



WaterColor Management
PO BOX 1132
Decatur, AL 35602
Ph 256-260-0412 • Fx 256-355-3070
WaterColorManagement.com

IS YOUR INSURANCE QUALIFIED FOR THE JOB ??

WaterColor Management has recently received a number of requests for information from our insured's about their coverage. It turns out that many of you have received "Prequalification Forms" from your clients or property managers. So, to help you be better informed, we've repeated questions and the answers below. Note that the answers relate to the new A++ XV carrier.

General Liability Policy

1. Who is your insurance carrier? Ans: Tokio Marine Speciality Insurance Company
2. What is the company's rating? Ans: A++ XV (The highest rating in the industry)
3. Are they Licensed & Admitted? Ans: No, they are an Authorized Surplus Lines Carrier
4. What are your current policy limits? Ans:

General Aggregate	\$3,000,000
Products & Completed Operations Aggregate	\$3,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence Limit	\$1,000,000
Damage to Rented Premises	\$100,000
Medical Expense	\$10,000

5. Does your policy provide Contractual Liability? Ans: Yes
6. Does the Contractual Liability coverage extend to the Hold Harmless & indemnification obligations you have with others? Ans: Yes
7. Does your policy provide "third party over action" coverage? Ans: Yes
8. Are there any limitations on "third party over action" coverage? Ans: No
9. Does your policy have any employee or employer exclusions? Ans: No
10. Does your policy state that your insurance is "Primary & Non-Contributory?" Ans: Yes if requested
11. Does your policy include "Waiver of Subrogation?" Ans: Yes if requested
12. Does your policy have any residential work exclusion? Ans: No
13. Are You covered for work in New York City? Ans: Yes
14. Does your policy exclude frame construction? Ans: No
15. Does your policy provide independent contractors coverage for your subcontractors? Ans: Yes if requested.
16. Does your policy provide X, C & U coverage? Ans: Yes
17. Does your policy have any height restrictions? Ans: No
18. Does your policy have any Labor Law Exclusions? Ans: No
19. Does your policy have any scaffolding exclusions? Ans: No

20. Does your Additional Insured Endorsement include Completed Operations? Ans: Yes when requested. (See the note below)
21. Are defense costs included within the limits provided? Ans: No, defense is unlimited.
22. Do you have a per project aggregate? Ans: Yes, when requested.

Note: Additional Insured Endorsements.

As the insured, you need to make sure that you request the correct type of Additional Insured Endorsement. **WaterColor Management** offers two types of Additional Insured Endorsements.

1. GC 20 10 07 04, Owners, Lessees or Contractors – Scheduled Persons or organizations. This form **IS NOT FOR COMPLETED OPERATIONS!** This form covers the additional insured while there is on-going work on the site. This would provide coverage while you the insured is adding acid or a biocide to a boiler or cooling tower. So, if acid was spilled, and hurt the additional insured's workers or damaged vehicles belonging to visitors of the additional insured that were parked at the site, then there would be coverage.

2. CG 20 37 07 04, Owners, Lessees or Contractors – Completed Operations. This endorsement form **COVERS COMPLETED OPERATIONS!** This endorsement not only gives you and the additional insured coverage while working on the site, but provides protection for damages from your work product after you left the site and after you considered the job done. Your job called for flushing a new system, and starting it up with the right PH balance. You did what you prescribed for the job, but six months later pipes in the system started leaking over a four day holiday, and flooded three stories of a building. The building tenants sue the Owner and the General Contractor for the damages, and they are additional insureds on your policy. There would be coverage for defense and indemnification for the alleged failure of your Completed Operation even though you were no longer working at the site.

Be sure you know what endorsement your additional insureds want. WaterColor will add the endorsement you request to your policy, but adding the wrong one won't help.

If you have questions, don't hesitate to contact us.