



CHUBB®

Home Assessment

Custom Solutions for Protecting
Your Family and Assets

John Doe
123 South Kenilworth Avenue
ELMHURST, Illinois 60126

PREPARED BY: Caitlin Stickle
AGENCY: Test Agency
Personal Risk Services

John Doe
123 South Kenilworth Avenue
Elmhurst, Illinois 60126

Thank you for allowing us to conduct a home assessment for 123 South Kenilworth Avenue, Elmhurst IL 60126 on September 21, 2022. You're already benefiting from our comprehensive protection, but your home assessment helps us to make sure we have a clear understanding of exactly what it would take to rebuild your home should anything happen – and that your coverage reflects that Replacement Cost.

Based on our assessment of your home, we were able to:

- Identify steps to help protect your home and reduce your vulnerability to loss. Please refer to the enclosed Action Plan, which may contain mandatory steps, labeled as "Safety and Loss Prevention Requirements", which you must complete to continue your coverage with us as well as suggested actions to help protect your home or property from loss or damage.
- Create a detailed record of your home's unique features and finishes. This will help us accurately repair, restore, and replace your home's details in the event of a claim and make your claims experience as seamless as possible. We were able to estimate the cost of rebuilding your home in the event of a total covered loss using materials and craftsmanship of like kind and quality ("Replacement Cost"). The Replacement Cost for your home has been established at \$2,047,000.
- To help ensure you have adequate coverage for your home, we will automatically increase your coverage amount to the Replacement Cost noted above. If the Replacement Cost is less than the coverage currently listed on your policy, an endorsement will only be issued per guidance from your agent. If you discuss your personal insurance needs with your agent, please use the Home Assessment Report as a tool to help determine a coverage amount that will be sufficient to rebuild your home in the event of a loss.
- Confirm that your policy is rated correctly based on Protection Measures currently in place for your home. Please review the enclosed Protection Measures Summary as your policy may reflect a measure(s) that we were unable to confirm during our assessment. To maintain a discount for unconfirmed protection measures, please send supporting documentation to your agent immediately. Please note that failure to provide evidence of eligibility will render the discount void and may result in a corresponding premium change. For questions or more information about premium discounts, please contact your agent.

To save you time and to help ensure you are adequately protected, we will endorse your policy to reflect any credit changes and/or Replacement Cost changes noted in your Home Assessment Report within 14 days using an effective date allowed by your state. For any questions regarding the changes made, please contact your agent.

We encourage you to ask your agent or broker any questions you might have about the Home Assessment Report and/or requirements to maintain coverage.

Test Agency
123 Main St
Whitehouse Station, NJ 08889

Policy Number: 187FDC84-BC08

Chubb is the marketing name used to refer to subsidiaries of Chubb Limited providing insurance and related services. For a list of these subsidiaries, please visit our website at www.chubb.com. Insurance provided by ACE American Insurance Company and its U.S. based Chubb underwriting company affiliates.

Your Action Plan

What you can do to help prevent loss

During your recent Home Assessment, your Chubb Risk Consultant identified certain safety and loss prevention measures that can reduce the chance of loss or damage to your home or property.

Safety and Loss Prevention Requirements

You will see a section titled "Safety and Loss Prevention Requirements" on the following page if your risk consultant has identified measures that are mandatory to maintain your coverage with Chubb.

- Complete all mandatory requirements and forward appropriate documentation detailing confirmation of compliance directly to your agent within 45 days of the date of this letter.
- If confirmation of compliance is not received within 45 days, your coverage will be set up for non-renewal or cancellation as permitted by applicable state law.
- If you have questions, please talk to your agent.

Safety and Loss Prevention Suggestions

Measures titled as "Safety and Loss Prevention Suggestions" are not mandatory to maintain your coverage with Chubb; however, are ways that can better protect your home and family.

Find the resources you need

As a Chubb homeowner policyholder, you may request complimentary referrals to a network of independent, prequalified service providers to assist you with your action plan. While you are not required to use these vendors, many of them offer discounts and priority service to Chubb clients. The network includes alarm system providers, national water protection companies, homebuilders, and more.

