APPRAISEITNOW

Scheduling Fine Art, Antiques and Valuables on a Homeowner's Policy: What a Coverage Appraisal Must Show and How It Is Prepared

AppraiseItNow Inc.

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Educational material, not an appraisal.

Purpose and scope of a coverage appraisal for scheduled valuables

This field guide, dated 2026, explains how a homeowner's valuables are documented so an insurer can list them individually on a policy. Listing items one by one, with a stated value for each, is usually called "scheduling." The document that supports a schedule is a coverage appraisal: a written opinion of value prepared before any loss, so the insurer and the policyholder agree in advance on what each item is and what it would cost to replace.

The guide is written for two kinds of readers. The first is the policyholder who owns a painting, a set of antique furniture, jewelry, sterling silver, a fine rug or a collection and wants it properly insured. The second is the professional reader, such as an insurance agent, a family office staff member, an estate planner or a collection manager, who helps owners assemble the paperwork.

Who publishes this guide

The guide is published by AppraiseItNow Inc. The company describes itself on its website (www.appraiseitnow.com). AppraiseItNow is a tech-enabled appraisal company headquartered in New York City that prepares USPAP-compliant appraisals of personal property, fine art, machinery and equipment, vehicles, boats, inventory and closely held businesses for clients in all 50 states, remotely and in person. AppraiseItNow does not appraise real estate. AppraiseItNow's website is www.appraiseitnow.com.

What this guide covers and what it leaves out

The focus is the coverage side of insurance: getting items onto a policy before anything happens to them. Claim appraisals, which are prepared after a loss, are mentioned only where the contrast helps you understand the coverage appraisal. Coverage and claims are different assignments with different inputs. For an insurance claim appraisal, AppraiseItNow requires the carrier and the date of loss; the insurer's valuation report, its offer and the claim number help, and damage photos are not needed. A coverage appraisal, by contrast, looks forward. Nothing has been lost, and the goal is a clear, well-supported record of each item as it exists now.

Insurance is one of several common reasons people commission appraisals. Of the 1,226 appraisals AppraiseItNow opened between November 8, 2025 and November 8, 2026, 521 were for charitable donations, 175 for insurance (102 claims and 73 coverage), 144 for estates (61 probate, 46 estate tax and 37 estate settlement), 50 for divorce and 15 for Roth IRA conversions.

This guide does not explain what your insurer will charge, which items it will accept onto a schedule, or how your particular policy is worded. Those are questions for your agent or carrier. The guide explains the appraisal itself: what it should show, what the appraiser needs from you, and where policyholders commonly go wrong.

Key terms for scheduling art, antiques and valuables

The vocabulary of scheduling mixes insurance language with appraisal language. The definitions below are practical working definitions. Your policy's own definitions control how your coverage works, so read them alongside this list.

Insurance terms

Homeowner's policy. The insurance contract that covers your dwelling and, usually, your personal belongings in general terms. Belongings are often covered as a group, without individual descriptions or values.

Scheduled item. A specific item listed on the policy, or on an attachment to it, with its own description and its own stated amount of coverage. A scheduled painting, for example, appears by artist, title and value rather than as part of "contents."

Schedule, rider, endorsement or floater. Different insurers use different words for the attachment that lists scheduled items. The label matters less than what the document says. Ask your agent which term your carrier uses and how that attachment interacts with the rest of the policy.

Category limit. Many policies cap how much they will pay for certain kinds of property, such as jewelry or silverware, when it is covered only as general contents. Your policy declarations and the policy wording show whether such limits apply to you and at what amounts. Scheduling is one way owners address a gap between those limits and what their items are actually worth.

Declarations page. The summary page of the policy that lists coverages, limits and, often, scheduled items. After you schedule an item, check that it appears here or on the referenced schedule exactly as the appraisal describes it.

Value standards

Value standard. The definition of value an appraisal uses. The same object can carry different values under different standards, so the standard has to be named before the appraiser begins. For an insurance coverage appraisal, AppraiseItNow needs the value standard (replacement cost for most items; fair market value or actual cash value for vehicles) and any format the insurer requires.

Replacement cost. In everyday appraisal use, what it would cost to replace an item with one of comparable kind and quality in the market where a replacement would normally be bought. For a scheduled painting or antique, that often means the retail market, such as a gallery or dealer, rather than a resale price.

Actual cash value. A measure that accounts for wear, age or obsolescence. The definition depends on the policy and on state law. California law gives one example (Cal. Ins. Code § 2051(b)). Whether a claim pays replacement cost or actual cash value depends on the policy and

state law. California, for example, defines actual cash value as the cost to repair or replace less a fair deduction for depreciation, up to the policy limit.

