

Dear Prospective MCAS Roofing & Contracting Inc Client,

Choosing a contractor for a project at your home or property can be difficult and stressful. Making sure you use a reputable company that is properly insured helps to reduce your exposure to the every day risks you face as a property owner. Did you know that if a contractor's worker gets injured on your property, **YOU** can be held legally liable? New York has some unique Labor Laws that allow for an unlimited financial exposure if a worker gets injured on a jobsite. Here are some coverages you need to know about before hiring a contractor in New York.

- 1) **General Liability** – Covers against damages to your property or bodily injury as a result of the contractor's work. A \$1,000,000/\$2,000,000 Limit is adequate in most cases. The General Liability policy should be with an A Rated Carrier or better. You can find ratings at www.ambest.com.
- 2) **Products & Completed Operations** – Covers against faulty workmanship and is typically included on the General Liability policy.
- 3) **Primary & Non-Contributory with a Waiver of Subrogation** – This means that if a loss occurs the contractor's carrier will not seek payment from you or your homeowner's carrier. This is important because a lot of contractors don't get this coverage due to the increased cost.
- 4) **Action Over a.k.a Labor Law a.k.a Scaffold Law Exclusion** – Call it what you will, this is the big one. Contractors must pay a hefty premium to have this coverage added back onto a policy. Why? Because if they have this Exclusion and one of their employees gets injured on a jobsite, the contractor and property owner could be personally responsible. Workers Compensation coverage is not enough on its own in NY. Most contractors do not purchase this coverage.
- 5) **Workers Compensation** – Covers against medical expenses and missed time due to a worker's injury on a jobsite. Statutory Limits are adequate.
- 6) **Commercial Auto** – Covers against damage to your property or bodily injury due to a contractor's vehicle. Make sure they have Hired/Non-Owned coverage for their employees' vehicles too. \$1,000,000 is adequate.
- 7) **Additional Insured** – Make sure you ask your contractor for a Certificate of Insurance naming you and the property address as Additional Insured, otherwise you may not be protected.

MCAS has Blanket Additional Insured Coverage by a Written Construction Contract, which means that once you sign your contract, you're covered!

The good news is that MCAS Roofing & Contracting Inc cares about their clients and have acquired ALL the proper coverages to protect themselves and you. For more info on how to protect yourself when hiring a contractor in NY please visit www.dfs.ny.gov/consumer/homeown/home_repair_scams.htm



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