



PROPERTY & CASUALTY INSURANCE REVIEW (JUN 10, 2025)  
 PETER AND PAULA PROFESSOR

HOME INSURANCE - HOME POLICY

CARRIER	PREMIUM	FORM	POLICY END DATE
Allstate	\$ 2,704.99 / Year	HO-3	07/03/2026

DWELLING - EST REBUILD COST \*: \$1,205,983.00

<b>Dwelling Limit</b>	\$978,000	<b>Other Structures Limit</b>	\$120,500
<b>Extended Replacement Cost</b>	Unknown	<b>Loss of Use Limit</b>	12 months
<b>Dwelling Deductible</b>	\$1,500		

PERSONAL PROPERTY - EST. VALUE \*: UNKNOWN

<b>Personal Property Limit</b>	\$903,750
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LIABILITY :

<b>Personal Liability Limit</b>	\$500,000	<b>Medical Payments to Others</b>	\$5,000
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\* The financial advisor has the ability to adjust the estimated rebuild cost using an independent third party recalculate tool and ability to enter estimated value of personal property. These figures are for insight only, please consult your insurance agent for accurate rebuild and personal property valuations.


Policy Insights


● Looks Good ▲ Moderate Risk ◆ Attention Needed


**Water Backup Limit** - Verify with your carrier if your policy covers water backup damage. It often does not by default. This is a very common type of claim and it can be extremely expensive to mitigate/repair. ○ ▲ ◆


**Excluded Losses (Perils)** - The document submitted shows the following exclusion(s): Trampoline Liability. Please note, it's important to review your full policy, as there may be other exclusions and limitations not listed in the submitted document. We recommend speaking with your insurance agent to confirm what is and isn't covered by your current policy. Additionally, standalone coverage may be available to address these exclusions, which could be added to your insurance program to protect against catastrophic losses. ○ ▲ ◆


**Roof Surface Payment Schedule** - Your policy includes a roof surface payment schedule, which typically applies in the event of windstorm or hail damage. Based on the age of your roof, the percentage of the roof surface replacement cost covered for damage is: 64%. This percentage usually decreases with each renewal as the roof ages. Before filing a claim, consider how depreciation and your deductible will affect the payout. For example, if insurance covers only 50% of a \$10,000 roof replacement, after depreciation and the deductible, you may receive little to nothing from the insurance, making the claim potentially unbeneficial. ○ ▲ ◆


**Personal Property** - Your personal property coverage is \$903,750 but an estimate for the total value of your property has not been entered. 


**Dwelling Coverage** - Based on an assumed replacement cost of \$1,205,983, your dwelling coverage represents roughly 81% of replacement costs. 


**Deductible Lower Than 1 Percent** - Your deductible is less than 1% of the dwelling coverage limit. You might consider self-insuring for smaller losses in exchange for a lower premium. Your agent would be able to share with you the potential cost savings of raising your deductible. 


**Property Named Perils** - Your policy's personal property coverage appears to cover "named perils" only. This is a narrower type of policy that will cover only losses named specifically on the policy. "Open Perils" policies offer broader coverage. 


**Personal Property Replacement Value** - Your policy appears to use a "cash value" definition of property values. The cash value is likely to be lower than the replacement value, since older appliances and items would most likely cost more to replace than their current value. 


**Inflation Rider** - An inflation rider on your policy can ensure your coverage limits grow with inflation. This protects against your coverage getting eroded away by rising prices. 

**Extended Replacement Cost Coverage** - Your policy includes an extended dwelling limit, which provides additional coverage to help rebuild your home if the standard rebuild cost is insufficient. The specific coverage limit wasn't listed, so it's recommended to check with your agent to confirm the coverage amount. This coverage is especially important after natural disasters or when the cost of labor and materials increases due to supply and demand. For this coverage to apply, your home must be insured to value, as outlined in the policy. 

**Ordinance or Law Endorsement** - Your policy appears to include an "Ordinance or Law" endorsement. This extra coverage, available via an endorsement, covers the extra expense required to get a house up to code in the event of a rebuild or repair. This coverage is especially critical for homes over 20 years old such as yours. 

**Dwelling Open Perils** - Your policy's dwelling coverage appears to use an "open perils" coverage definition. This is a broader type of policy than one with only "named perils" coverage, and while generally more expensive in premium, you are covered against more types of damages. Note that some types of damages will still be excluded. 

**Mold And Fungus Limit** - Your policy appears to cover mold and fungus damages up to \$10,000. Mold and fungus removal is a common and expensive type of claim. You may consider discussing your limits with your agent. 

**Discounts on Policy** - Your current policy is providing the following discounts: Claims Free. 

### [^ General P&C Insights](#)

**Flood Outside of Floodplain** - A sizeable number of flood claims occur every year that are outside of floodplain areas. Your agent will be able to tell you the extent of your coverage in the event of such a claim.

