Managing Recoverable Depreciation Deadlines on Multi-Month Restoration Jobs

Canonical Web Version: https://restorationintel.com/managing-recoverable-depreciation-deadlines-multi-month-jobs/

Direct Answer: Standard Replacement Cost endorsements often require insureds to notify the carrier of intent to claim recoverable depreciation within 180 days of the loss—a deadline that frequently expires before structural reconstruction finishes—so teams must separate notice deadlines from physical replacement completion, file written extensions early, and submit partial receipt tranches.

Field Benchmark & Decision Matrix

Project Phase	Policy Risk	Action Owner	Required File Artifact	Common Failure Mode
Day 1-30: Initial Policy & Scope Review	Misreading whether 180 days is a notice rule or hard replacement cutoff	Estimator / Insured / PA	Marked-up Loss Settlement clause + calendar alert at Day 120 & 150	Assuming the 180-day rule only applies to Coverage A dwelling
Day 90-150: Mid-Mitigation & Permit Delay	180-day window expires while carrier still approves structural scope	Insured / Representative	Written 'Notice of Intent to Claim RCV' + contractor rebuild schedule	Relying on verbal phone reassurance from a field adjuster
Month 4-8: Temporary Housing Essentials	Early receipts for clothes, laptops, and cookware get lost in move clutter	Insured + Contents Desk	Tranche 1 PDF receipt packet mapped to exact carrier line numbers	Dumping faded thermal paper receipts in a shoebox until Year 2
Month 8-14: Appliance & Furniture Pre-Order	Paid deposits vs final delivery invoices create receipt timing disputes	Insured + Contents Desk	Paid-in-full vendor invoices showing delivery window tied to CO	Holding orders unplaced until after policy completion cutoff
Move-Back & Vault Reset (S320)	Post-cleaning hidden damage discovered during unpack misses RCV window	Contents PM + Examiner	ANSI/IICRC S320 unpack exception log + supplemental RCV request	Closing final RCV release before stored vault boxes are unpacked

Practitioner Operational Takeaways

• Extract the exact Replacement Cost notice and completion deadline wording from the policy (and state endorsements) during claim intake.

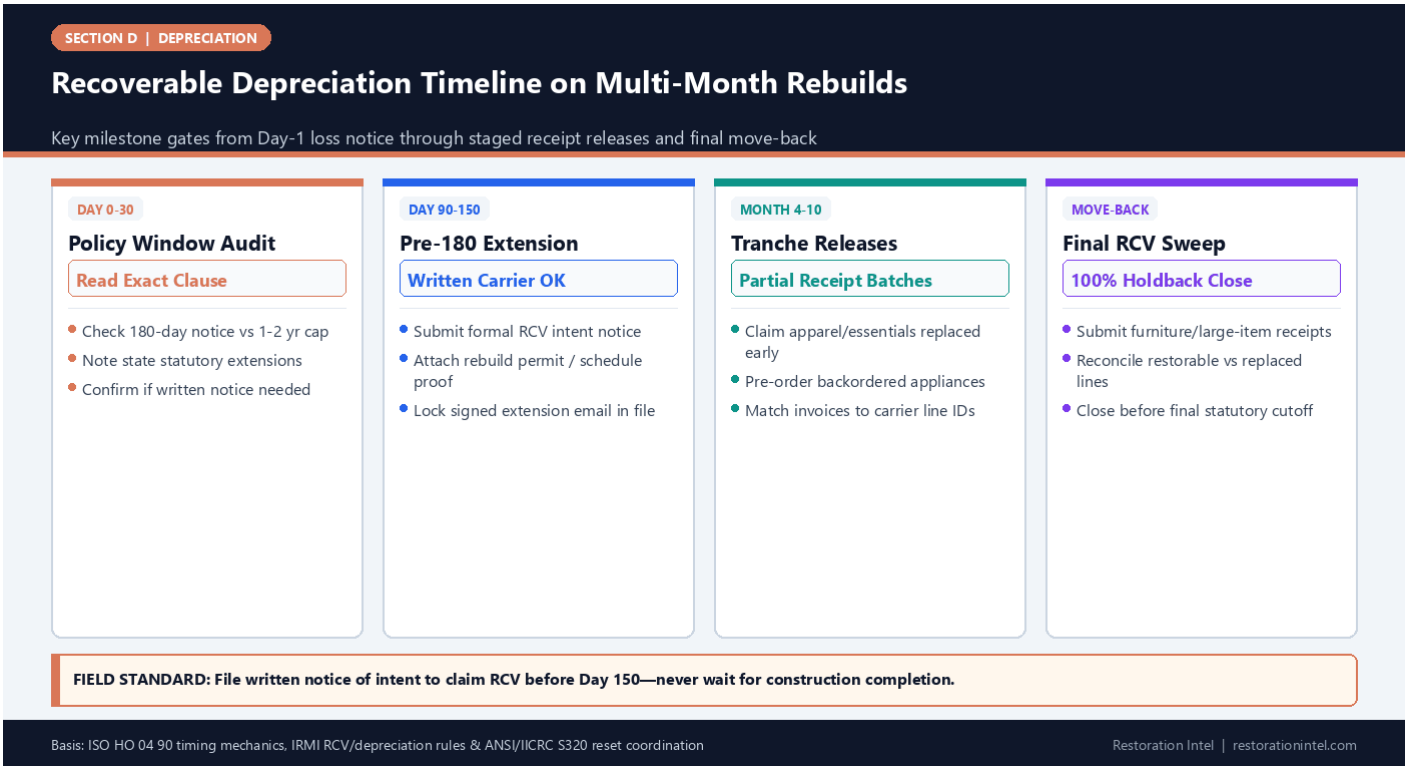
• Calendar Day-120 and Day-150 alerts to file written Notice of Intent to Claim RCV and request written rebuild-delay extensions.

• Set up a line-mapped digital receipt folder for the insured in Week 1 and submit partial holdback tranches quarterly rather than waiting for move-back.

• Keep recoverable holdback windows explicitly open until ANSI/IICRC S320 pack-out boxes are unpacked and cleared at the rebuilt home.

• Confirm in writing whether the carrier audits replacement receipts strictly line-by-line or permits category/aggregate substitution within agreed RCV.

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

• **Markdown Twin (plain text):**
https://restorationintel.com/managing-recoverable-depreciation-deadlines-multi-month-jobs.md

• **IRMI Insurance Glossary: Replacement Cost Value (RCV):**
https://www.irmi.com/term/insurance-definitions/replacement-cost

• **IRMI Insurance Glossary: Depreciation:** https://www.irmi.com/term/insurance-definitions/depreciation

• **Verisk Property Claims Solutions:** https://www.verisk.com/solutions/claims/

• **ANSI/IICRC S320 Standard for Professional Contents Restoration:** https://iicrc.org/s320/