

Commercial Risk Summary – Casual & Artisan Contractors



LANDSCAPE CONTRACTORS

SIC CODE: 0781 Landscape Counseling and Planning

NAICS CODES: 54132 Landscape Architectural Services

56173 Landscaping Services

Suggested ISO General Liability Code: 97047

Suggested Workers Compensation Codes: 0042, 9102, 0106

Description of operations: Landscape contractors design, install, and maintain the exterior land or plot finish. This can be not only the installation of sod for a lawn or grass foundation, but also the placement of trees, bushes, shrubs, flowers, and other plants. Some landscape contractors will install underground water or sprinkler systems. Others will provide a lawn or grounds maintenance service. Additional operations may include nurseries or lawn and garden shops.

Property exposures can be simple office and vehicle or equipment storage. Whenever vehicles are maintained or repaired within buildings, fire potential increases.

Other property exposures unique to this type of operation may be the use or sale of live and growing plants, shrubs, bushes, trees or flowers. These may be in a structure such as a greenhouse or on the outside of the building in a yard exposure. If either of the exposures exists, loss from wind, rain or other natural elements needs to be carefully evaluated. Specialty coverages or those designed specifically for this type of operation to cover the loss causes of natural elements may be needed.

Greenhouses themselves can present a unique set of exposures. Older structures of glass may be subject to frequent glass damage losses. Newer structures are simply frames with plastic coverings. These plastic coverings need frequent replacement as they tend to yellow or cloud in the weather and block out the necessary sunlight.

Special programs and coverages are available to protect the structures and the growing plants or crops. What kinds of back-up systems or generators are available for freezing or other temperature losses?

Fire hazards can be high from the flammables used in the repair operations, such as solvents and degreasers, as well as the chemicals in fertilizers and insecticides. These must all be well controlled, labeled and separated, with proper storage in the appropriate containers and storage facilities.

Inland marine exposure includes the transporting of live plants, trees and shrubs to the customer's property and the contractor's equipment used to care for lawns, trees and shrubs. The transport exposure will vary based on the size of trees transported. While most landscapers will only use young trees, some transport mature trees. This is a very difficult move and requires specialized equipment for both removal and transport. Contractor's equipment will vary and may include mowers, sprayers and even cherry pickers for tree trimming.

Premises liability hazards exist during installation and control of the job site. Limiting access to outsiders is important but very difficult. An awareness of persons prior to working and keeping a working distance is important to protect others. A major concern is the application of lawn chemicals. Chemical applications produce premises and completed operations hazards that could result in serious long-term injury, illness or disease to customers and passersby. The controls in place during application, the warnings used, and

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the protection afforded are all important items to evaluate. Proper licensing and certification is vital in chemical applications. Tree trimmers must also be aware of passerby as well as power and communication lines.

Environmental impairment has significant concerns. Any type of chemicals will result in significant disposal and waste treatment hazards. Controls are imperative, as is compliance with all EPA standards. Employees who handle chemicals must have the appropriate licenses and certifications.

Automobile liability can be very limited if the service is maintenance only and does not supply plants. However, the more plants and large trees transported the heavier the exposure. Some may be oversized transport and all consideration must be taken to avoid damage to property during the transport.

Workers compensation exposures come from the operation of machinery and equipment, including some at height situation. Since power-cutting equipment is used, there are also potential cuts and possible amputations. Back injuries, hernias, sprains and strains are all common claims. Chemical applications may cause lung problems along with allergic reactions and other more serious complication. Precautions must be taken with the chemicals and careful attention given to label warnings.

Minimum recommended coverage:

Business Personal Property, Contractors' Equipment, Employee Dishonesty, General Liability, Employee Benefits, Umbrella, Automobile Liability and Physical Damage, Hired and Nonownership Auto, Workers Compensation

Other coverages to consider:

Building, Business Income with Extra Expense, Accounts Receivables, Computers, Goods in Transit, Installation Floater, Employment Related Practices, Directors and Officers – for profit, Environmental Impairment, Stop Gap Liability, Federal Employer Workers Compensation

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Agent: The coverages listed below are suggested for consideration for casual and artisan contractors. After evaluating each of the listed coverages, check the recommended blank by those that apply specifically to this client. Make sure both the exposure and the coverage are explained to the client.

