

CHUBB MASTERPIECE · HIGH-VALUE RESIDENTIAL · KYB VERIFICATION CERTIFICATE · 60 DATA POINTS

# Samuel & Marjorie E. Perlman

31 Round Hill Road, Lincoln, MA · 3 Properties · 24 Jewelry Items

Pacific Indemnity Company (Chubb) · Policy 10385171-01 · 01/15/25–01/15/26

Producer: Brown & Brown Insurance Services Inc., Dedham MA

# 68

/ 100

KYB SCORE  
MODERATE RISK

## POLICY SNAPSHOT — PULLED FROM CHUBB MASTERPIECE 10385171-01

31 RHR Dwelling — Extended Replacement Cost	\$9,687,000	31 RHR Contents — Replacement Cost	\$4,843,500
31 RHR Other Structures	\$1,937,400	Mold / Wet Rot Sublimit	\$10,000
Base Deductible (waived >\$50K)	\$10,000	Jewelry — Blanket	\$24,200
Jewelry — Itemized (24 items)	\$702,557	Total Jewelry Coverage	\$726,757
Personal Liability — All Properties	\$5,000,000	Excess UM/UIM — All Vehicles	\$5,000,000
26 Sleepy Hollow — Coverage	LIAB ONLY	17 Bayle Lane — Coverage	LIAB ONLY
Total Annual Premium	\$44,794	Discounts Applied	\$5,427

## KYB SCORE BREAKDOWN BY CATEGORY

01 Dwelling & Property Coverage	71/100
02 Jewelry & Valuable Articles	62/100
03 Liability & Excess Coverage	88/100
04 Fire & Life Safety Systems	74/100
05 Water, Mechanical & Environmental	48/100
06 Gloucester Properties	35/100
07 Policy Structure & Gaps	79/100

DATA POINTS <b>60</b>	PASSED <b>22</b>	CAUTION <b>29</b>	CRITICAL <b>9</b>	KYB SCORE <b>68/100</b>	RENEWAL <b>JAN 15, 2026</b>
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**SECTION A — DWELLING, JEWELRY & LIABILITY · 28 DATA POINTS**

01 DWELLING & PROPERTY COVERAGE		SCORE: 71/100 · 10 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● Dwelling Limit — 31 Round Hill Rd	Extended Replacement Cost Deluxe — adequ	\$9,687,000	PASS
● Extended Replacement Cost Provision	Pays above limit if rebuild exceeds — ve	CONFIRM CAP	CAUTION
● Replacement Cost Last Appraisal Date	Verify Chubb appraisal — construction up	VERIFY	CAUTION
● Contents Coverage	Replacement cost basis — 50% of dwelling	\$4,843,500	PASS
● Other Structures Coverage	20% of dwelling — confirm adequate for o	\$1,937,400	PASS
● Mold Remediation Sublimit	Standard \$10K limit — Lincoln MA has HIG	\$10,000	FAIL
● Base Deductible Structure	\$10K deductible waived for losses >\$50K	\$10,000	PASS
● Deluxe House Coverage Form	02/22 MASS edition — current form confir	CURRENT	PASS
● 26 Sleepy Hollow — Dwelling Coverage	Liability only — no property coverage on	NONE	CAUTION
● 17 Bayle Lane — Dwelling Coverage	Liability only — no property coverage on	NONE	CAUTION

02 JEWELRY & VALUABLE ARTICLES		SCORE: 62/100 · 10 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● Item 8 — Platinum Engagement Ring (6.31ct)	Largest single item — diamond value vola	\$227,233	CAUTION
● Item 23 — S. Sea Pearl & Diamond Necklace	28.73ct total diamonds — recent appraisa	\$67,067	CAUTION
● Item 9 — Diamond Chandelier Earrings (12.5ct)	VS1-SI clarity I-J color — verify curren	\$64,173	CAUTION
● Item 13 — Platinum Diamond Bracelet	5.5ct rose cut + 3ct European — antique	\$48,652	CAUTION
● Item 24 — Ladies Platinum Diamond Bracelet	7.65ct total European cut — verify vs. c	\$45,842	CAUTION
● Item 20 — Burma Ruby & Diamond Insect Pin	Burma ruby designation — OFAC/sanctions	\$24,459	CAUTION
● Item 4 — Platinum Diamond Bar Pin (4ct TW)	Edwardian style — antique market can app	\$21,565	CAUTION
● Appraisal Currency — All 24 Items	Verify all appraisals current within 2-3	VERIFY	CAUTION
● Blanket Jewelry Coverage	\$24,200 blanket / \$50K per item cap — re	\$24,200	PASS
● No Deductible on Valuable Articles	Confirmed — no deductible on any schedul	NONE	PASS

