

Home Insurance Coverage Gap Checklist

A practical homeowner checklist for spotting deductible, flood, roof, water, and coverage gaps before renewal or a claim.

Use this before renewal, before hurricane season, or before lowering coverage to save premium. A cheaper policy can still be the wrong policy if the deductible, exclusions, or missing coverage creates a bigger risk.

1. Confirm the real rebuild number

- Check Coverage A / dwelling limit
- Ask whether replacement cost is current
- Confirm ordinance or law coverage
- Review detached structures and personal property limits
- Check whether inflation guard applies

Rule: Premium matters, but underinsuring the structure is the expensive mistake.

2. Turn deductibles into dollars

- Standard deductible
- Wind or hurricane deductible
- Named-storm deductible, if separate
- Flood deductible, if carried
- Cash available if a claim happens

Watch-out: A percentage deductible can be thousands more than it looks at first glance.

3. Check water and flood exposure

- Flood zone and nearby drainage risk
- Flood policy status
- Water backup / sewer backup coverage
- Slow leak or seepage limits
- Mold sublimits and exclusions

Priority: Water is one of the fastest ways a manageable issue becomes expensive.

4. Review roof and system issues

- Roof age shown by insurer
- Roof settlement method
- HVAC/plumbing/electrical updates
- Four-point or wind-mitigation needs
- Required repairs or nonrenewal warnings

Florida note: Roof age and wind mitigation can drive renewal outcomes and premium pressure.

5. Compare exclusions, not just price

- Cosmetic damage exclusions
- Screen enclosure limits
- Animal/pest exclusions
- Vacant-home restrictions
- Business or rental-use exclusions

Rule: If two quotes differ sharply, find the missing coverage before celebrating.

6. Save claim-ready records

- Declarations page
- Photos of rooms and major systems
- Receipts for roof/HVAC/plumbing/electrical work
- Wind mitigation report
- Flood elevation certificate, if available

Simple move: A clean home-records folder can speed up quote comparisons and claim conversations.

Coverage gap worksheet

Item	Amount / note
Dwelling coverage limit	_____
Largest deductible in dollars	_____
Flood policy needed?	_____
Water backup coverage	_____
Roof age / settlement type	_____
Known exclusions to review	_____
Cash reserve needed	_____

Best next steps on OwnerHacks

- Read the **Homeowners Insurance Guide** before changing coverage.
- Use the **Hurricane Deductible Calculator** to turn a percentage deductible into dollars.
- Check flood risk before assuming "not required" means "not useful."

OwnerHacks note: This checklist is educational and general. It does not replace financial, legal, insurance, tax, lending, contractor, or appraisal advice for your specific situation.