

Summary of Insurance

Zynn Construction, Inc.

1488 S. Monroe Ave., Unit E
Grand Park, TX 75199-1000
Prepared on March 24, 2022
Coverages as of March 15, 2022

Property

Issuing Company **Hanover Insurance**
Policy Number **AB12CD8552**
Policy Term **3/1/2022 to 3/1/2023**

Coverages

Loc	Bldg	Amount	Val	Co-ins	Cause of Loss	Deduct.	Subject	
0	0	Blanket Coverage						
		\$8,657,000		90%	Broad	\$5,000	Blanket	
1	1	1488 S. Monroe Blvd., Grand Park, TX 75199-1000						Central Office
		\$1,000,000	R	90%	Broad	\$10,000	Building	
					Windstorm	10%		
		\$500,000	R	90%	Special	\$5,000	Contents	
1	2	1488 S. Monroe Blvd., Grand Park, TX 75199-1000						Workshop
		\$2,000,000	R	90%	Broad	\$20,000	Building	
					Windstorm	10%		
1	3	1488 S. Monroe Blvd., Grand Park, TX 75199-1000						Garage
		\$500,000	R	90%	Broad	\$5,000	Building	
					Windstorm	10%		
1	4	1488 S. Monroe Blvd., Grand Park, TX 75199-1000						Lumber and Supplies Warehouse
		\$500,000	R	90%	Broad	\$5,000	Building	
					Windstorm	10%		
		\$500,000	R	90%	Special	\$5,000	Contents	
2	1	1400 S. Monroe Blvd., Ste 150, Grand Park, TX 75199-1005						JDZ Buildings Office
		\$120,000	A	90%	Broad	\$2,500	Building	
		\$12,000	A	90%	Special	\$2,500	Contents	
3	1	1400 S. Monroe Blvd., Ste 200, Grand Park, TX 75199-1007						SCZ Office
		\$25,000	R	90%	Special	\$2,500	Contents	
4	1	85000 Ft. Worth Avenue, Grand Park, TX 75199-1235						FTW Lumber Warehouse
		\$500,000	A	90%	Special	\$5,000	Building	
					Windstorm	10%		
		\$1,500,000	R	90%	Broad	\$15,000	Contents	
4	2	85000 Ft. Worth Avenue, Grand Park, TX 75199-1235						FTW Supply Warehouse
		\$500,000	A	90%	Broad	\$5,000	Building	
					Windstorm	10%		
		\$500,000	A	90%	Special	\$5,000	Contents	
5	1	7548 E. Creek Point, Oak Center, TX 75195-2044						Oak Center Office
		\$500,000	F	90%	Special	\$5,000	Contents	

Valuation Definitions

(A) Actual Cash Value	(G) Guaranteed Replacement Cost	(R) Replacement Cost
(B) Business Income Changes	(I) Invoice Cost	(S) Stated Amount
(C) Agreed Amount and Replacement Cost	(L) Actual Loss Sustained	(T) Total Insured Value



Summary of Insurance (continued)

Valuation Definitions		
(D) Reproduction	(M) Market Value	(U) Full Value Replacement Cost
(E) Agreed Amount (Waived Coinsurance)	(O) Other	(V) Agreed Value
(F) Functional Replacement Cost	(P) Selling Price	(X) Extended Value Replacement Cost

Additional Coverages

Limit	Deductible	Description
\$15,000	\$150	Asphalt Coverage
\$25,000		Asphalt Coverage – Location 1, Building 2
\$10,000		Mold Coverage – Location 5, Building 1, Subject 1

Additional Interests

Interest	Name
Lienholder	First National Bank
Loss Payee – Location 3, Building 1	Timothy Jones
Additional Insured – Location 5, Building 1, Subject 1	Merchants Bank

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
Terrorism Exclusion
Pollution Exclusion – Location 3, Building 1

Installation / Builders Risk

Issuing Company	Hanover Insurance
Policy Number	AB12CD8552
Policy Term	3/1/2022 to 3/1/2023