Client: For each of the coverages that the agent has recommended, initial whether you have chosen to accept or reject that coverage in the blanks provided.

PROPERTY COVERAGES

	Recommend	Accept	Reject	Not Applicable
Building and Personal Property Coverage Form				
Building	_____	_____	_____	_____
Business Personal Property	_____	_____	_____	_____
Personal Property of Others	_____	_____	_____	_____
Improvements and Betterments	_____	_____	_____	_____
Building and Personal Property Coinsurance				
Percentages None 80% 90% 100%	_____	_____	_____	_____
Bldg ___ ___ ___ ___	_____	_____	_____	_____
BPP ___ ___ ___ ___	_____	_____	_____	_____
PPO ___ ___ ___ ___	_____	_____	_____	_____
I&B ___ ___ ___ ___	_____	_____	_____	_____
Alternatives to Coinsurance				
Agreed Value	_____	_____	_____	_____

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Functional Replacement Cost	_____	_____	_____	_____
Peak Season	_____	_____	_____	_____
Reporting Form	_____	_____	_____	_____
Other _____	_____	_____	_____	_____

Optional Property Coverage Forms

Commercial or Manufacturers Output Policy	_____	_____	_____	_____
Condominium-Unit-owners Coverage	_____	_____	_____	_____
Equipment Breakdown	_____	_____	_____	_____
Legal Liability	_____	_____	_____	_____
Standard Property Policy	_____	_____	_____	_____

Optional Property Endorsements

Additional Debris Removal	_____	_____	_____	_____
Ordinance or Law	_____	_____	_____	_____
Outdoor Trees, Shrubs and Plants Enhancement	_____	_____	_____	_____
Replacement Cost Valuation	_____	_____	_____	_____
Utility Services-Direct Damage	_____	_____	_____	_____

Other Property Options

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TIME ELEMENT COVERAGES

	Recommend	Accept	Reject	Not Applicable
Business Income With Extra Expense Coinsurance Percentage ____	_____	_____	_____	_____
Business Income Without Extra Expense Coinsurance Percentage ____	_____	_____	_____	_____
Extra Expense	_____	_____	_____	_____
Leasehold Interest	_____	_____	_____	_____
<i>Alternatives to Coinsurance</i>	_____	_____	_____	_____
Agreed Value	_____	_____	_____	_____
Maximum Period of Indemnity	_____	_____	_____	_____
Monthly Limit of Indemnity	_____	_____	_____	_____
Premium Adjustment	_____	_____	_____	_____

Optional Time Element Endorsements

Business Income from Dependent Properties	_____	_____	_____	_____
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Ordinance or Law Increased Period of Restoration _____ _____ _____ _____

Utility Services _____ _____ _____ _____

Other Time Element Coverages

_____ _____ _____ _____ _____

_____ _____ _____ _____ _____

_____ _____ _____ _____ _____

PROPERTY AND TIME ELEMENT CAUSES OF LOSS

		Recommend	Accept	Reject	Not Applicable
Bldg BPP PPO BI EE					
Basic _____ _____ _____ _____	_____	_____	_____	_____	_____
Broad _____ _____ _____ _____	_____	_____	_____	_____	_____
Special _____ _____ _____ _____	_____	_____	_____	_____	_____
Earthquake _____ _____ _____ _____	_____	_____	_____	_____	_____
Flood _____ _____ _____ _____	_____	_____	_____	_____	_____

Other Cause of Loss Endorsements

_____ _____ _____ _____ _____

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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

INLAND MARINE COVERAGES

	Recommend	Accept	Reject	Not Applicable
Accounts Receivable	_____	_____	_____	_____
Builders Risk	_____	_____	_____	_____
Contractors Equipment	_____	_____	_____	_____
Difference In Conditions – DIC	_____	_____	_____	_____
Electronic Data Processing	_____	_____	_____	_____
Goods in Transit	_____	_____	_____	_____
Installation	_____	_____	_____	_____
Installment Sales	_____	_____	_____	_____
Signs (Neon and Electric)	_____	_____	_____	_____
Valuable Papers and Records	_____	_____	_____	_____

Other Inland Marine Coverages

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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CRIME COVERAGES

