RESIDENTIAL HOME BUILDER — 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 custom, spec, and production residential home builders. Priorities reflect typical exposure for this class; confirm against your actual operations.

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
☐	**General Liability (Incl. Completed Operations)**	Covers defect-driven property damage and injuries for years after closing; check for residential exclusions.	CORE
☐	**Builder's Risk**	Covers homes under construction against fire, theft, and weather.	CORE
☐	**Umbrella / Excess Liability**	Community-wide defect claims and HOA suits exceed primary limits.	CORE
☐	**Workers' Compensation**	Covers field employees and uninsured subcontractors' workers in many states.	CORE
☐	**Commercial Auto**	Covers superintendents' and crews' trucks.	CORE
☐	**Contractors Equipment / Inland Marine**	Covers tools, equipment, and materials on site.	PREVALENT
☐	**Contractors Pollution Liability**	Covers mold, soils, and stormwater runoff claims GL may exclude.	PREVALENT
☐	**Wrap-Up (OCIP / CCIP)**	Consolidates coverage for you and your subs on a project.	SITUATIONAL
☐	**Professional Liability**	Needed if you design or provide engineering in house.	SITUATIONAL
☐	**Home Warranty / Structural Warranty Program**	Backs the written warranty you give buyers.	SITUATIONAL

COMMON COVERAGE GAP FOR THIS CLASS

The gap most often missed by home builders is subcontractor coverage that won't respond. Builders recover defect costs mainly through subs' policies, but many subs carry residential, tract-housing, or condo exclusions or lack completed-operations additional insured coverage, and certificates are lost long before the 10-year repose runs out. Review subs' policies for exclusions, require CG 20 37 completed-operations coverage, and keep records.

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.