**Personal Property Inventory** - An inventory of your personal possessions will help you in the event of a claim. If a written list with pictures is too difficult to create, you could try a narrated video tour. Be sure to back up the video to a secure location outside your home.

AUTO INSURANCE - AUTO POLICY

CARRIER	PREMIUM	POLICY END DATE	LAST SHOPPED
Allstate	\$ 2,231.32 / 6 Months	10/29/2026	unknown
Bodily Injury Limit Person	\$ 50,000	Uninsured Motorist Bodily Limit Person	\$ 25,000
Bodily Injury Limit Occurrence	\$ 100,000	Uninsured Motorist Bodily Limit Occurrence	\$ 50,000
Property Damage Limit Occurrence	\$ 50,000	Uninsured Motorist Property Damage	\$ unknown
Stacked Liability - Yes			
Accidental Death Benefit	\$ 10,000	Personal Injury Protection (PIP) Med Pay	\$ 5,000

Vehicles	2018 Ford Fusion	2018 Honda Cr-V
Estimated Value *	unknown	unknown
Collision	Yes - \$500 Deductible	Yes - \$500 Deductible
Comprehensive	Yes -	Yes -
Glass Deductible	No	No

\* Vehicle values were estimated by the financial advisor and are not guaranteed in the event of a total loss. These figures are for insight only, please consult your insurance agent for accurate vehicle valuations.

Policy Insights ● Looks Good ▲ Moderate Risk ◆ Attention Needed

**Bodily Injury Coverage** - Your bodily injury coverage looks to be lower than what we normally see for clients like you. Your agent will know if your coverage conforms to you needs. ○ △ ◆

**Property Damage Coverage** - Your property damage coverage looks to be lower than what we normally see for clients like you. Your agent will know if your coverage conforms to you needs. ○ △ ◆

**Comprehensive Deductible** - Your comprehensive deductible of \$0 for the 2018 Ford Fusion is relatively low. Moving to a higher deductible will allow you to self insure for smaller claims and likely save on premiums. ○ ▲ ◇

**Comprehensive Deductible** - Your comprehensive deductible of \$0 for the 2018 Honda Cr-V is relatively low. Moving to a higher deductible will allow you to self insure for smaller claims and likely save on premiums. ○ ▲ ◇

**Vehicle Value Estimate Unknown** - The estimated value of the 2018 Ford Fusion is unknown. Sometimes the value of a vehicle is so low that collision and comprehensive insurance is no longer needed, since the amount recovered in a total loss would be less than the premium paid over the deductible. ○ ▲ ◇

**Vehicle Value Estimate Unknown** - The estimated value of the 2018 Honda Cr-V is unknown. Sometimes the value of a vehicle is so low that collision and comprehensive insurance is no longer needed, since the amount recovered in a total loss would be less than the premium paid over the deductible. ○ ▲ ◇

**Uninsured Motorist Limits** - Uninsured motorist coverage limits are lower than their equivalent coverages in cases where you are at fault. Uninsured motorist claims are very common and therefore full coverage is often worth the premium cost. You may consider raising your limits. ○ ▲ ◇

**Gap Coverage** - If your vehicle still has a loan against it, you may wish to own "gap coverage", which represents the difference in value between the vehicle's value and the value of the note. Car dealerships will try to sell gap coverage, but it generally is cheaper to buy separately from an agent. ○ ▲ ◇

**State Minimum Liability Limits** - In Pennsylvania, the minimum auto insurance limits required for legal driving are \$5,000 in property damage, with \$15,000 Per Person / \$30,000 Per Accident. However, according to a 2023 study by the Insurance Research Council (IRC), about one in seven drivers are uninsured. This underscores the importance of considering uninsured motorist and underinsured motorist coverage, when available. ○ ▲ ◇

**Actual Cash Value** - The 2018 Ford Fusion, 2018 Honda Cr-V, total loss settlement is actual cash value (ACV) basis at the time of a total loss, which includes depreciation. Depending on the claim type, either the comprehensive or collision deductible applies. This means you may not receive the full replacement value of your car and could be out of pocket for a similar vehicle. Some insurers offer "Replacement Cost Coverage" for new cars or "Agreed Value" coverage for an additional premium. ○ ▲ ◇

**Auto Last Shopped** - Date this insurance policy was last shopped is unknown. If the policy is over 5 years old, you may consider checking with an agent who can shop the policy across multiple carriers to see if a better deal can be secured. ○ ▲ ◇

**Stacked Uninsured/Underinsured Motorist** - Your policy includes stacked uninsured and underinsured motorist (UM/UIM) coverage. This allows you to combine the UM/UIM coverage limits from multiple vehicles on your policy. While there is an additional cost for this increased level of protection, it can offer significantly more financial coverage in the event of an accident involving an uninsured or underinsured driver, especially when multiple vehicles are insured under the same policy. ● △ ◇