Fair market value. In general appraisal use, a price between a willing buyer and a willing seller, both informed and neither under pressure. It is a different question from replacement cost and often produces a different number.

Appraisal terms

USPAP. The Uniform Standards of Professional Appraisal Practice. AppraiseItNow prepares every appraisal in accordance with USPAP, the Uniform Standards of Professional Appraisal Practice.

Effective date. The date to which the value applies. USPAP addresses this directly (USPAP, 2024 edition). An appraisal's effective date is the date the value applies to. It can be current, past (a date of death or donation) or future, and the report states both the effective date and the report date. For coverage work, AppraiseItNow sets the effective date by purpose: for insurance coverage and personal use, the report date; for estate and probate, the date of death; for a donation, the contribution date, or the report date for a future gift signed no more than 60 days before it; for a gift, the date of the gift; for an insurance claim, the date of loss; for a divorce, the date counsel sets; for an IRA conversion, the conversion date.

Scope of work. The type and extent of research, inspection and analysis in an assignment. USPAP places this decision with the appraiser (USPAP, 2024 edition). USPAP does not require an in-person inspection in every assignment. The appraiser decides the scope of work, including how much inspection credible results need, and the report describes that scope.

Extraordinary assumption. A stated assumption about an uncertain fact. Questions of this kind can arise in coverage work when, for example, a signature or a gemstone's treatment cannot be confirmed. USPAP addresses the practice (USPAP, 2024 edition). An appraiser may assume an uncertain fact is true (an extraordinary assumption) only when it's needed for credible results, there's a reasonable basis for it and the analysis stays credible, and the report must say so clearly.

Provenance. The documented history of an object's ownership and exhibition. For fine art and important antiques, provenance can affect both identification and value.

Intended user. The party the appraisal is prepared for. In a coverage appraisal, that is typically the policyholder and the insurer.

How a coverage appraisal for scheduled items is prepared

A coverage appraisal moves through a fairly predictable sequence. Knowing the sequence helps you supply the right material at the right point and avoid a report the insurer cannot use.

Step 1: Confirm what the insurer wants

Before ordering an appraisal, ask your agent three questions. Which value standard does the carrier want for each type of item? Does the carrier require a particular format, such as a separate value per item, a specific description layout or photographs attached? Does the carrier want the appraisal addressed to it or listed as an intended user?

The answers shape the assignment. A report built on the wrong value standard, or missing a format element the carrier insists on, may have to be revised before the items can be scheduled.

Step 2: Request the appraisal and agree on scope

Clients request an appraisal from AppraiseItNow online and receive a fixed-fee quote before any work begins; AppraiseItNow does not bill hourly. At this stage, describe every item you intend to schedule, even roughly, so the assignment covers all of them. AppraiseItNow's appraisers specialize by asset class rather than by geography. That means a painting and an antique clock may draw on different specialist knowledge even when they hang in the same room.

AppraiseItNow collects what the appraiser needs before the appraisal starts, and asks only for what the appraiser needs. In practice, that means you will be asked for the value standard, any insurer format, photographs and the documents you already hold.

Step 3: Choose remote or in-person documentation

Most AppraiseItNow appraisals are completed remotely from photographs and documents; when an inspection is needed, an appraiser visits the asset in person. The proportions are clear in the company's own records. Of the 1,226 appraisals AppraiseItNow opened between November 8, 2025 and November 8, 2026, 1,137 were done from photographs and documents and 27 in person; the method was not recorded for the other 62.

Whether an inspection is needed is a scope-of-work decision that rests with the appraiser, as described under Key terms. For a remote assignment, you supply the photographs. For an in-person assignment, the division of labor changes. On an in-person appraisal, the appraiser identifies and photographs everything at the visit; the client still provides the address and the paperwork they hold, such as titles, receipts, certificates and records.

Step 4: Supply photographs to the asset-type standard

Photographs are the backbone of a remote coverage appraisal. They also become part of the insurance record if the item is later lost. AppraiseItNow's photo requirements by asset type: for vehicles, the outside and inside, plus the mileage for anything motorized; for boats, the outside with the cover off, the helm, the engine and the inside, plus the HIN and engine hours; for machinery, a few photos of each machine, the hours and whether it runs; for fine art, the front, back, signature and frame; for household items, one clear photo per item or group.

For a homeowner scheduling valuables, the fine art and household lines are the ones that usually apply. The back of a painting matters because labels, stamps, inscriptions, canvas or panel construction and stretcher details can help identify it. The signature matters for attribution. The frame matters because a period or carved frame may contribute to replacement cost.