For referrals to qualified professionals:

- Visit <http://www.chubb.com/welcome> and log on using your policy information to access our Chubb Trusted Network 24/7.
- For assistance with understanding your requirements, selecting the right solution, or finding a service vendor, please contact our Risk Solutions Concierge Team via phone at (833)-324-9805, text at (908)-224-1559 or email prsriskssolutions@chubb.com.

Thank you for trusting Chubb to provide the protection you need. We look forward to continuing to serve you.

Safety and Loss Prevention *Requirements*

Water Leak Detection System

The best way to protect your home from water damage is to install a flow-based water leak detection device with an automatic shutoff valve. Our studies show that homeowners, like yourself, are more likely to experience water damage than fire or theft. Even though our Chubb claims department is dedicated to help you recover from these types of damages, we also know that after a significant water loss, a homeowner can be displaced from their home on average 6-9 months before all repairs are complete in order to move back. Water losses can be devastating to your home and belongings; may lead to mold and health issues; and are more common than most homeowners realize.

A water leak detection device connected to your main domestic water supply is designed to quickly detect possible water leaks within your home's plumbing system and shut your water off. These leaks can be a result of burst pipes, fixture failures, small drips, or frozen pipes

When choosing a water leak detection device for your home, select one that is flow-based rather than sensor-only. It also needs to provide an automatic water shutoff function. Warnings can help you identify small leaks before they become a big problem. When a critical alert occurs, the water leak detection device can shut your water off, so no further damage occurs.

We've done the research for you. Visit www.Chubb.com/Water for a full listing of Chubb approved flow-based water leak detection device vendors that offer discounts on their products and services to Chubb clients. These devices can be purchased directly on-line. You will need to know the actual pipe size diameter of your main water line to purchase the device. To ensure operation during power outages, consider enhancing protection with an auxiliary battery or uninterruptible power supply (UPS).

If you need assistance in selecting a device, please contact your local Chubb Risk Consultant, whose name and contact information can be found on your Chubb home inspection report, or e-mail prsriskolutions@chubb.com to consult with a specialist and get information about acceptable products and installation.

Upon installation and activation of your water leak detection device, please provide documentation to your agent/broker, such as an invoice and photos as well as confirmation of alerts to your mobile phone, as you may qualify for a premium discount on your policy.

Safety and Loss Prevention *Suggestions*

Install Basement Sump Pump

During my recent visit to your home, it was noted that your home's basement has an above average propensity for flooding due to such features as property grade, a high water table, poor exterior drainage or soil conditions. Contract with a licensed plumber and/or contractor to install a sump pump in your basement in accordance with all local and state building codes.

The sump pump should include the following features as applicable:

- A battery back-up capable of lasting at least 8-12 hours or
- Back-up power supply from a generator or a back-up hydraulic pump that will operate during an outage.

The pump should have an adequately sized downslope discharge and should be tested semi-annually in advance of the wet season and approaching storm events to ensure it is operational. Upon completion of these measures, please have your contractor send written verification of the installation to your agent/broker.

The Importance of Insuring Your Home at the Proper Value

Most homeowners don't have enough insurance to fully rebuild after a total loss

Industry statistics confirm that most current homeowners' policies do not provide sufficient coverage to fully replace their homes with like kind and quality materials. Here are a few of the most common reasons why a home's insurance coverage might be inadequate:

- Policy coverage is not being adjusted upward to reflect the value added by home improvements.
- At policy renewal time, coverage is not being increased to keep pace with increases in construction costs, such as materials and labor.
- Initial inspections (or updated inspections), which help determine replacement costs, are not being conducted.

The Benefit of Full Replacement Cost Coverage

Insuring your home to value

It's crucial that you maintain sufficient coverage for your home to be rebuilt to the same quality level in the event of a major loss. Promptly report any remodeling projects, renovations, additions, or upgrades that may increase the value of your home to your agent/broker.

Factors that can affect home replacement cost

- Client urgency to rebuild and get back into their home
- Availability of reconstruction contractors, particularly after a catastrophe
- Compliance with updated building code requirements
- Lack of economies of scale on single home reconstruction
- Quality & quantity of custom high-end finishes, features and materials
- Architectural details and design of the home
- Construction site project managers
- Scheduling issues and resource availability
- Accessibility of site on which home is located

What is Replacement Cost

Replacement cost is the current cost of rebuilding your home with materials of like kind and quality if it is declared a total loss due to fire or other covered peril. You'll see it listed as the "Dwelling Amount" in your policy.