**Discounts on Policy** - Your current policy is providing the following discounts: Multi-Vehicle, Multi-Policy, Good Driving, Vehicle Safety. ● △ ◇

**Endorsements** - Your current policy includes the following endorsements: Accident Forgiveness, Roadside Assistance. These are optional coverages that come with an additional cost, and you may prefer to self-insure for some of these items. Additionally, coverage and limitations of endorsements can vary by insurance carrier, so it's important to review your options carefully. ● △ ◇

**Rental Car Coverage** - Your current policy includes rental car coverage on the 2018 Ford Fusion of \$20 per day, with a maximum of 30. This coverage helps offset the cost of renting a car while your vehicle is in the shop after a covered loss. Since repairs often take longer nowadays, this coverage has become more valuable. It's also important to consider the type of vehicle you drive and whether the chosen limit is sufficient to cover the rental vehicle you desire. For example, if you drive a high-end vehicle, \$30 a day may not be enough to rent a similar vehicle while yours is being repaired. ● △ ◇

**Rental Car Coverage** - Your current policy includes rental car coverage on the 2018 Honda Cr-V of \$20 per day, with a maximum of 30. This coverage helps offset the cost of renting a car while your vehicle is in the shop after a covered loss. Since repairs often take longer nowadays, this coverage has become more valuable. It's also important to consider the type of vehicle you drive and whether the chosen limit is sufficient to cover the rental vehicle you desire. For example, if you drive a high-end vehicle, \$30 a day may not be enough to rent a similar vehicle while yours is being repaired.



**Personal Injury Protection** - You have \$5,000 of Personal Injury Protection (PIP) coverage included in your auto coverage. This coverage can cover medical expenses and lost wages for you and your passengers if you're injured in an auto accident.



LANDLORD INSURANCE - LANDLORD POLICY

INSURANCE COMPANY	PREMIUM	POLICY FORM	EXPIRATION DATE	YEAR BUILT
State Farm	\$ 1,092.00 / Year	DP3	12/02/2026	

DWELLING : \$259,098.00		OTHER STRUCTURES :	
Dwelling Limit	\$544,900	Other Structures	\$54,490
Dwelling Settlement Option	Replacement Cost		
Dwelling Coinsurance	90%		
LIABILITY SECTIONS :		PERSONAL PROPERTY :	
Medical Payments To Others	\$5,000	Personal Property	\$81,735
Premises Liability	\$1,000,000		
	FAIR RENTAL VALUE :		
	Actual Loss	Included	

\* The financial advisor has the ability to adjust the estimated rebuild cost using an independent third party recalculate tool and ability to enter estimated value of personal property. These figures are for insight only, please consult your insurance agent for accurate rebuild and personal property valuations.

Policy Insights

● Looks Good ▲ Moderate Risk ◆ Attention Needed

- Exclusions within Policy** - The document submitted shows the following exclusion(s): Animal Liability. ○ △ ◆  
 Please note that it's important to review your full policy, as other exclusions and limitations may not be listed in the submitted document. We recommend speaking with your insurance agent to confirm what your current policy covers and excludes. Additionally, standalone coverage options may be available to address these exclusions and could be added to your insurance program to protect against catastrophic losses.

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- Fair Rental Value: Limit Unknown** - Fair Rental Value (also known as Loss of Rental Income) is included in your policy, but the coverage limit is not specified. This important protection replaces rental income if the property becomes uninhabitable due to a covered loss, helping cover lost rents while tenants cannot occupy the unit. It's important to confirm that the coverage limit is sufficient for your needs. ○ ▲ ◆

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- Premises Liability Coverage** - Your policy includes premises liability coverage, which applies only to the insured location. This coverage protects you against third-party injuries that may occur if the property is not maintained in a reasonably safe condition. ○ ▲ ◆

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- Insurance Last Shopped** - Date this insurance policy was last shopped is unknown. If the policy is over 5 years old, you may consider checking with an agent who can shop the policy across multiple carriers to see if a better deal can be secured. ○ ▲ ◆

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- Policy Form - DP3** - You have a DP3 policy, also known as a Special Form policy. It provides all-risk coverage for direct damage to the dwelling and attached structures, unless a specific exclusion applies. Personal property, however, is covered on a named peril basis, meaning it's protected only if the damage results from a listed cause, such as fire. Most DP3 policies cover damage on a replacement cost basis, so you'll receive the full cost to repair or rebuild without any deduction for depreciation. ● △ ◆

**Dwelling Coverage** - Based on an assumed replacement cost of \$259,098, your dwelling coverage represents roughly 210% of the rebuild cost for this home.