03 LIABILITY & EXCESS COVERAGE		SCORE: 88/100 · 8 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● Personal Liability — Combined Limit	All three properties — \$5M per occurrenc	\$5,000,000	PASS
● Liability Coverage — 26 Sleepy Hollow	Personal liability confirmed for Glouce	INCLUDED	PASS
● Liability Coverage — 17 Bayle Lane	Personal liability confirmed for second	INCLUDED	PASS
● Excess UM/UIM — 2013 Lexus LS460L	\$5M excess — verify primary auto policy	\$5,000,000	PASS
● Excess UM/UIM — 2017 Kia Sorrento	\$5M excess — verify primary auto policy	\$5,000,000	PASS
● Excess UM/UIM — 2016 Toyota Land Cruiser	\$5M excess — verify primary auto policy	\$5,000,000	PASS
● Umbrella / Excess Liability Structure	Excess form requires primary underlying	VERIFY	CAUTION
● Trust as Additional Interest — 31 RHR	Marjorie Perlman Revocable Trust — corre	LISTED	PASS

**SECTION B — SAFETY SYSTEMS, WATER, GLOUCESTER & STRUCTURE · 32 DATA POINTS**

04 FIRE & LIFE SAFETY SYSTEMS		SCORE: 74/100 · 10 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● Fire Alarm System — 31 Round Hill Rd	Confirmed — Chubb discount applied for q	DISCOUNT	PASS
● Central Station Monitoring	Verify UL-listed central station — requi	VERIFY	CAUTION
● Burglar Alarm System	Confirmed — Chubb discount applied for q	DISCOUNT	PASS
● Lightning Protection System	Confirmed installed — 2% premium credit	INSTALLED	PASS
● Sprinkler System — 31 Round Hill Rd	High-value home — confirm wet system cov	VERIFY	CAUTION
● Sprinkler Inspection — Annual	NFPA 25 annual — confirm inspection reco	VERIFY	CAUTION
● Smoke Detector — All Floors	MA code requires interconnected — confir	VERIFY	CAUTION
● Carbon Monoxide Detector	MA code required — confirm detectors ins	VERIFY	CAUTION
● Fire Extinguisher — Kitchen & Garage	Confirm annual inspection of portable ex	VERIFY	CAUTION
● Generator — Whole House	Verify coverage under Other Structures /	VERIFY	CAUTION

05 WATER, MECHANICAL & ENVIRONMENTAL		SCORE: 48/100 · 10 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● Water Leak Detection System	Not documented — \$9.7M home without sens	NONE	FAIL
● Mold Coverage Sublimit vs. Lincoln MA Risk	\$10K limit — wooded/wet landscape multip	\$10,000	FAIL
● Basement Water Intrusion Risk	Lincoln MA water table — confirm sump pu	VERIFY	CAUTION
● Sump Pump Backup System	Battery/water-powered backup — critical	VERIFY	CAUTION
● Boiler/Heating System Inspection	Annual inspection required — confirm ser	VERIFY	CAUTION
● Plumbing Age & Condition — 31 RHR	High-value estate — verify copper/no gal	VERIFY	CAUTION
● Water Shutoff — Automatic or Manual	Auto shutoff integrates with leak detect	VERIFY	CAUTION
● Pool / Water Feature Coverage	Confirm pool included under Other Struct	VERIFY	CAUTION
● Irrigation System Coverage	Confirm coverage classification for Linc	VERIFY	CAUTION
● Wet/Dry Rot Coverage	Bundled with mold — same \$10K sublimit —	\$10,000	FAIL

06 GLOUCESTER PROPERTIES		SCORE: 35/100 · 6 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● 26 Sleepy Hollow — Dwelling Coverage	LIABILITY ONLY — no property coverage on	NONE	FAIL
● 26 Sleepy Hollow — Contents Coverage	No contents coverage — personal property	NONE	FAIL
● 17 Bayle Lane — Dwelling Coverage	LIABILITY ONLY — no property coverage on	NONE	FAIL
● 17 Bayle Lane — Contents Coverage	No contents coverage — personal property	NONE	FAIL
● Gloucester Properties — Coastal Wind Risk	Gloucester MA coastline — verify wind/ha	HIGH RISK	CAUTION
● Gloucester Properties — Flood Risk	Coastal MA — confirm NFIP or private flo	VERIFY	CAUTION

