

## The "Renovation Risk" Checklist

Don't start 'Demo Day' until you have checked these boxes. If you check 'YES' to any of the red flags below, your current Homeowners policy may not protect you.

### PART 1: THE VACANCY TEST

Most standard policies (HO-3) suspend coverage if a home is 'vacant' for >30 days.

- Will you be sleeping somewhere else during the project?**  
*If YES: Review the 'Vacancy Clause' in your current policy immediately.*
- Will the home be empty for more than 30 consecutive days?**  
*If YES: You likely need a Vacancy Permit or Builders Risk policy.*
- Is the property currently unfurnished?**  
*If YES: Insurers may consider this 'vacant' even if you visit daily.*

### PART 2: THE STRUCTURAL & VALUE TEST

Standard insurance covers the home as it exists today, not the construction site it will become.

- Does the project involve removing the roof or opening walls?**  
*If YES: Standard policies often exclude rain/snow damage during work.*
- Are you adding more than 20% to the home's value?**  
*If YES: You are underinsured. You need 'Completed Value' coverage.*
- Are you moving or removing load-bearing walls?**  
*If YES: Collapse is often excluded without a specific endorsement.*

### PART 3: THEFT & LIABILITY TEST

Theft and injury are the two most common claims during renovation.

- Will uninstalled materials be stored on-site?**  
*If YES: Standard policies usually DO NOT cover theft of uninstalled goods.*
- Are you (the homeowner) acting as General Contractor?**  
*If YES: You are liable for safety. You need a General Liability policy.*
- Does your contractor have General Liability insurance?**  
*If YES: Request a Certificate of Insurance listing you as 'Additional Insured'.*

#### SCORING:

0 'YES' Checks: You may be safe (confirm with agent).

1+ 'YES' Checks: High risk of coverage gap. Request a Builders Risk quote.