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ASSOCIATES INC
ENVIRONMENTAL INSURANCE

Claim Scenarios For Mold

Following are a series of claim examples provided to us by our insurance companies. These represent actual environmental claims they have seen. While the coverages we offer are designed to address these general issues, we make no guarantee or warranty that any individual policy we offer your client will respond to all issues as described herein. Please refer to the actual policy wording in each offered form to determine coverage applicability and acceptability.

- Two former tenants in a Seattle apartment building filed a suit against the building owner for substandard construction and maintenance resulting in toxic mold that caused chronic illnesses. The plaintiffs are also suing for property damage due to the mold.
- Teachers and students filed a suit against their High School District, various contractors, and the architect of the school. The suit alleges construction defects, faulty design of the ventilation system and faulty design of the windows led to toxic mold in the building and resulting to adverse health effects.
- Mechanical Contractors – Fungus Infects Patients- A mechanical contractor removed ductwork from a hospital's HVAC system. It was later determined that the ductwork was home to a dangerous fungus. The dismantling activities and the on-site storage of dismantled ductwork caused the fungus to spread into the hospital. Patients became infected with the fungus; some were even critically infected. The contractor was found liable for the spread of the fungus and faced bodily injury and property damage claims in excess of \$1 million.
- A couple claims a loss of business and bodily injury due to growth of toxic molds in a rental space leased from the defendants interior design business. The husband and wife claimed economic damages in excess of \$1.8 million and general non-economic damages of an additional \$3 million.
- Erin Brockovich filed a personal injury/construction defect complaint against the former owner and the builder, alleging that each had a role in causing water intrusion that led to growth of mold. Brockovich alleges that she and members of her family have suffered adverse health effects from exposure to the mold.
- An Ohio hotel manager sued the hotel owners, alleging that he experienced adverse health effects subsequent to participating in remediation of toxic mold in the hotel.
- Several Maryland office workers filed a lawsuit seeking three million dollars for personal injuries arising out of exposure to toxic mold. The suit alleges that mold and fungi "were allowed to flourish" within the building's 30 years old heating, ventilation and air conditioning system. Defendants are the current and former building owners, the current and former property managers and the on-site building supervisor.
- In Delaware, two woman were awarded \$1.04 million after their landlord failed to fix leaks and mold problems in their apartment. Both woman claimed the landlord's negligence resulted in serious health problems in asthma attacks.
- In Texas a homeowner received \$1.5 million in a bad-faith lawsuit against his insurance company, after the company refused to pay his claim for mold damage to his home.

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