Coverages

Loc	Limit	Description
1	1488 S. Monroe Blvd., Grand Park, TX 75199-1000	
	\$100,000	At Any One Location
	\$100,000	At Temporary Location
	\$50,000	Transit
	Special	Cause of Loss
	\$1,000	Deductible
	\$100,000	Earthquake
	\$1,000	Deductible
	\$100,000	Flood
	\$1,000	Deductible

Additional Coverages

Limit	Deductible	Description
\$8,500	\$850	Emergency Medical Travel Insurance – Location 1



Summary of Insurance (continued)

Additional Interests

Interest	Name
Additional Interest	First National Bank
Additional Insured – Location 1	Great Midwest Bank

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
Mold Exclusion

Equipment Floater

Issuing Company Hanover Insurance
Policy Number AB12CD8552
Policy Term 3/1/2022 to 3/1/2023

Coverages

Value	Description
Scheduled	Coverage Type
Named perils	Coverage Form
Replacement Cost	Valuation
\$15,000,000	Total Scheduled Amount
90%	Coinsurance
\$10,000	Deductible

Unscheduled Equipment

Maximum Item	Co-ins	Insurance Amount	Description
\$5,000	90%	\$500,000	Tools
\$500	90%	\$150,000	Supplies

Scheduled Equipment

Item	ID/Serial Number	Insurance Amount	Description
1	DKFJ108978	\$150,000	2015 Caterpillar S845 Earthmover
2	UIER79DHK0	\$125,000	1995 Caterpillar 4825 Backhoe
3	1FD745D	\$80,000	2002 Ford DX125 Backhoe
		\$10,837	Equipment Total

Additional Coverages

Limit	Deductible	Description
\$15,000	\$150	Vandalism Endorsement
\$150,000	\$1,500	Sample Coverage – Item 2

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn

Summary of Insurance (continued)

	Interest	Named Insured
	Additional Insured	JDZ Buildings, LLC
	Additional Insured	SCZ, LLC

Electronic Data Processing

Issuing Company **Hanover Insurance**
Policy Number **AB12CD8552**
Policy Term **3/1/2022 to 3/1/2023**

Coverages

Loc	Bldg	Amount	Val	Co-ins	Deductible	Subject
1	1	1488 S. Monroe Blvd., Grand Park, TX 75199-1000				Central Office
		\$500,000	G	90%	\$5,000	Computer Hardware – Owned
		\$500,000	R	90%	\$5,000	Data & Media (Software)
		Not Included				Mechanical Breakdown
		Not Included				Flood
		Included				Earthquake
2	1	1400 S. Monroe Blvd., Ste 150, Grand Park, TX 75199-1005				JDZ Buildings Office
		\$100,000				Computer Hardware – Owned
		\$150,000				Data & Media (Software)
		Included				Mechanical Breakdown
		Not Included				Flood
		Included				Earthquake
3	1	1400 S. Monroe Blvd., Ste 200, Grand Park, TX 75199-1007				SCZ Office
		\$5,000	G	90%	\$500	Computer Hardware – Owned
		\$15,000	R	90%	\$1,500	Data & Media (Software)
		Not Included				Mechanical Breakdown
		Not Included				Flood
		Included				Earthquake
5	1	7548 E. Creek Point, Oak Center, TX 75195-2044				Oak Center Office

Valuation Definitions		
(A) Actual Cash Value	(G) Guaranteed Replacement Cost	(R) Replacement Cost
(B) Business Income Changes	(I) Invoice Cost	(S) Stated Amount
(C) Agreed Amount and Replacement Cost	(L) Actual Loss Sustained	(T) Total Insured Value
(D) Reproduction	(M) Market Value	(U) Full Value Replacement Cost
(E) Agreed Amount (Waived Coinsurance)	(O) Other	(V) Agreed Value
(F) Functional Replacement Cost	(P) Selling Price	(X) Extended Value Replacement Cost

Additional Coverages

Limit	Deductible	Description
\$500,000	\$5,000	Data Breach Liability
\$150,000	\$10,000	Cyber Liability - Location 3, Building 1
\$50,000	\$500	Vandalism Coverage - Location 5, Building 1, Item 1