07 POLICY STRUCTURE & GAPS		SCORE: 79/100 · 6 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
● Flood Insurance — 31 Round Hill Rd	Not in policy — Lincoln MA — confirm NFI	NOT IN POLICY	CAUTION
● Earthquake Coverage	New England seismic risk — confirm if in	VERIFY	CAUTION
● Mortgagees — Cambridge Trust & Peoples United	Both listed ISAOA/ATIMA — confirmed on 3	CONFIRMED	PASS
● Loss-Free Discount Applied	5% credit for 3+ years loss free — confi	5% CREDIT	PASS
● Multi-Policy Discount Applied	7.5% credit for insuring jewelry with Ch	7.5% CREDIT	PASS

**CRITICAL FINDINGS & STRATEGIC RECOMMENDATIONS**

**CRITICAL Two Gloucester properties have NO property coverage**

26 Sleepy Hollow Rd and 17 Bayle Lane carry liability-only coverage. If either home suffers a fire, storm, or water loss — the dwelling and all contents are completely uninsured. This is not a gap; it is total absence of coverage. Obtain replacement cost appraisals and add Deluxe House Coverage immediately. Coastal Gloucester properties may require NFIP or private flood as well.

**CRITICAL Mold sublimit of \$10,000 is dangerously low for Lincoln, MA estate**

\$10,000 is the standard Chubb sublimit. For a \$9.7M home on wooded Lincoln MA land with high water table and wet-season risk, a meaningful mold event can cost \$50,000–\$200,000+ in remediation. Request an increased mold sublimit endorsement — Chubb allows this subject to underwriting acceptance. The policy itself includes this notice, which means they anticipated this request.

**CRITICAL No water leak detection system documented at 31 Round Hill Rd**

A home insured at \$9.7M with no documented leak detection is the highest-probability expensive claim in this portfolio. Water damage is the #1 cause of homeowners losses nationally. A certified leak detection system (Flo by Moen, Phyn, Leak Defense) reduces loss severity dramatically and may qualify for a Chubb premium credit. Install at supply lines, appliances, and basement before next renewal.

**HIGH Jewelry appraisals: verify currency on all 24 scheduled items**

The schedule includes items ranging from \$6,315 to \$227,233. Several are antique or estate pieces (Edwardian brooch, 1920s-30s bracelets) where values shift with the antique jewelry market. Burma ruby designation on Item 20 (\$24,459) requires special documentation given OFAC sanctions on Burma — confirm the item predates restrictions. Request reappraisals on any item last appraised more than 3 years ago.

**HIGH Extended Replacement Cost cap — verify percentage above dwelling limit**

Chubb Masterpiece Extended Replacement Cost pays above the \$9,687,000 limit — but the cap percentage matters. Verify whether this is 25%, 50%, or unlimited. With Boston-area construction costs up 35%+ since 2020 and custom estate finishes, the rebuild cost for 31 Round Hill Rd could meaningfully exceed the stated limit. Request the appraisal Chubb used to set this limit.

**HIGH No flood coverage confirmed — Lincoln MA and Gloucester coastal properties**

None of the three properties show NFIP or private flood coverage in this policy. 17 Bayle Lane and 26 Sleepy Hollow in Gloucester are coastal with Atlantic exposure. Lincoln MA has wetland zones. Request flood zone determination for all three properties immediately. If in Zone AE or X-shaded, flood insurance is not optional.

KNOW YOUR BUILDING · HIGH-VALUE RESIDENTIAL CERTIFICATE · VELA RISK INTELLIGENCE

**This certifies that Samuel & Marjorie E. Perlman have undergone a comprehensive 60-point Know Your Building (KYB) verification of Chubb Masterpiece Policy 10385171-01**

The verification examined dwelling coverage adequacy, jewelry valuation currency, liability structure, fire & life safety systems, water and mechanical risk, Gloucester property exposure, and policy gaps.

KYB Score: 68/100 — Moderate Risk. Three critical findings require immediate action.



CERTIFICATE ID  
VLA-KYB-2026-0227-PRM

VERIFICATION DATE  
FEBRUARY 27, 2026