CORY WASHINGTON & CO.

SMARTER RISK. STRONGER BUSINESS.

HOUSE FLIPPING & REAL ESTATE INVESTOR — COVERAGE CHECKLIST

Pull out your current policy and check the box next to any coverage you can confirm is already in place — anything unchecked is worth a quick conversation with your advisor. Coverage checklist for fix-and-flip investors and renovating real estate investors. Priorities reflect typical exposure for this class; confirm against the properties held and how renovations are done.

CORE **PREVALENT** **SITUATIONAL** *— Core: almost always needed · Prevalent: commonly carried by businesses in this class · Situational: depends on specific exposure*

	COVERAGE	WHY THIS BUSINESS NEEDS IT	PRIORITY
☐	**Builders Risk / Renovation Property Coverage**	Covers properties under renovation, including materials on site, where standard dwelling forms may not fit.	CORE
☐	**Vacancy Permit / Vacant Property Coverage**	Restores coverage for vandalism, theft, and water damage after 60 days vacant — standard forms remove it.	CORE
☐	**Commercial General Liability**	Covers injuries to visitors, buyers at showings, and neighbors, and damage from renovation work.	CORE
☐	**Inland Marine / Tools & Materials**	Covers tools, appliances, and materials stored at job sites or in transit before installation.	PREVALENT
☐	**Workers' Compensation**	Required if the investor has employees doing renovation work.	SITUATIONAL
☐	**Pollution / Lead Liability**	Covers claims from lead paint, asbestos, or mold disturbed during renovation — often excluded.	PREVALENT
☐	**Professional / Disclosure Liability**	Covers buyer claims of hidden defects or misrepresentation after sale.	SITUATIONAL
☐	**Umbrella / Excess Liability**	Adds limits across multiple properties and projects.	PREVALENT
☐	**Landlord Coverage**	Needed for properties held as rentals — complete the landlord form.	SITUATIONAL

COMMON COVERAGE GAP FOR THIS CLASS

The most commonly missed gap for this class is vacancy. Under the standard commercial property form, a building vacant for more than 60 consecutive days loses coverage for vandalism, theft, water damage, and glass breakage, and other losses are cut by 15%. Flips often sit empty between purchase, renovation, and sale, and whether a renovation counts as "vacant" is often disputed after a loss. The fix is a builders risk or renovation policy, or a vacancy permit, bought the day the property closes. Lead paint is the second gap: EPA requires flippers renovating pre-1978 homes to be Lead-Safe Certified, and is prioritizing enforcement.

IMPORTANT — PLEASE READ