Additional Interests

Interest	Name and Address
Lienholder	First National Bank
Additional Insured - Location 1, Building 1	Bank of America
Loss Payee - Location 5, Building 1, Item 1	First National Bank

Summary of Insurance (continued)

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
Terrorism Exclusion
Sample - Location 1, Building 1

General Liability

Issuing Company	Hanover Insurance
Policy Number	AB12CD8552
Policy Term	3/1/2022 to 3/1/2023

Coverages

Limit	Description
\$1,000,000	General Aggregate
\$1,000,000	Products / Completed Operations Aggregate
\$100,000	Each Occurrence
\$500,000	Personal and Advertising Injury
\$100,000	Fire Damage – Any One Fire
\$100,000	Medical Expense – Any One Person
\$500,000	Employee Benefits – Claims Made
\$1,000,000	Employee Benefits Aggregate

Deductibles

Deductible	Description
\$10,000	Property Damage – Per Claims Made
\$5,000	Bodily Injury – Per Claims Made
\$1,000	Personal and Advertising Injury – Per Claim

Locations and Exposures

Loc	Bldg	Exposure	Premium Basis	Class Code	Description
1	1	1488 S. Monroe Blvd., Grand Park, Texas	75199		Central Office
		\$5,850,000	Gross Sales	12345	Builders
1	4	1488 S. Monroe Blvd., Grand Park, Texas	75199		Lumber and Supplies Warehouse
		570,000	Area	12346	Lumber Yard
5	1	7548 E. Creek Point, Oak Center, Texas	75195		Oak Center Office
		\$2,000,000	Gross Sales	12345	Builders

Additional Coverages

Limit	Deductible	Description
\$15,000	\$1,500	Tradeshow Samples Protection
\$10,000	\$1,000	Mold Coverage – Location 1, Building 4

Summary of Insurance (continued)

Additional Interests

Interest	Name
Additional Insured	First National Bank
Lienholder – Location 1, Building 1	First National Bank
Loss Payee – Location 5, Building 1, Hazard 1	First National Bank

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
General Liability Declarations
Leakage Exclusion – Location 1, Building 4

Crime

Issuing Company **Hanover Insurance**
Policy Number **AB12CD8552**
Policy Term **3/1/2022 to 3/1/2023**

Coverages

Loc	Bldg	Limit	Deductible	Description
1	1	1488 S. Monroe Blvd., Grand Park, TX 75199-1000		Central Office
		\$1,000,000	\$10,000	Employee Dishonesty
		\$1,000,000		ERISA
		\$1,000,000		Aggregate
		\$500,000	\$5,000	Forgery or Alteration
		\$500,000	\$5,000	Inside the Premises
		\$500,000	\$5,000	Theft of Money and Securities – Blanket
		\$500,000	\$5,000	Robbery or Burglary of Other Property – Blanket
		\$500,000	\$5,000	Outside the Premises
		\$500,000	\$5,000	Other Property
2	1	1400 S. Monroe Blvd., Ste 150, Grand Park, TX 75199-1005		JDZ Buildings Office
		\$1,000,000	\$10,000	Employee Dishonesty
		\$500,000	\$5,000	Inside the Premises
		\$500,000	\$5,000	Theft of Money and Securities – Blanket

Additional Coverages

Limit	Deductible	Description
\$100,000	\$1,000	Looting Coverage
\$125,000	\$1,000	Vandalism Coverage – Location 1, Building 1

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC



Summary of Insurance (continued)

Interest	Named Insured
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
Crime Declarations
Schedule – Location 1, Building 1

Business Auto

Issuing Company	Hanover Insurance
Policy Number	AB12CD8552
Policy Term	3/1/2022 to 3/1/2023

