

*Bringing you real solutions to real claims*



# TAILGATE TALK

## Certificate 101!



Obtaining certificates of insurance from all your subcontractors is a Homebuilders Coverage Program requirement and also good business practice. However, simply obtaining the certificates and filing them away is not enough. You should carefully review the documents to protect your interests and ensure that you are shielded from the financial consequences of any losses or litigation arising out of the negligent acts of your subcontractors.

Here are some areas that you should pay special attention to:

- ◆ Verify the effective dates to make sure that coverage is current. Make sure new certificates are received when policies renew.
- ◆ Verify the coverage and limits. You want to look for limits equal to yours.
- ◆ Verify that you are listed as an additional insured on the Policy and obtain a copy of the actual endorsement.
- ◆ An example of desired language to be included in the "Description of Operation" section of the certificate is outlined below:

Description of Operations/Locations/Vehicles/Exclusions Added By Endorsement/Special Provisions

**" (Project Entity), (Parent Co), all affiliated & subsidiary companies and each of their officers, directors, members & employees are added as additional insureds to all liability insurance shown above for premises operations & completed operations on a primary, non-contributory basis. Policies do not contain a residential exclusion, land subsidence exclusion or contractual liability limitation endorsement applicable to the additional insured."**

It is very important that you make sure your sub's policy does not have limitations or exclusions that could limit or preclude coverage. If these limitations or exclusions preclude coverage, the certificate and additional insured endorsements are no more than mere pieces of paper. Protect your business and make sure the proper coverage is in place for your subcontractors. If the certificates are missing any of the suggested language above, this should be a red flag that your subcontractor does not have adequate coverage to protect you.

### In the event you have a claim

Claims can be reported directly to York Claims Services via fax or email to: (York Claims will contact the insured within 24 hours!)

1-800-973-3875 or [HB@york-claims.com](mailto:HB@york-claims.com)

### Homebuilders Program Claim Director is a Resource!

If you have questions about the claim process or need assistance you can contact:

Joe Saraiva, Homebuilders Program Claims Director

1-800-970-9778 Ext 151

e-mail [JWSaraiva@nsminc.com](mailto:JWSaraiva@nsminc.com)

[www.homebuilderscoverage.com](http://www.homebuilderscoverage.com)

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