



## Puroclean Program Policy Form Coverage Highlights

- American Safety Indemnity Company is Rated A VIII by A.M. Best.
- ASI has been writing environmental insurance since 1986.
- Capacity of 11M/11M, including the ability to write excess policies over your auto liability and employers' liability coverages.
- The General Liability and Contractors Pollution Liability coverage parts are written on an occurrence based policy form with mold coverage being provided under a claims made coverage grant.
- A separate coverage part for Professional Liability is provided. This is an important coverage because professional liability exclusions in Commercial General Liability and Contractors Pollution Liability insurance policies typically exclude all losses arising out of the preparation of opinions and reports. Under the guidelines for IICRC S500 Water and Drying and S520 Mold Remediation contractors are often times required to develop work plans and they render opinions in doing so
- We offer a CPL endorsement designed to permanently convert your current Claims-Made based CPL coverage to an Occurrence based policy form and pick up the retro date if needed. The premium for this one time conversion is incorporated into this proposal. The major benefit of this American Safety endorsement is the customer will not have to pay additional premiums of up to 200% of the expiring CPL premium to buy an Extended Reporting Period in the event of cancellation or non-renewal of their CPL insurance at some point in the future.
- The "Your Work" and "Property Damage to Impaired Property" exclusions have been removed from the CPL coverage part to address the insurance coverage needs of restoration contractors. This is particularly important in light of the emerging case law surrounding mold losses. Courts are determining in mold damage losses the entire structure is the contractor's work and therefore the "Your Work" exclusion bars all coverage for damage to the structure.
- Contractors Pollution Liability Coverage is dedicated. It does not share limits with the General Liability and Professional Liability coverages and does not erode the aggregate.
- All policies under \$10,000 in premium are non-auditable
- If Auditable, a 20% audit buffer is included in the policy
- Blanket ongoing & completed operations coverage for additional insured where required by written contract
- Blanket Waiver of Subrogation where required by written contract
- Blanket Primary Non Contributory Insurance Endorsement where required by written contract
- Broad definition of pollutants, including bacteria
- Mold remediation and mold causation coverage available
- Asbestos & Lead Coverage provided (restoration contractors licensed lead and asbestos abatement subcontractors coverage endorsement available if insured subcontracts these services)
- Employee Benefits Liability coverage available by request for a nominal additional premium
- Stop Gap coverage available by request for a nominal additional premium
- Baliees coverage available by request for an additional premium
- Binders are issued within 24 hours or receiving request to bind
- Policies are issued within 21 days of request to bind
- Endorsements are issued within 15 days of request to process
- Both ASI and its competitors use wholesale brokers to distribute its products; however, ASI does not require you to use a particular retail agent. You may keep your current local agent if you choose