

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 property preservation and mortgage field service companies. Priorities reflect typical exposure; confirm against vendors.

COREPREVALENTSITUATIONAL

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

COVERAGE	WHY THIS BUSINESS NEEDS IT	PRIORITY
☐ General Liability (incl. Wrongful Entry)	Covers lockout and trespass claims — confirm wrongful entry and eviction aren't excluded.	CORE
☐ Professional Liability (E&O)	Covers inspection and vacancy-determination errors.	CORE
☐ Personal Property in Care	Covers belongings removed or stored from properties.	PREVALENT
☐ Commercial Auto	Covers crew and debris-hauling vehicles.	CORE
☐ Contractors Pollution	Covers mold, sewage, and hazardous debris at vacant properties.	SITUATIONAL
☐ Workers' Compensation	Covers crews at vacant and hazardous properties.	CORE

COMMON COVERAGE GAP FOR THIS CLASS

The most commonly missed gap for this class is wrongful-entry coverage. The signature claim — locking out or clearing a home someone still lives in — can fall under exclusions for wrongful eviction or intentional acts. Companies should confirm wrongful entry and eviction coverage, and verify occupancy and photograph every property before changing a lock.

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 Core / Prevalent / Situational labels describe general patterns observed for this class of business — what is commonly carried, 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.