



PERSONAL PROPERTY & CASUALTY INSURANCE



Personal property and casualty (P&C) insurance, which typically includes homeowners, auto, and umbrella coverage, plays a very important role in an overall financial plan. The design of the program is equally as important as the cost of coverage. And with the increase in frivolous lawsuits and the explosion of social media, it has never been more important to ensure you have P&C coverage that is optimized for your specific situation.

Below are some common areas to consider when looking to mitigate your risk.

Umbrella Policy Coordination	Umbrella liability provides excess coverage over basic primary policies such as homeowners and auto. These basic policies must meet certain minimum requirements to coordinate with the umbrella.	Uninsured & Underinsured Motorist Coverage	Nationally, close to half of all drivers are operating with either no insurance or state minimum limits. Consider adding this coverage to your Umbrella policy.
Vacant Land	Typically, liability coverage is included in most homeowners policies for vacant property. But if there are permanently affixed structures (including fences), the land may no longer meet the definition of "vacant." Make sure coverage for personally owned land extends to both your homeowners and umbrella policies.	Correctly Named Insured	It is important to ensure that ownership of property matches that of the coverage policies. For example, if you retitle property into the name of a trust or LLC, the homeowners and umbrella policy should list the trust or LLC as an "additional insured."
Personal Injury Coverage (Libel & Slander)	Comments made through social media has brought additional risk to households today. Personal injury protection is an endorsement that can be added to a homeowners policy. This also underscores the importance of having umbrella (excess liability) coverage.	Replacement of Dwelling	Homes can at times be insured for limits that would be inadequate to rebuild, including payment caps on the dwelling value. Consider having a "replacement cost" appraisal of your residence. Companies that specialize in insuring higher-value homes typically include a clause for "guaranteed replacement cost."
Backup of Sewer or Drain	Coverage for this exposure is not automatically included with homeowners policies. Average claims for unfinished basement repairs are between \$20,000-\$30,000 – and much higher for finished basements. Consider adding an endorsement to your homeowners coverage.	Roof Valuation	Some insurance companies are changing their valuation of roofs from "replacement cost" to "actual cash value" (ACV). Inquire as to the type of valuation coverage you have. ACV will only reimburse you for the depreciated value of your roof in the event of a claim.
Condominium/ Townhome Coverage	Each association's master policy is unique and provides coverage for different types of property depending on the association's bylaws, and coverage provided by the master policy can change frequently. It is important to remain up-to-date on the current master policy to ensure your personal coverage replaces any gaps.	Valuable Articles Coverage (Scheduled vs. Blanket)	Typically, a "scheduled" valuable articles policy is used to cover jewelry, fine art, collectibles, etc. "Blanket" coverage may be a better approach for larger collections. With blanket coverage, the insurance company agrees to provide a lump sum for certain valuables. High-value items should still be scheduled. Often times a combination of scheduled and blanket can be the most effective.

We suggest discussing these potential exposures with your P&C insurance agent. If you would like an independent review of your coverage, please let us know and we can introduce you to one of our P&C insurance partners. They would be happy to provide a complimentary analysis.