

# Evaluation of Risk: Red Flag Checklist

XL Group  
Insurance



Design Professional

# Evaluation of Risk: Red Flag Checklist



Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Client: \_\_\_\_\_

Owner: \_\_\_\_\_

Type of Contract: \_\_\_\_\_

Estimated Fee: \_\_\_\_\_

PROJECT TEAM MEMBERS	OWNER		ARCHITECT		C/M	
	Yes	No or Don't Know	Yes	No or Don't Know	Yes	No or Don't Know
1. Does this project team have experience with this type of project?						
2. Is this party financially stable and/or does it have a good credit rating?						
3. Does this party have a claims-free history?						
4. Does this party have a good reputation in the community?						
PROJECT CONSIDERATIONS	YES			NO		
5. Are we experienced with this type of project?						
6. Is the fee determined by qualification rather than price?						
7. Do we have adequate staff for the project?						
8. Is the scope of services adequate? Well-defined?						
9. Are construction phase services included?						
10. Is the project free of unfamiliar code requirements?						
11. Is the project located in a geographic area where we have experience?						
12. Is the schedule realistic?						
13. Is this a fast track or accelerated schedule project?						
PROJECT BUDGET	YES			NO		
14. Is this project adequately funded?						
15. Are funds for unexpected contingencies included?						
16. Can this project be designed within budget?						
CONTRACT TERMS	YES			NO		
17. Is a Mediation clause included?						
18. Is a Limitation of Liability clause included?						
19. Are any clauses with special insurance requirements reasonable?						
20. Is there a requirement for subs' insurance?						
21. Are there problematic (Deal-Breaker) clauses, such as an uninsurable indemnity?						
HIGH-RISK PROJECTS	CHECK ALL THAT APPLY					
22. a. Condominiums						
b. Tract housing						
c. High-rise structure						
d. Renovation project						
e. Developer clients						
f. For inspection only						
g. City, county, local agency client						
h. New technology needed						

