



CHUBB®

Home Assessment

Custom Solutions for Protecting
Your Family and Assets

Chubb Client
202 Hall's Mill Road
Whitehouse Station, New Jersey 08889

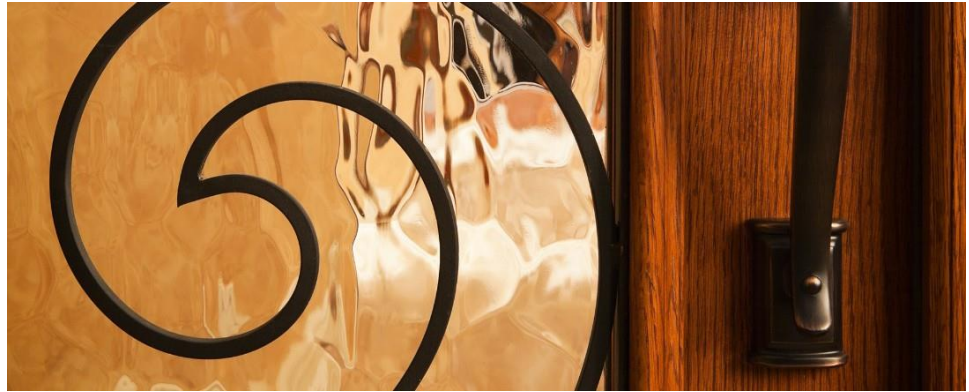
Prepared by: Jennifer Fennimore
Date of visit: July 18, 2018
Agency: ABC Agency

Personal Risk Services

Home Assessment

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Personal Risk Services

Chubb
202A Halls Mill Road
Whitehouse Station, New Jersey
08889

O 908-555-1212
M 908-555-1212

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Thank you for your courtesy when a Chubb representative visited your home at 202 Hall's Mill Road, Whitehouse Station on July 18, 2018. Our visit served several purposes related to our commitment to protecting your family, home, and precious possessions including:

- Identifying steps to improve safety and reduce your vulnerability to loss
- Documenting key facts about the construction of your home, which will help us fairly and swiftly handle a claim if your home is damaged
- Estimating the cost of rebuilding your home in the event of a total covered loss. The reconstruction cost has been established at \$2,402,854. When you discuss your personal insurance needs with your agent or broker, use the home assessment report to help you select a coverage amount that will be sufficient to rebuild your entire home in the event of a serious loss

In this report, you will also find information on a variety of subjects, including:

- A brief overview of my background and qualifications
- An assessment of your current vulnerabilities
- What to do in case of a loss and the service quality you can expect if you have a claim

I encourage you to call your agent if you have any questions concerning this report.

Best Regards,

A handwritten signature in black ink that reads "Jennifer Fennimore".

Jennifer Fennimore

Policy Number: 123456789

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.

Jennifer Fennimore

VP, New York Region Risk Consulting Manager



CHUBB®

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.

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Home Assessment

Action Plan

As a result of the recent inspection of your home, your risk consultant determined the following safety and loss prevention measures to reduce the chance of loss or damage to your home or property. Some of these may become a requirement for you to continue your coverage with Chubb. Your agent or broker will contact you shortly to provide additional information.

Always consult a qualified professional for additional information. For referrals to qualified professionals, please visit <http://www.chubb.com/personal> and log on using your policy information to access our Chubb Preferred Service Provider network 24/7. Or call 1.877.60CHUBB to request a referral.

Safety and Loss Prevention Suggestions

Water Leak Detection System

Water is a leading cause of property damage accounting for more than one-third of all property loss dollars. Each year it is more likely to occur in a home as compared to fire and theft. A water leak detection system based on water flow rate within your home which features a shut-off valve for your main domestic water supply will quickly detect possible water leaks within your plumbing system as a result of system failure, frozen water pipes or plumbing fixtures that overflow and can help minimize water damage. This system can be supplemented with water leak sensors which should be located in key areas like HVAC condensate pans, the laundry room, kitchen, bathrooms, and wet bars and under other appliances that have domestic water connections. Sensors can also be installed in the lowest part of the basement, adjacent to sump pump(s) or water heater(s) and in basement mechanical rooms. The system can also be tied into an existing centrally monitored fire/burglar alarm system that would, upon activation, alert the monitoring station and in turn contact you or your plumbing service in the event of a water leak. Upon completion of the installation, you may be eligible for premium credit(s) on your homeowner's policy.

Contract with a licensed plumber to install an active water leak detection system. Your alarm installer can connect the water leak detection system to the central alarm panel.

While there are several water leak detection system brands, Chubb has partnered with Sentinel Hydrosolutions LLC, manufacturers of Leak Defense, which meets all criteria for a water leak detection system. In addition, Chubb policyholders receive a discount on the price of the Leak Defense system. If you would like, I can have a representative of Sentinel Hydrosolutions LLC call you or you can visit their web site at: www.sentinelhydrosolutions.com.

Please provide documentation to your agent/broker from your plumber and/or professional alarm installer verifying the installation of this water leak detection system.