Replacement Cost vs. Market Value

Replacement Cost and Market Value are different concepts. While Market Value is influenced by factors like the number of homes on the market, recent sales in the area, and location, Replacement Cost represents the actual cost to rebuild a home as is, with the same level of detail and finishes. That number is based on:

- Characteristics & finishes of the home
- Current & projected material and labor costs
- Architect, design, and contractor fees
- Building code upgrades

The Replacement Cost of Your Home

Using details of your home’s exterior dimensions, construction characteristics, and architectural features, Chubb’s proprietary software incorporates local, up-to-date labor and material costs to calculate the current cost to rebuild your home. We evaluate data from trusted industry sources such as Bureau of Labor Statistics, Verisk and CoreLogic Marshall Swift/Boeckh. We then combine this data with local Chubb claim loss trends, as well as information provided through current interviews with local contractors who specialize in building and restoring custom homes.

For more information and resources on Replacement Cost go to www.chubb.com/homeevaluation.

Summary of the Replacement Cost of Your Home			
Area	Square Footage	Cost/Sq Ft	Replacement Cost
Living Area	3,645	\$441.68	\$1,609,924
Finished Basement	1,650	\$176.67	\$291,506
Unfinished Basement	450	\$66.25	\$29,813
Built-in Garage	700	\$145.76	\$102,032
Deck	150	\$88.34	\$13,251
Total			\$2,046,525
Total Rounded			\$2,047,000

Detached Structures			
Barn			\$500,000
Guest House			\$500,000
Pool			\$145,000
Hardscape			\$90,000
Total			\$1,235,000
Total Rounded			\$1,235,000

Agent Worksheet

Replacement Cost	
Requested Coverage A	\$1,300,000
Replacement Cost	\$2,046,525
% ITV	64 %
Origin of Coverage A	Insured
Dwelling Information	
Interviewed	Homeowner/client
Occupancy	Unknown
Year Built	2005
Renovations/Additions	None
Construction Code	Frame, Masonry
Exterior Siding	Brick veneer, Vinyl siding
Roof Code	Wood shingle/shake
Roof Cover	Architectural asphalt shingle
Roof Shape	Dormers, Gable, Hip
Latitude	45
Longitude	-67
Home Restorations	
Plumbing System	None
Electrical System	None
HVAC System	None
Roofing	None

Fire Protection	
Chubb Protection Class	Unprotected
Fire Department (primary)	Oldwick
Distance to Fire Department	2.8 miles
Water Source	Dry hydrant
Distance to Water Source	6000 ft
ISO/PPC	N/A
Residential Sprinkler System	Yes
Water Flow Alarm	Yes
Coverage Areas	All living areas
Fire Detection	
Type of Alarm	Fire alarm direct to police
Alarm Company (if central)	N/A
Signal Continuity	N/A
Burglary/Security	
Type of Alarm	Burglar alarm direct to police
Alarm Company (if central)	N/A
Signal Continuity	N/A

Protection Measures Summary

The information below shows measures that you are currently using to protect your home (and for which you may be receiving a discount on your policy) as well as measures that, if reviewed and applicable within your state guidelines, would further reduce your premiums.

Protection Measures Currently on Policy

- Building Security Protection
- Central Station or Direct Fire Alarm
- Central Station or Direct Burglar Alarm

Protection Measures Verified at Location

- Fire alarm direct to police
- Burglar alarm direct to police
- Fire Sprinkler System

Safety and Loss Prevention

Tips for Reducing the Potential for Water Damage in Your Home

Inspect plumbing lines/systems

Check for plumbing fixtures located on exterior walls of the home. These fixtures are prone to freezing and may burst in cold climates. Make sure there are water pans under washing machines, hot water heaters, air conditioning units and water-bearing appliances located in or above finished living areas. Check under sinks for leaks and signs of water.

Check the basement and mechanical equipment

Hot water heaters have a 10- to 13-year life span. Consider replacement after 10 years, before a problem starts. A newer unit will likely be more energy efficient as well. Sump pumps need regular maintenance and testing to ensure optimal operation. Test the sump pump by pouring five gallons of water in the sump hole. Also, add a battery backup to ensure operation during a loss of power. Typically, that is when the unit is needed the most. Look for water stains on basement walls and floors, and identify the source of the leak if stains are found.