Coverages

Symbol	Limit	Description
2, 7	\$5,000,000	Liability – Combined Single Limit
2		Personal Injury Protection
2	\$100,000	Medical Payments – Each Person
1, 7	\$250,000 \$500,000 \$100,000	Uninsured / Underinsured Motorists – Bodily Injury – Each Person Bodily Injury – Each Accident Property Damage – Each Accident
	Included	Hired / Borrowed Liability
	Included	Non-Owned Liability
2, 7	\$1,000	Comprehensive Deductible
2	\$1,000	Collision Deductible
3	\$5,000	Towing and Labor

Symbol Definitions

(1) Any Auto	(4) Owned Autos Other Than Private Passenger	(7) Autos Specified on Schedule
(2) All Owned Autos	(5) All Owned Autos Requiring No-Fault Coverage	(8) Hired Autos
(3) Owned Private Passenger Autos	(6) Owned Autos Subject to Compulsory U.M. Law	(9) Non-Owned Autos

Vehicles

Veh	Year, Make, & Model	VIN	Med Pay	PIP	UM	Comp Ded	Coll Ded
1	2015 GMC Terrain	DFU1FD45ADF465		★	★	\$1,000	\$500
2	2013 GMC C2500	DF5D1542D1F5D45	★		★	\$1,000	\$500
3	2010 GMC Savanna G1500	FLDKOI132121F2D	★	★		\$1,000	\$500
4	2015 Ford F150 Supercrew	GFKSPGO154L97689	★	★	★	\$1,000	\$1,000
5	2014 Ford F150 Supercrew	FD4154D12D1F6S4	★	★	★	\$1,000	\$1,000
6	2014 Ford Transit Connect	DF897FJE544TY8S	★	★	★	\$1,000	\$500

Summary of Insurance (continued)

Drivers

Name	Broadened PIP	Drive Other Car	Date of Birth	License Number	State
James D. Zynn	★	★	On File	On File	TX
Joe Green			Please Provide	On File	TX
John Jenkins	★		On File	On File	TX
Melody J. Walker		★	On File	On File	TX
Sam Jones			Please Provide	Please Provide	
Sarah C. Zynn	★	★	On File	On File	TX

Additional Coverages

Limit	Deductible	Description
\$10,000	\$1,000	Additional Towing Coverage
\$10,000	\$1,000	Commercial Auto Rental Reimbursement – Vehicle 1

Additional Interests

Interest	Name
Lienholder	First National Bank
Lienholder – Vehicle 1	Bank of America
Loss Payee – Vehicle 4	Jeffery Johnson

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
Commercial Auto Declarations
Garage Exclusion – Vehicle 1

Summary of Insurance (continued)

Commercial Umbrella

Issuing Company Hanover Insurance
Policy Number AB12CD8552
Policy Term 3/1/2022 to 3/1/2023

Coverages

Limit	Description
\$5,000,000	Each Occurrence
\$5,000,000	Prod Comp Ops
\$5,000,000	Aggregate
\$25,000	Self-Insured Retention (SIR)

Underlying Coverages

Carrier / Policy #	Policy Period	Limit	Description
Hanover Insurance / AB12CD8552	4/1/20 to 4/1/21	\$500,000	Automobile Liability Combined Single Limit
Hanover Insurance / AB12CD8552	4/1/20 to 4/1/21	\$100,000 \$1,000,000 \$1,000,000 \$500,000 \$100,000 \$100,000	General Liability Each Occurrence General Aggregate Products & Completed Ops Agg Personal & Advertising Injury Damage to Rented Premises Medical Expenses
Hanover Insurance / AB12CD8552	4/1/20 to 4/1/21	\$500,000 \$250,000 \$1,000,000	Employers Liability Each Accident Disease Each Employee Disease Policy Limit
Hanover Insurance / AB12CD8552	4/1/20 to 4/1/21	\$1,000,000	Crime Employee Dishonesty
Hanover Insurance / AB12CD8552	4/1/20 to 4/1/21	\$15,000,000	Equipment Floater Aggregate

Additional Coverages

Limit	Deductible	Description
\$1,000,000	\$10,000	Sample Coverage

Additional Interests

Interest	Name and Address
Lienholder	First National Bank

Additional Named Insureds

Interest	Named Insured
Partner	James D. Zynn
Partner	Sarah C. Zynn
Additional Insured	JDZ Buildings, LLC
Additional Insured	SCZ, LLC

