

INSURANCE DECISION TREE



**Loss to your
Condominium
interior or property
within the
condominium**

Damage is a result of building failure (leaking roof, structural failure, other common element failure, etc)

The homeowners HO6 policy covers this up to the \$25,000 deductible, then the association policy covers damages over \$25,000*

*The Association Master policy does not cover personal property (furniture, jewelry, computers, etc) and will pay only for replacement of your units plumbing, carpet, cabinets etc to the standard that was supplied when units were first built. See [Master Policy Synopsis](#) for more details. If you have upgraded floor coverings, kitchen counters etc be sure that your homeowner HO6 policy covers the upgrade amounts.

Damage is a result of another homeowner (water leaking from their unit, a fire that starts in their unit etc)

First, contact the owner of the unit causing damage to your unit to determine the cause, so you can stop it before making repairs. If he needs a plumber, you may need to show the plumber your damage so he can assess the cause which could be multiple in older buildings. It would be wise to get a copy of the plumber's bill to give to your insurance company to show the cause of your damage. Unless your neighbor is **negligent** in causing this damage, such as overflowing a bathtub or not making repairs after being put on notice, then it is not likely that his insurer will pay for damage to **your** unit. It is best to make a claim with your own insurance company (your HO6 insurance), who will recover their payment to you and your deductible from your neighbor **if there is negligence** involved. If the total damage exceeds \$25,000, then the Woodsmill Master Policy pays the rest.

Damage is a result of something that starts within your unit (water overflow, fire/smoke, etc.

File a claim with your HO6 insurance provider – if the damage exceeds \$25,000 – the Woodsmill Pointe insurance* will cover additional amount to repair or replace interior items (but not personal property)

Damage is a result of an earthquake

File a claim with your HO6 insurance provider – if the damage in your building exceeds 10% of the building value, the Woodsmill Pointe insurance* policy will cover the rest. Your share of the building deductible should be about \$50,000.