

# How can you make sure that your clients have adequate other structures coverage?



The following trends were identified and help to explain why so many homes are written with inadequate Coverage B.

## SWIMMING POOLS

Many brokers are assuming that swimming pools are considered part of the home and are not taking into consideration the cost of the pool, spa and pool terrace as part of coverage B. It is a very rare situation when the pool would be considered part of the structure. For the pool to be included in the value of the house, they both need to share a common foundation (see photo).

It is also important to remember that the average cost of a concrete pool with a paver deck or patio is over \$50,000. Highly custom pools with spas, water features and high end terraces can easily cost \$200,000 or more.



## SEA WALLS

Many Florida homes that border the water have concrete, steel or wood sea walls. We have found in our property audits that it is very common for brokers to not be including sea walls as part of Other Structures. Coastal sea walls are the most expensive; lake or inlet sea walls are less expensive. Costs can range from \$50,000 to millions of dollars.



## DOCKS AND BOAT LIFTS

Docks and boat lifts can have a significant impact on Coverage B Limits. The average high-end electronic boat lift costs approximately \$20,000 including installation. Dock prices vary widely, but even basic wood docks with pilings (like the one shown) can easily cost \$50,000 installed.



## HARDSCAPE

Hardscape is another improvement that is often overlooked as being part of Other Structures. Hardscape includes driveways, walkways, fencing, gates, privacy walls, retaining walls, etc.



**Other commonly seen Other Structures in Florida** include detached pool houses and cabanas, guest houses and tennis courts.

Vault's average Coverage A in Florida is approximately \$1,700,000. The average home of that value would typically have at least a swimming pool/terrace and hardscape. A good rule of thumb is to start with at least 10% of Coverage A for other structures.

For properties with significant other structures, you can consult Vault Risk Services for assistance or use a minimum of 20% for Coverage B.