Step 5: Answer follow-up questions

Appraisers frequently need one more detail after reviewing the first submission. Of 867 appraisals AppraiseItNow reviewed between October 27, 2025 and September 23, 2026, 31% needed something more from the client and 24.6% went through a formal request for missing details.

The kind of detail requested affects how quickly the file can move. In 162 requests for missing details that AppraiseItNow sent between August 2025 and September 2026, the median first reply from the client came in 0.1 days; 55% were resolved within a day and 89% within a week. Identifiers such as a VIN or serial number took a median 0.6 days to arrive, receipts 0.7 days, donation documents 1.7 days and photos 2.0 to 3.7 days. The lesson for policyholders is practical. Photographs are the slowest item to supply after the fact, because they require someone to return to the object. Taking complete photographs at the start avoids that delay.

Step 6: Analysis and the written report

The appraiser identifies each item, researches the relevant market and reaches a value under the agreed standard. The effective date for coverage is the report date, so the value reflects the market at the time the report is issued.

What a coverage appraisal should show

A report used for scheduling works best when the insurer can match each line of the schedule to a clear, unambiguous description. The elements below are a practical list of what to look for when you receive a coverage appraisal. They describe good practice for insurance documentation and are not a statement of any rule.

Element	Why it matters for scheduling
Client and intended users, including the insurer where requested	Shows who may rely on the report
Intended use: insurance coverage	Distinguishes the report from a claim, donation or estate appraisal
Value standard named, such as replacement cost	Tells the insurer what the number means
Effective date and report date	Shows when the value applies
Separate description and value for each item	Lets each item be scheduled on its own line
Identifying details: maker or artist, title, medium, materials, dimensions, marks, date or period	Allows the item to be recognized after a loss
Condition as observed or as shown in photographs	Supports the value and documents pre-loss condition
Provenance and documents relied on	Shows the basis for attribution
Photographs of each item	Creates a visual record tied to the description
Scope of work, including whether inspection was remote or in person	Shows how much the appraiser examined
Any extraordinary assumptions, stated clearly	Flags anything the value depends on that was not confirmed
Appraiser's signature and certification	Shows who is responsible for the opinion

When you receive the report, read the description of each item against the object itself. If a dimension, a material or a maker's name is wrong, raise it before you send the report to your insurer.

What a policyholder prepares before scheduling valuables

Preparation is where policyholders have the most control. A well-prepared file lets the appraiser work from complete information and produces a report that is easier for the insurer to accept.

Gather the insurer's instructions

Write down, or obtain in writing from your agent, the value standard and any format the carrier requires. If the carrier sends a form or a template, keep it with your appraisal materials. If the carrier wants itself named in the report, note the exact legal name and address it uses.

Make an item list

List every item you plan to schedule. For each one, record what you know:

- What it is, in plain words (for example, "oil painting of a harbor scene," "mahogany tall case clock," "platinum ring with center diamond")
- Maker, artist or brand marks, if any
- Approximate dimensions or weight
- Where and when you acquired it, and from whom
- What you paid, if you know
- Any repairs, restoration, cleaning or alterations
- Where it is kept in the home

A list like this helps the appraiser confirm that the photographs and documents line up with the right objects. It also helps you notice items you might otherwise forget.

Photograph each item

Follow the asset-type photo requirements set out in the process section above. A few practical techniques improve almost any photograph:

- Use daylight or even indoor light, and turn off the flash when photographing glass, glazed paintings or polished metal to avoid glare.
- Photograph the whole object first, then the details.
- For paintings and works on paper, photograph the front squarely, the entire back, the signature up close and the frame, including any corner damage.
- For furniture, photograph the front, sides and back, the inside of drawers, any maker's labels or stamps, and the underside where construction details show.
- For silver and metalwork, photograph hallmarks and maker's marks close enough to read.
- For jewelry, photograph each piece against a plain background, and include any stamps or engravings on the inside of a band or the back of a clasp.
- For rugs and textiles, photograph the full face, the back and any labels or tags.
- Put a tape measure or ruler in one photograph of each item so the scale is visible.

Collect the documents you already hold

Documents strengthen identification and can support the value. Gather what exists, such as:

- Purchase receipts and invoices
- Certificates of authenticity
- Gemological or grading reports for stones
- Prior appraisals, including older insurance appraisals

- Gallery or dealer correspondence
- Exhibition catalogs, publication references or auction catalog pages that show the item
- Conservation or restoration reports
- Inheritance paperwork that shows where the item came from

You do not need to create documents that do not exist. Supply what you have, and tell the appraiser what you do not have.

