _____
7. Roof material: **Asphalt Wood Metal**
8. Year furnace updated: _____
9. Type of heat: _____
10. Year plumbing updated: _____
11. Plumbing material: **Copper ABS Cast Iron PVC**
12. No. of bathrooms: _____
13. Year electrical updated: _____
14. Type of wiring: _____
15. Type of panel: **Breaker** or **Fuses** / No. of amps: _____
16. Sewer back up prevention: _____
17. No. of woodstoves or fireplaces: _____
18. Are they WETT certified: **YES** or **NO**
19. Any previous home claims: _____
20. Are there any garages: **Attached** or **Detached**

Ask about our additional insurance coverage:

- Auto Insurance
- Motorcycle Insurance
- Travel Insurance
- Commercial Insurance
- Farm Insurance
- Cottage Insurance

Tenants/Condominium Packages and more!



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Home Buyers Guide



Purchasing a home...

can be an overwhelming experience

At Jones & Associates Insurance

“we’re with you” **to build a policy
that suits your needs.** Working with
your broker will make insuring your home

seamless!

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loss prevention TIPS

1. **Inspect older appliances**, particularly washing machines and dishwasher hoses, and replace them when they are beyond their normal life expectancy
2. **Clean out and repair eaves troughs and downspouts**
3. **Ensure downspouts extend from your home** by at least six feet or set up a rain barrel to catch water runoff
4. **Check that all monitor systems work** (fire, burglary, heat and water) and replace the batteries once a year
5. **Have your sump pump serviced annually**
6. **Check your gas-supply hose** for cracks and replace when worn
7. **Always clear snow away from the foundation** of your house and gas meter
8. Make sure everyone in the home knows the location of, and how to use **the water shut-off valve**

general info THINGS TO LOOK FOR

Heating Systems

There are many different kinds of heating systems in Ontario homes. Age ranges on different kinds of systems vary and if you have any concerns your broker will be able to confirm what the acceptable age range is with your insurer. **Here are some of the most common forms:**

1. **Forced Air Natural Gas/Propane** – the most commonly found system in urban homes. Natural gas furnaces are generally preferred to be under 20 years old. Anything over 20 years should be approved by your insurance company before you agree to purchase a home.
2. **Oil Forced Air** – oil systems are very popular in rural areas. The furnaces generally have the same life expectancy as natural gas furnaces however oil tanks vary by company, make and type. A good rule of thumb is to always speak to an insurance broker about outdoor oil tanks over 10 years old and indoor tanks over 15 years old.
3. **Base Board Heating Systems** – electric base board systems generally have a life span of 25 years before an upgrade as recommended.
4. **Wood Burning Units** – any wood burning units in your home such as fireplaces, wood boilers, woodstoves, sauna stoves or pellet stoves should always be discussed with your insurance broker before purchasing a home.

Roofing

Due to a severe increase in Water Damage claims in Ontario the age and condition of shingles has become a major concern with insurers. Generally any roof over 20 years of age should be referred to your broker prior to purchasing a home. Many insurers will not provide coverage for a home with asphalt shingles over 20 years old, however consideration is often given to more permanent forms of roof covering such as metal or cedar shake roofing.

Plumbing

Also a major cause of water damage claims is aging plumbing systems. Systems with lead or galvanized plumbing also cause contamination concerns for insurers and may be required to be removed from your property. Updates should be done to plumbing systems as needed or every 25 years. The most common types of acceptable plumbing are copper and ABS and anything beyond these types should be discussed with your broker.

Electrical

If not properly maintained, electrical systems can cause serious fire and safety hazards in a home. Generally insurers prefer for a home to have circuit breakers as opposed to fuses, and updates should be done to the system every 25 years. **NOTE:** Aluminum wiring was used in Ontario on new home builds between the late 1960's through the 1970's. You should always confirm if your home has aluminum wiring as some insurers will not insure buildings with this wiring type. If there is any aluminum or knob and tube wiring in a home you should discuss with your insurance broker before purchasing.

Weather is changing and Insurance companies are trying to adapt to catastrophic losses

With these changes the details of your potential purchase are more relevant than ever before. The check list attached will help your broker determine **your coverage needs** and **gives you an indication of your premium.** Purchasing a home before you confirm these details/updates can increase premiums or effect the overall insurability of a home.

