



Vacant Home

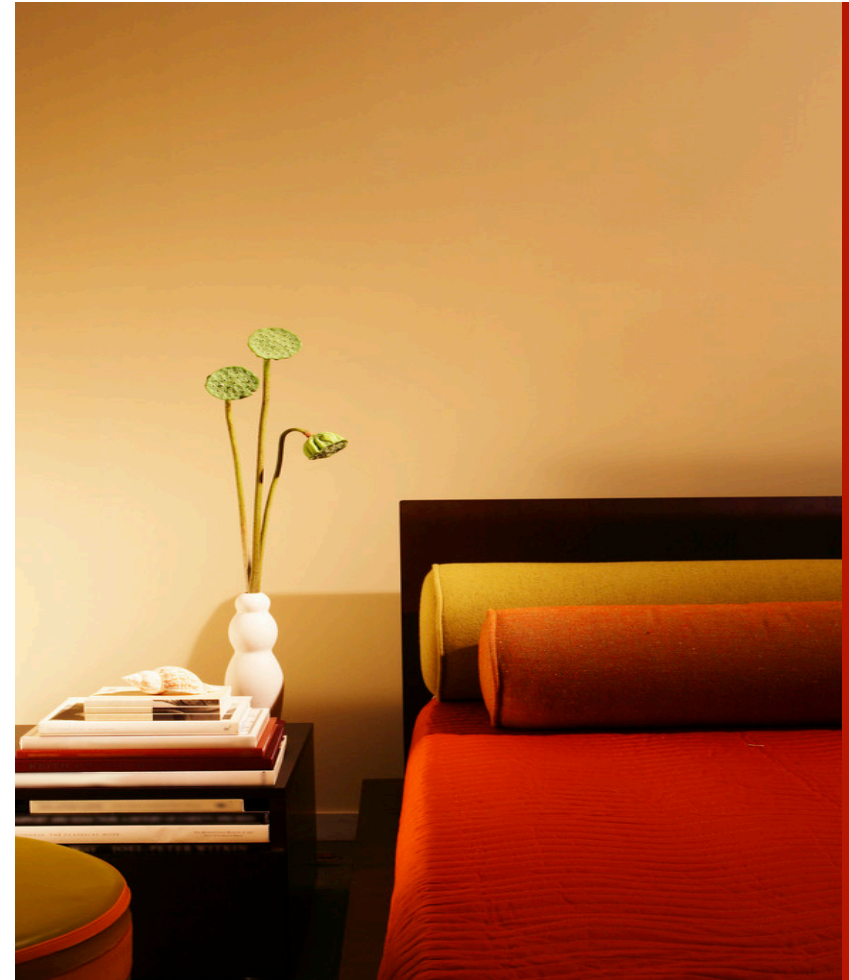
What To Do?

- Report to DCRA (202) 726-Stop
- Call Your Insurance and Add Lawyer to your policy
- Call your insurance and make sure you have rental in place
- Check if building permits have been issued
- If you don't have reputable contractor start asking around for one. Start with your neighbors

Why?

- DCRA can help you locate the owner of the property
- Lack of electricity or heat may cause burst pipe and flood your home. If it is winter time, and the shared walls are cold, you should contact the owner.
- Homeowner may be unresponsive
- Adding lawyer may save you time in the long run. After the damage, if you don't have a lawyer you will have to pay for one.
- Adding rental as you never know if damage will cause you to move out of your home.
- By reporting, you establish possible cause of negligence from the neighbor incase of damages.

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Protect Your Home Check List And Know Your Rights Info@Homeli.st

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2018, Washington DC

Damage Caused By Neglected Vacant Home

What To Do If Adjacent Property Vacant

- Call 911
- Get an incident number from responder (You can get the final report at the police station only with the incident number)
- Call the property owners of adjacent property and get their insurance information. If you don't have their number call DCRA at (202)727-STOP to report the home as vacant and get the homeowner's name and phone number
- Call your insurance, report the losses, and research a list of restoration companies.
- Call a reputable restoration company
- Take picture of all your belonging that have been damaged
- Find contractors to get estimate of repair

Why?

- Incident Number: insurance may need it to understand what was found.
- Photo: to provide to the insurance so you can get fair refund
- Restoration Company: you want to prevent further losses and damage.
- Contractors estimate: to make sure the insurance is reimbursing you fairly

Your Rights As Homeowners

- Under US law, you have the right to refuse entry to your property to anyone.
- You have the right to complain about builder next door, who is trying to intimidate you
- You have the right to discuss the problems with your HOA and ANC.
- You have the right to request detailed work orders from builder next door, and understand the consequence of its work on your property.
- You have the right to contact the absentee owners even he/she is hiding behind a trust.

Damage Caused by Builder

Never sign anything builders may give you. Never take money from builders for a document signature

What To Do If Damages Occur?

- Call 911
- Make sure to get a incident number by whoever comes to your home (You can get the final report at the police station)
- Call DCRA at (202) 727-STOP to report damages. DCRA may or may not follow up.
- Call the builder and get her insurance.
- Call your insurance and report the losses, and get list of restoration companies.
- Call a restoration company (they tend to come the same day)
- Take picture of all your belonging that have been damaged
- Find contractors to get estimate of repair

Why?

- Incident Number: insurance may need it to understand what was found.
- Photo: to provide to the insurance so you can get fair refund
- Home Owner Insurance: Your insurance will need this
- Restoration Company: you want to stop your losses and possible mold infestation
- Contractors estimate: to make sure the insurance is reimbursing you fairly

Know Your Rights

These are some of the things I learned while dealing with my next-door builder.