Note uncertainties honestly

If you are unsure whether a signature is genuine, whether a piece was refinished, or whether a stone has been treated, say so. An appraiser can address uncertainty openly, and if an assumption is needed, the report states it clearly. A hidden uncertainty is more likely to cause trouble later, when the insurer reviews a claim.

A worked example (hypothetical): scheduling a painting, a clock and jewelry

The following example is hypothetical. The household, the objects and the figures are invented for illustration and describe no real client or assignment.

The situation

A homeowner has inherited several items and has bought others over the years. Reviewing the homeowner's policy with an agent, the homeowner learns that the policy covers contents as a group and that certain categories carry internal limits. The agent suggests scheduling the more valuable items and explains that the carrier wants replacement cost values, a separate value for each item and a photograph of each item attached to the report.

The items are:

1. An oil painting on canvas, signed in the lower right, inherited from a grandparent
2. A mahogany tall case clock, bought from a dealer about fifteen years earlier
3. A platinum engagement ring with a center diamond, with a grading report from the time of purchase
4. A twelve-place sterling silver flatware service, inherited, with a wooden storage chest

Preparation

The homeowner writes an item list. For the painting, the list notes the signature, the approximate size, a gallery label on the back and a family recollection that the painting was bought at a gallery decades ago. For the clock, it notes the dealer's name from an old invoice, the

purchase price and a movement service performed a few years ago. For the ring, it notes the grading report number and the date of purchase. For the flatware, it notes the pattern name the family has always used and that the chest contains the full set.

The homeowner photographs the painting front, back, signature and frame. Following the general techniques, the homeowner photographs the clock from the front and sides, the dial, the opened hood, the movement and any marks. The ring is photographed from several angles, and the flatware is photographed as a group in its chest, with close-ups of the hallmarks on a fork, a knife and a spoon.

The homeowner gathers the gallery label photograph, the clock invoice, the service receipt and the diamond grading report. The flatware has no paperwork.

The request and the scope

The homeowner requests the appraisal, states that the purpose is insurance coverage, names the replacement cost standard and attaches the carrier's format requirements. The appraiser reviews the photographs and documents and decides how much inspection credible results need. In this hypothetical, the appraiser concludes that the photographs and documents are sufficient for all four items and proceeds remotely.

A follow-up request

On review, the appraiser asks for one additional photograph: a straight-on, well-lit close-up of the clock dial, because the first dial photograph showed glare across a painted area. The homeowner retakes it in daylight with the flash off and sends it.

Handling an uncertainty about the painting

The painting's signature appears consistent with the artist named on the gallery label, but the homeowner has no certificate or purchase record. The attribution is therefore an uncertain fact. Before anything else, the appraiser asks the homeowner for further provenance material: a sharp close-up of the gallery label, any family papers that mention the purchase, and any photographs of the painting hanging in an earlier household.

The report then describes the attribution evidence the appraiser relied on and the limits of that evidence. Whether any assumption about the attribution would be appropriate is governed by the USPAP rule on extraordinary assumptions (USPAP, 2024 edition). An appraiser may assume an uncertain fact is true (an extraordinary assumption) only when it's needed for credible results, there's a reasonable basis for it and the analysis stays credible, and the report must say so clearly. This example does not decide how that rule applies to the painting. That judgment belongs to the appraiser, on the facts of the assignment. What the homeowner takes from it is practical: the report's treatment of attribution is something to read closely, and the statements of scope and of any assumption are where to look.

The resulting report

In this hypothetical, the report lists four items, each with its own description, photographs and replacement cost value. The effective date is the report date. The figures below are invented for illustration only:

Item	Description highlights	Hypothetical replacement cost
Oil painting	Harbor scene, oil on canvas, signed lower right, gallery label verso, carved gilt frame	$18,000
Tall case clock	Mahogany case, painted dial, eight-day movement, serviced	$9,500
Engagement ring	Platinum mounting, center diamond per grading report	$14,000
Sterling flatware	Twelve-place service, hallmarked, with wooden chest	$6,200

What the homeowner does next

The homeowner sends the report to the agent. Whether the carrier accepts each item onto the schedule, and on what terms, is the carrier's decision. Once the items are scheduled, the homeowner compares the declarations page or schedule to the report and checks that each item's description and amount match. The homeowner stores a copy of the report, the photographs and the supporting documents somewhere outside the home, so the record survives if the home itself is damaged.

What the example shows

The example shows four practical points. The value standard was settled before the work began. Complete photographs at the start limited the photo follow-up to a single retake, although the painting still called for additional provenance material. An uncertainty about attribution was raised with the appraiser and supported with more material rather than ignored. And the policyholder checked the final schedule against the report rather than assuming the two matched.

