

PLANNING GUIDE

The Barndominium Process

Section 4:
Insuring your
Barndominium

www.mrpostframe.com

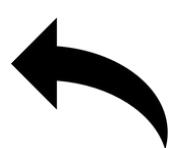
INSURING YOUR Barndominium

In this section we will cover:

- Home Insurance Policy
- Builder's Risk Policies
- Certificates of Insurance

For some, finding a good insurance policy for their barndominium has been a challenge. Being prepared and knowing the right questions to ask can help you find a solution that works best.

As with all things related to building, it's best practice to be honest and up front with insurance companies. Trying to hide things or be vague about your construction goals may lead to inadequate or cancellation of policies.



Visit the Insurance page on
our website for
barndominium friendly
providers



HOME INSURANCE POLICY

Insuring your barndominium is very important (obviously), and a natural next step once you have financing sorted out.

If you are using metal cladding for your exterior it's important to know that some companies may not offer the same type of coverage as with other exterior cladding types. That is why we include questions to ask in order to understand what your options are.

WHAT TO PROVIDE WHEN CONTACTING INSURERS:

Build Address: _____

Completed Set of Plans:

Estimated Cost to Build or Pre-Construction Appraisal: _____

QUESTIONS TO ASK:

Do you insure post/steel/stick frame homes? _____

If yes, do you have any restrictions? (normally for post or steel frame)

How will exterior metal cladding be covered in my policy?

What features in my plans will require additional coverage? (ie: fireplace)

Is anything going to be excluded from being covered? If so, what?

Will an agent need to come on site?



BUILDERS RISK

Policy

This is a temporary policy to protect your building supplies throughout construction and any injury or damage that is not covered by your builder's liability policy.

During the construction process you'll want to have a builders risk policy in place to cover weather damage, theft, etc. This policy and charges may adjust as construction moves forward and the site is more valuable than when you first started.

While most policies cover damage due to weather and theft, you'll want to double check with the company to see if there are any other situations that will/not be covered.

This is not a policy that your builder will hold unless they are financing your build. It usually does not cover the builder during the project- that will be covered in their commercial liability insurance.

Questions to Ask:

What are the requirements for a builders risk policy?

What does this policy cover?

When should the policy start?(in relation to when I start construction)?

Will the premium be a set rate or rise with the level of completion during construction?

Will there be site visits or inspections by the insurance company during construction?

Can I convert this policy into a traditional home policy at the end of construction?

What will be required in order to convert to a traditional home policy?



CERTIFICATE OF INSURANCE



All contractors that you work with on your project should be able to provide a certificate of insurance. If you are hiring a general contractor for the full project they will take care of this since the liability of the project falls on them.

If you are self-contracting you will want to make sure that the people performing work are adequately covered. By hiring companies or individuals that are not insured you run the risk of being liable for injury or damage under your own policies.

Ask your insurance agent what information they want provided on the certificate of insurance and provide that when hiring contractors.

Information Needed:

Additional Notes:

- _____
- _____
- _____
- _____
- _____

SUBCONTRACTOR

Certificates

Use the list below to write in which contractors you'll need a certificate from, and mark completed once you have a copy of it.



Contractor: _____

Type of work: _____

Date Certificate Received: _____

Completed:

Contractor: _____

Type of work: _____

Date Certificate Received: _____

Completed:

Contractor: _____

Type of work: _____

Date Certificate Received: _____

Completed:

Contractor: _____

Type of work: _____

Date Certificate Received: _____

Completed:

ADDITIONAL NOTES

- | | |
|--------------------------|-------|
| <input type="checkbox"/> | _____ |