	Recommend	Accept	Reject	Not Applicable
Money, Securities and Other Property				
Employee Dishonesty	_____	_____	_____	_____
Including Customer's Goods	_____	_____	_____	_____
Computer Fraud	_____	_____	_____	_____
Extortion	_____	_____	_____	_____
Forgery or Alterations	_____	_____	_____	_____
Identity Fraud Expense	_____	_____	_____	_____
Lessees of Safe Deposit Boxes (Securities and Other Property only)	_____	_____	_____	_____
Money and/or Securities Only				
Theft, Disappearance and Destruction	_____	_____	_____	_____
Robbery and Safe Burglary	_____	_____	_____	_____
Securities Deposited With Others	_____	_____	_____	_____
Property other than Money and Securities				
Premises Burglary	_____	_____	_____	_____

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Premises Theft	_____	_____	_____	_____
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Robbery and Safe Burglary	_____	_____	_____	_____
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Other Crime Coverages

_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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LIABILITY COVERAGES

	Recommend	Accept	Reject	Not Applicable
Commercial General Liability				
Occurrence Basis	_____	_____	_____	_____
Claims-Made Basis	_____	_____	_____	_____

Optional Liability Coverages

Cyber Liability	_____	_____	_____	_____
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Directors and Officers	_____	_____	_____	_____
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Employee Benefits	_____	_____	_____	_____
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Employment-related Practices	_____	_____	_____	_____
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Owners and Contractors Protective	_____	_____	_____	_____
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Products/Completed Operations only	_____	_____	_____	_____
Railroad Protective	_____	_____	_____	_____
Special Events	_____	_____	_____	_____

Other Liability Coverages

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

BUSINESSOWNERS POLICY

_____	_____	_____	_____
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PROFESSIONAL AND E&O LIABILITY COVERAGES

_____	_____	_____	_____
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COMMERCIAL AUTO COVERAGES

	Recommend	Accept	Reject	Not Applicable
Liability	_____	_____	_____	_____
Physical Damage	_____	_____	_____	_____
Hired Cars	_____	_____	_____	_____
Non-Ownership Auto	_____	_____	_____	_____
P.I.P./No-Fault	_____	_____	_____	_____

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Optional Automobile Coverages

Medical Payments	_____	_____	_____	_____
Uninsured Motorists	_____	_____	_____	_____
Underinsured Motorist	_____	_____	_____	_____

Other Auto Coverages

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

WORKERS COMPENSATION COVERAGES

	Recommend	Accept	Reject	Not Applicable
Workers Compensation and Employers Liability	_____	_____	_____	_____
Stop Gap or Employers Liability Coverage	_____	_____	_____	_____
Federal Employers Liability Act	_____	_____	_____	_____
Longshore and Harbor Workers Coverage	_____	_____	_____	_____
Voluntary Compensation	_____	_____	_____	_____

Other Workers Compensation Endorsements

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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

EXCESS LIABILITY COVERAGES

	Recommend	Accept	Reject	Not Applicable
Umbrella Policy	_____	_____	_____	_____
Excess Liability Policy	_____	_____	_____	_____

AVIATION COVERAGES

Aircraft Policy	_____	_____	_____	_____
Passenger Liability	_____	_____	_____	_____

SPECIALTY COVERAGES

Environmental Impairment Liability Policy	_____	_____	_____	_____
Fiduciary Liability Insurance	_____	_____	_____	_____
International/Foreign Operations Insurance	_____	_____	_____	_____
Media/Communication Liability	_____	_____	_____	_____
Rain or Weather Insurance	_____	_____	_____	_____
Terrorism Insurance	_____	_____	_____	_____
Title Insurance	_____	_____	_____	_____

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Underground Storage Tank Liability – UST

Other Specialty Coverages

BONDS

Bid Bond

Contract Bond

Labor and Material (Payment) Bond

License and Permit Bond

Other Bonds

OTHER OPTIONS

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Comments

I certify that I have reviewed my coverage needs in accordance with this checklist with my agent and I have accepted or rejected the recommended coverages as indicated by my initials in the spaces above.

_____ Signature of Client _____ Date

_____ Title

I certify that I have reviewed the coverages outlined in this checklist with my client and that the initials of the client indicate the acceptance or rejection of the coverages recommended.

_____ Signature of Agent _____ Date