Stay on top of interior maintenance

Inspect the caulking around bathroom fixtures and grout in tile. Missing or loose caulk or grout can lead to water seepage. Look for water stains on ceilings, walls and floors. Also look for cracks in drywall, especially around doors and windows. Look for deterioration of sills and moldings around windows and doors.

Look for points of exterior water intrusion

Visually inspect the roof for worn or curled shingles. Gutters/downspouts should be clear of debris. Water from downspouts should flow away from the foundation. Look for dry or cracked exterior caulking around windows and doors.

Assess the landscaping and slope of the property around the home

The soil directly against the house should slope away from the foundation. Bushes and shrubs should be at least 18 to 24 inches away from the house to allow for adequate ventilation. Keep exterior drains clear of debris.

Photographs of Your Home

A selection of photographs taken during our visit to your home is presented on the following pages. Images that provide additional documentation of your home's structural features and finishes have been archived for reference in the event of a claim.









Jennifer Fennimore

VP, New York Region Risk Consulting Manager

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Jennifer has more than 20 years of experience working in the insurance and real estate industry and has worked with many owners of high value homes to make sure they are properly protected.

She began her career with a leading insurance company as a high net worth underwriter and then founded her own company specializing in real estate appraisals.

Jennifer has established lasting relationships with many builders, contractors and architects in the New York City and Philadelphia metropolitan area. These relationships have proven very useful in the successful loss prevention and evaluation of unique homes, notable historic properties, and condominiums.

Jennifer received her Bachelor Degree from Western Michigan University in Art and Marketing. She also is a Certified Residential Appraiser in Pennsylvania. She is the Regional Risk Consulting Manager for the New York Region, which includes branches located in New Jersey, White Plains, Uniondale and NYC.

For More Information

We hope that you find this Home Assessment an informative and useful resource. For more information about ways to help protect home and family, please visit our website or contact the Chubb Customer Care Team.

Chubb Personal Risk Services website

<http://www.chubb.com/personal>

Our website provides you with access to convenient, personalized online services and tips for protecting your home and family from fire, burglary and other causes of loss. You can also submit a claim online, pay your bill, view your policies, and explore coverage options and services.

Chubb Customer Care Team

1-866-324-8222 option 2

The Chubb Customer Care Team is available from 8:00 a.m. – 8:00 p.m. EST to answer questions related to online payment and billing inquiries, Chubb Wildfire Defense Services, Identity Theft 911® inquiries and the Chubb Preferred Service Providers network.

Chubb Preferred Service Providers

As a Chubb homeowner policyholder, you may request complimentary referrals to a network of independent, pre-qualified service providers. While you are not required to use these vendors either on a preventative basis or following a loss, many of them offer discounts and priority service to Chubb customers. The network includes alarm system providers, national water protection companies and homebuilders.

It is convenient and easy to access our referral network by calling [1-877-60-CHUBB \(1-877-602-4822\)](tel:1-877-60-CHUBB)

To Report a Claim

If a loss occurs, prompt claim reporting can make all the difference. Chubb offers convenient options to report a claim anytime, anywhere.

WEB: <http://www.chubb.com>

Hover over "Individuals and Families", then click "Report a Claim"

PHONE: 1-800-CLAIMS-0 (1-800-252-4670)



Thank You!

Chubb. Insured.SM

Chubb is the marketing name used to refer to subsidiaries of Chubb Limited providing insurance and related services. For a list of these subsidiaries, please visit our website at www.chubb.com. Insurance provided by ACE American Insurance Company and its U.S. based Chubb underwriting company affiliates.

Evaluations, reports and recommendations are made solely to assist Chubb in underwriting and risk consulting. Evaluation for any hazard or condition does not mean that it is covered under any policy. No warranties or representations of any kind are made to any party. Neither Chubb nor its employees or agents shall be liable to any party for the use of any information or statements made or contained in any evaluation, report or recommendation. Not all services are available in all jurisdictions.

Actual coverage is subject to the language of the policies as issued. P.O. Box 1600, Whitehouse Station, NJ 08889-1600.