Common mistakes when scheduling valuables on a homeowner's policy

The mistakes below come up repeatedly in coverage work. Each one is avoidable with a small amount of preparation.

Using the wrong value standard

A report prepared under fair market value can come out well below what it would cost to buy a replacement in the retail market. A report prepared for a donation or an estate answers a different question at a different effective date. Confirm with your insurer which standard it wants, and make sure the appraisal names that standard.

Reusing an appraisal prepared for another purpose

An estate appraisal is tied to the date of death. A donation appraisal is tied to the contribution date. Neither was prepared as an insurance coverage document with the report date as its effective date. An appraisal prepared for another purpose is not a coverage appraisal.

Leaving the value standing for years

Markets for art, antiques and jewelry move. A coverage appraisal values items as of its report date, so a report that was accurate when issued may no longer reflect replacement cost years later. Ask your agent how often the carrier wants scheduled values reviewed, and plan to revisit them.

Grouping items the insurer wants listed separately

If the carrier wants a value per item, a single total for "the contents of the dining room" does not work. Even where household items are photographed as a group, make sure the report gives the line-by-line detail the carrier requires.

Incomplete photographs of artwork

Photographing only the front of a painting is a common gap. The back, the signature and the frame are each part of the fine art photo requirement, and each can carry information that matters for identification and value.

Overlooking marks and labels

Hallmarks on silver, maker's stamps on furniture, labels on the backs of paintings and engravings inside rings are easy to miss and slow to photograph later. Look for them before you photograph.

Withholding documents or uncertainties

Owners sometimes hold back a prior appraisal they think was too low, or say nothing about a restoration. Appraisers work best with full information. A restoration you mention can be accounted for; one discovered after a loss can complicate the claim.

Not checking the final schedule

Typing errors happen when an agent or carrier transfers descriptions and values onto a policy. A wrong value or a vague description on the schedule can cause problems at claim time. Compare the schedule to the report line by line.

Keeping the only copy at home

A coverage appraisal is most valuable after a loss, and some losses destroy the home's contents. Keep a digital copy and a paper copy in separate places, at least one outside the home.

Confusing coverage with claim documentation

A coverage appraisal does not replace the steps of a claim. If a loss occurs, the claim has its own requirements, which begin with the carrier and the date of loss. Keep the coverage appraisal ready to support that process, but expect the claim to follow its own path.

Checklist for a scheduling appraisal

Use this checklist in order. It covers the steps from first conversation with your agent to storing the finished report.

Before ordering

- Confirm with your agent which items you intend to schedule
- Obtain the value standard the carrier wants (replacement cost for most items)
- Obtain any format the carrier requires, in writing if possible
- Ask whether the carrier wants to be named in the report and record its exact name
- Review your policy for any category limits that apply to your items

Item list

- Write a plain description of each item
- Record makers, artists, marks and brand stamps
- Note approximate dimensions or weight
- Note where, when and from whom each item was acquired
- Note purchase prices where known
- Note any repairs, restoration, cleaning or alterations
- Note any uncertainty about attribution, materials or treatment

Photographs

- Fine art: front, back, signature and frame
- Household items: one clear photo per item or group
- Close-ups of marks, labels, hallmarks and engravings
- One photo of each item with a ruler or tape measure for scale
- Photographs taken in even light, without glare

Documents

- Receipts and invoices
- Certificates of authenticity
- Gemological or grading reports
- Prior appraisals
- Provenance material, such as gallery labels, catalogs and correspondence
- Conservation and restoration records

During the assignment

- State the purpose as insurance coverage
- Provide the value standard and the carrier's format
- Answer follow-up requests promptly, especially requests for photographs
- If the appraisal is in person, provide the address and the paperwork you hold

When the report arrives

- Check that the value standard is named
- Check that the effective date and report date are stated
- Check each item's description against the object
- Read the scope of work and any extraordinary assumptions
- Confirm a separate value for each item if the carrier requires it

After scheduling

- Compare the policy schedule or declarations page to the report line by line
- Store copies of the report, photographs and documents in at least two places, one outside the home
- Set a reminder to review scheduled values with your agent
- Update the item list when you buy, sell, restore or move a scheduled item

Review questions

- Which value standard does your carrier want for each type of item you plan to schedule?
- Does your report state its effective date, and is it the report date?
- Does each scheduled item have photographs that would let a stranger recognize it?
- Is any value in your report based on an extraordinary assumption, and do you understand what it is?
- Where would you find your appraisal if your home were inaccessible tomorrow?