Forms and Endorsements

Name
Terrorism Exclusion

Summary of Insurance (continued)

Worker's Compensation

Issuing Company Hanover Insurance
Policy Number AB12CD8552
Policy Term 3/1/2022 to 3/1/2023

Coverages

Limit	Description
\$500,000	Employers Liability: Each Accident
\$1,000,000	Employers Liability: Disease – Policy Limit
\$250,000	Employers Liability: Disease – Each Employee
Included	Workers Compensation: Statutory Benefit

Locations & Classifications

Loc	St	Estimated Annual Payroll	Base Rate	Estimated Annual Premium	Code	Description
1 1488 S. Monroe Blvd., Grand Park, TX 75199-1000						
	TX	\$125,000	1.84	\$2,300	1463	Asphalt Works: Operated by Road Paving Contractors
	TX	\$4,502,502	0.84	\$37,821	5403	Apartment Buildings and Motels - Erection - Wood Frame & Drivers
	TX	\$52,000	1.10	\$572	8058	Lumber Yard - Commercial: Store Employees
	TX	\$45,000	0.75	\$338	8810	Clerical Office Employees NOC
2 1400 S. Monroe Blvd., Ste 150, Grand Park, TX 75199						
	TX	\$38,000	0.75	\$285	8810	Clerical Office Employees NOC
3 1400 S. Monroe Blvd., Ste 200, Grand Park, TX 75199						
	TX	\$42,000	0.75	\$315	8810	Clerical Office Employees NOC
4 85000 Ft. Worth Avenue, Grand Park, TX 75199						
	TX	\$125,410	1.84	\$2,308	5403	Apartment Buildings and Motels - Erection - Wood Frame & Drivers
	TX	\$250,000	1.10	\$2,750	8058	Lumber Yard - Commercial: Store Employees
	TX	\$30,000	0.75	\$225	8810	Clerical Office Employees NOC
5 7548 E. Creek Point, Oak Center, TX 75195						
	TX	\$78,500	0.75	\$589	8810	Clerical Office Employees NOC

Premium Calculations

Factor	Factored Premium	Description
State of Louisiana		
	\$2,500	Total Factored Premium
1.10	\$275	Experience Modification
2.50	\$-70	Premium Discount
	\$200	Expense Constant
	\$2,905	Total Estimated Annual Premium of Louisiana
	\$3,000	Minimum Premium
	\$750	Deposit Premium
State of Texas		
	\$45,003	Total Factored Premium
1.50	\$675	Increased Limits
0.20	\$50	Deductible
0.99	\$-665	Experience Modification
7.00	\$8	Assigned Risk Surcharge
9.00	\$10	ARAP



Summary of Insurance (continued)

Factor	Factored Premium	Description
14.00	\$200	Schedule Rating
	\$16	CCPAP
17.00	\$18	Standard Premium
5.00	\$-2,263	Premium Discount
	\$200	Expense Constant
	\$1,352	Taxes / Assessments
	\$44,552	Total Estimated Annual Premium of Texas
	\$42,000	Minimum Premium
	\$11,138	Deposit Premium

Billing / Audit Information

Selection	Description
Agency	Billing Plan
Seven (7) payments	Payment Plan
25%	Down Payment
Annual	Audit Interval

Included / Excluded Individuals

Included	Excluded	Title	Name
	★	Chief Financial Officer	Sarah C. Zynn
★		President	James D. Zynn – Location 1

Additional Coverages

Limit	Deductible	Description
\$500,000	\$5,000	Special Loss Settlement
\$250,000	\$250	Out of State Medical Coverage – Location 1 – State of Texas

Additional Named Insureds

Interest	Insured
Additional Named Insured	JDZ Buildings, LLC
Additional Named Insured	SCZ, LLC

Forms and Endorsements

Name
Workers Compensation Declarations
Texas Special Declaration – Location 1