Home Assessment

Exterior Features of Your Home



Foundation:

- Brick

Exterior Wall Construction:

- Frame

Exterior Wall Coverings:

- Brick veneer

Windows:

- Bay
- Double hung
- Transom

- Vinyl siding

- Casement
- Picture

Roof Details:

- Architectural asphalt shingle
- Gable
- Wood Structure

- Dormers
- Hip

Home Assessment

The Importance of Insuring Your Home at the Proper Value

How Chubb calculates replacement cost

For Chubb to estimate the current cost of rebuilding your home based on current local replacement costs, our risk consultants track costs through regular contact with contractors, high-end homebuilders, materials suppliers, restoration specialists and other service providers throughout the U.S.

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.
- An initial inspection (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

- Fees for contractors, architects, interior designers, engineers, etc.
- Costs for custom building materials, such as specialized lumber, windows/doors, roofing, exterior siding, copper plumbing and natural stone
- Heating and electrical systems that utilize the latest technology and materials
- Unique foundation and footings created to support the home's custom architectural design
- Custom features, including cabinetry, wall and floor finishes, lighting, built-in appliances and electronic systems
- Costs for rebuilding "green" with ultra-efficient technology

Home Assessment

Determining the Replacement Cost of Your Home

What is replacement cost?

This 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.

How is replacement cost determined?

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. If a loss occurs, we assess the accuracy of our estimates against actual reconstruction costs.

Major factors contributing to the replacement cost of your home include:

- Labor costs
- Material costs

Summary of the Replacement Cost of Your Home			
Area	Square Footage	Cost/Sq Ft	Replacement Cost
Living Area	4,500	\$376.74	\$1,695,330
Finished Basement Walk Out	2,000	\$282.56	\$565,120
Built-in Garage	600	\$124.32	\$74,592
Open Porch	600	\$113.02	\$67,812
		Total	\$2,402,854
		Total	\$2,403,000
		Rounded	

Detached Structures			
Pool w/ spa			\$95,000
		Total	\$95,000
		Total Rounded	\$95,000

Safety and Loss Prevention

Protecting Your Home and Family from Lightning

Lightning and ensuing fires account for more than a quarter billion dollars in property damage every year. If you live in an area prone to lightning, here are steps you can take to help protect your family, and to reduce the likelihood of loss or damage to your property:

Property protection

The best rule is to install proper lightning protection. A number of specialty firms in your area can help you to design a protective system to safeguard your home. Any system you choose should be in accordance with guidelines set forth by groups such as Underwriter's Laboratory (UL) and the National Fire Protection Association. Components of the system can include:

- Lightning rods on the roof of your home and large trees around your home to control and redirect the damaging effects of lightning. The lightning rod system should be installed by a UL-listed company
- Voltage surge suppressors to limit the exposure of electronic equipment, such as computers, stereo systems and televisions, to excessive voltage spikes
- Surge arresters to help divert power surges along the utility lines away from source equipment

Life safety

Lightning kills nearly 100 people each year in the U.S. and injures hundreds of others. Though your chances of getting struck by lightning during a thunderstorm are extremely small, lightning is always something of concern. These precautions can help reduce your risk:

- Get off high ground and away from tall trees, and don't stand in a crowd of people
- Keep away from golf carts, all metal fences, machinery and other metal objects
- Avoid bodies of water, and if you are swimming or in a boat, head for shore at once
- If you are driving, remain in your car. It is one of the safest places to stay. Never ride a horse or bicycle in a thunderstorm
- Lightning may enter a house through anything that conducts electricity. Unplug and do not handle electrical appliances during a storm, and stay away from all parts of the plumbing system

Safety and Loss Prevention

Safeguarding Your Swimming Pool

A swimming pool can be a fun and entertaining addition to your home; however, pools pose a potential threat to the safety of your family, friends and neighbors. We offer the following precautionary measures to help you safeguard your pool:

General safety measures

- Enclose your swimming pool or yard with a fence that includes self-closing and self-locking gates
- Keep all doors that lead to the pool locked at all times
- Consider equipping your pool with a flotation alarm that will signal if someone or something accidentally falls in the water
- When not in regular use, keep your swimming pool covered
- Clearly identify the shallow and deep ends of your swimming pool
- Keep toys away from the pool that may entice children, and keep all lawn furniture away from the fence to prevent children from climbing over it
- Never leave a child unattended or unobserved around water. Keep your eyes on your child at all times, or designate an adult supervisor
- Do not rely only on flotation devices and/or swimming lessons to protect children. Proper supervision is always necessary
- If possible, always have a telephone near the pool, and know your local emergency numbers or 911. Encourage your family to take CPR lessons
- Be aware of your local weather conditions, and never go swimming during a thunderstorm
- If a child is missing, check the pool first. Every second counts!

Home Assessment

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 loss.

202 Hall's Mill Road



Home Assessment





Home Assessment

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 1.877.60CHUBB.

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)

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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.

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