

BUILDER'S RISK/GROUND-UP CONSTRUCTION PRODUCT



A comprehensive product available for new construction of individual dwellings and commercial projects



PRODUCT FEATURES

- ▶ Policy period written for full duration of construction
- ▶ Policy extensions done with a simple endorsement
- ▶ Low minimum premium
- ▶ All risk coverage including theft
- ▶ No sublimit for theft of building materials
- ▶ Replacement cost valuation
- ▶ Builder's Value Plus endorsement
 - Building materials/supplies used for construction
 - Fixtures, machinery, equipment used to service the building
 - Foundation of building/structure in the course of construction
 - Temporary structures built or assembled on site

- ▶ Soft costs coverage including additional interest expense on money borrowed to finance construction, real estate/property taxes, advertising/promotional expense, insurance expenses, survey costs, architectural fees and storage costs
- ▶ Equipment breakdown at the job site, including during testing, can be covered

LIMITS AVAILABLE

- ▶ Limits of up to \$3 million available (capacity varies according to construction type and protection class)
- ▶ Limited coverage is available in coastal areas

ADDITIONAL ADVANTAGES

- ▶ Financial stability of a carrier rated A++ by AM Best
- ▶ Unsurpassed service with a sense of urgency and care
- ▶ Policyholders have access to many services through our Business Resource Center that will assist in growing and protecting their business

CLAIM EXAMPLES:

Collapse: A house was being constructed in the middle of a pasture with the land grade sloping toward the construction site. The roof was on the house, but the gutters and downspouts had not yet been installed. The area experienced heavy rains for a month. With no gutters installed, the rainwater fell directly around the foundation of the house. The resulting weight of the saturated ground caused a basement wall to collapse. The basement wall had to be repaired, causing a one-month delay in the project and additional costs.

Fire: An insured was contracted to act as a general contractor working on a three-story office building where construction had started eight months prior. A subcontractor was welding a stair system to the roof when an ember from the torch ignited a fire. The fire caused considerable damage to the roof, Sheetrock, insulated ductwork and two heating units. There was also limited water damage caused by the fire department's use of water to extinguish the blaze.

Theft: A house was being constructed on the site of a vacant lot. The interior finishes of the house were completed, but the windows had not yet been installed. During the night, two thieves forced their way into the home through a steel basement door. The thieves made off with two stoves, three refrigerators, a water meter, some copper piping and two gas-fired boilers. Damage was also done to the steel door and portions of the interior walls. As a result of the theft and the damage to the property, the sale of the home was delayed for two weeks.

Vandalism: A new building was 90% complete and had locked doors and windows in place. During the night, vandals broke a window on the second floor of the building by throwing a fire hydrant cover through it. The impact of the fire hydrant cover damaged installed floor tiles on the second floor. The contractor noticed the damage the next day and reported the incident to the insured and the police.