**Dwelling Coverage: Replacement Cost** - Your policy includes replacement cost coverage for the dwelling, which pays the full cost to repair or rebuild your rental structure. It does not factor in depreciation or the land's value at the time of loss.



**Co-Insurance Clause: Dwelling** - Your policy includes a coinsurance clause that requires the rental to be insured for at least 90% of its rebuild value. Based on an estimated replacement cost of \$259,098, your current dwelling coverage represents approximately 210% of that amount, which meets the requirement. It's important to maintain coverage within the required percentage to avoid a reduced payout if the dwelling limit falls below the coinsurance threshold at the time of a covered loss.



UMBRELLA INSURANCE - UMBRELLA POLICY

CARRIER	PREMIUM	POLICY END DATE	LAST SHOPPED
Allstate	\$ 1,022.81 / Year	07/28/2026	unknown

UMBRELLA COVERAGE

Occurrence Umbrella Limit - \$ 3,000,000

HOME POLICY EXTENDED      REQUIRED MINIMUM UNDERLYING POLICY LIMIT

Home Policy - Allstate      \$ 500,000

AUTO POLICY EXTENDED      REQUIRED MINIMUM UNDERLYING POLICY LIMIT

Auto Policy - Allstate      \$ 500,000 (Bodily injury - per person)  
 \$ 500,000 (Bodily injury - per occurrence)  
 \$ 100,000 (Property damage)

LANDLORD POLICY EXTENDED      REQUIRED MINIMUM UNDERLYING POLICY LIMIT

Landlord Policy      \$ 500,000

Policy Insights

● Looks Good    ▲ Moderate Risk    ◆ Attention Needed

**Underlying Limits Below Umbrella Requirement (Auto)** - Auto Policy - Umbrella insurance is underwritten with specific minimum limits for underlying auto of \$500,000 per person / \$500,000 per accident / \$100,000 property damage. It appears that the underlying auto policy does not meet the umbrella policy's requirements, potentially creating a coverage gap. (Current auto limits: \$50,000 per person / \$100,000 per accident / \$50,000 property damage)



**Partial Information Received, Underlying Limits Not Found (Landlord)** - Landlord Policy - Umbrella insurance covers losses that exceed the limits of underlying policies. Since at least one limit for the underlying landlord policy is unknown, it is challenging to confirm whether the underlying coverage is adequate and aligns with the underwriting requirements of the umbrella policy.



**Check Limits** - Your umbrella policy covers up to \$3,000,000 beyond the liability limits on your home, auto and other underlying personal insurance policies. Coverage needs depend on your lifestyle, assets, their titling, and your location. Consult your insurance professional to determine the right limit for your situation.



**Personal Injury Coverage** - Your umbrella coverage does not indicate Personal Injury Protection. Check with your insurance agent to confirm if you have coverage. This coverage is important for claims related to non-physical injuries like defamation, slander, invasion of privacy, false arrest, or wrongful eviction, essentially protecting you if someone sues you for harm to their reputation rather than physical injury.



**Uninsured Motorist** - Your policy does not appear to cover losses arising out of uninsured/underinsured motorist damages. This added coverage can be relatively expensive, but it covers you in the event of a catastrophic loss at the hands of someone who is not properly insured.



**Umbrella Last Shopped** - Date this insurance policy was last shopped is unknown. If the policy is over 5 years old, you may consider checking with an agent who can shop the policy across multiple carriers to see if a better deal can be secured. ○ ▲ ◇

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**Underlying Limit Matches Minimum Umbrella Requirements (Home)** - Home Policy - The underlying liability limit on your home insurance appears to align with the required amount specified on the umbrella policy. ● △ ◇  
Umbrella coverage starts if liability losses exceed \$500,000.

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[^ General P&C Insights](#)

**Coverage for Non-Profit Board Service** - Umbrella insurance may not cover liability arising from serving on a board of directors. If you serve as a director or officer for a non-profit, consider obtaining Non-Profit Directors and Officers (D&O) coverage. This coverage is crucial for board members, as they may face personal liability for issues such as the organization's lack of insurance, conflicts of interest, mismanagement of funds, negligence, or breaches of fiduciary duty. It's important to check with your insurance carrier to understand the specifics of your policy.

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**Excess Uninsured/Underinsured Motorist** - Some insurance companies offer excess uninsured/underinsured limits on their umbrella policies. This coverage is in addition to the protection provided by your auto policy and can be especially helpful if a household member is severely injured by a driver with no insurance or insufficient coverage to fully cover the damages. Be sure to discuss coverage availability with your insurance agent.

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**Third Party Liability** - Some insurance companies offer Third Party Liability on their umbrella. This coverage provides additional protection for household members who may be injured on someone else's premises due to that party's negligence, especially if their insurance is insufficient to cover the damages experienced by you or your household member.

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