

Pull out your current earthquake policy and check the box next to each feature you can confirm it includes — anything unchecked is worth a quick conversation with your advisor.

STANDARD

OFTEN LIMITED

IF NEEDED

— Standard: should be included · Often limited: frequently sublimited, excluded, or optional · If needed: depends on your operations

POLICY FEATURE	WHAT TO CONFIRM	PRIORITY
☐ Building and Contents Limits	Confirm limits match current rebuilding cost, not the purchase price or an old appraisal.	STANDARD
☐ Deductible Basis	Earthquake deductibles are usually a percentage of each building's value, often 2% to 5% or more — know the dollar amount.	STANDARD
☐ Fire Following Earthquake	Usually covered by the property policy — confirm neither policy excludes it.	STANDARD
☐ Business Income and Extra Expense	Often left off earthquake policies; rebuilding after a major quake can take a year or more.	OFTEN LIMITED
☐ Ordinance or Law	Pays to bring a damaged building up to current seismic code — older buildings face the biggest upgrades.	OFTEN LIMITED
☐ Earthquake Sprinkler Leakage	Covers water damage from sprinkler pipes broken in the quake; can be bought on its own.	OFTEN LIMITED
☐ Aftershock Window	Confirm how many hours of shaking count as one event and one deductible.	OFTEN LIMITED
☐ Landslide and Liquefaction	Some forms exclude earth movement other than the quake itself.	IF NEEDED
☐ Tenant Improvements	Tenants should confirm improvements they paid for are covered under their own policy.	IF NEEDED

COMMON GAP IN THIS COVERAGE

The most commonly missed gap in this coverage is the deductible. Earthquake deductibles are usually a percentage of each building's insured value rather than a flat dollar amount, so a 5% deductible on a \$4 million building is \$200,000 before the policy pays. Owners often learn this only after a loss. Ask for quotes at more than one deductible level and confirm whether it applies per building or per occurrence.

IMPORTANT — PLEASE READ

This checklist is a free educational tool from Cory Washington & Co. to help you review your own coverage and have a more informed conversation with a licensed insurance professional. It is general information only — not insurance, legal, or financial advice, and not a recommendation to buy, change, or cancel any policy. The Standard / Often Limited / If Needed labels describe general market patterns for this coverage — not a personalized recommendation or needs analysis for your specific operations. Coverage terms, availability, limits, and requirements vary by policy, carrier, and state, and only the language in your actual policy governs what is and isn't covered. Checking or leaving blank any item above does not indicate that you are adequately insured or under-insured. Using this checklist does not create a client, agency, or fiduciary relationship. Always consult a licensed professional about your specific situation.