

Moving from cities to suburbs can be costly if you're not aware of the risks



Since the onset of COVID-19, more people are relocating from cities to the suburbs.



Risk

After spending 10 years in Manhattan, Anthony and David purchased their first home in the suburbs of New Jersey, but didn't understand the typical risks that came with it.



Loss

Built in the early 1930s, their new home had rustic charm and older features, including a wood burning fireplace. Without ordering an inspection or chimney flue cleaning, the couple enjoyed the fireplace for several months, and were devastated when a build-up of creosote started a chimney fire, causing \$250,000 in damage to the roof and second floor.



Solution

Many new homeowners suffer losses that could have been avoided if proper maintenance practices were in place, so find out what care is needed to keep your home safe. [Follow these tips to get started.](#)



The Chubb Difference: Rebuilding to Code

Not all insurance companies cover the total cost of meeting new building codes that are required by law or local ordinance.

After their fire loss, the overall electrical service (outlets, light switches, circuits) and structure in Anthony and David's home needed to be replaced. Rebuilding to code would have cost them an additional \$20,000. Fortunately, they are insured by Chubb and we paid to bring the damaged areas of their home up to the current code.

What happens if you are not properly insured?

- Updating a damaged home to current building codes after a covered loss could add significant cost to your reconstruction expenses. Standard insurance companies may not pay the cost of building upgrades, even if required by law or local ordinance, and you could potentially be stuck with the large expense.
- If you're not currently insured with Chubb, talk to your agent about this potential gap in your coverage.