



**PBC**

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# ENVIRONMENTAL EXPOSURE

## Guide for Real Estate (Lead Paint and Mold Risks)

Program Brokerage Environmental can help protect environmental remediation contractors from a variety of environmental exposures, which may not be covered under a Commercial General Liability policy. These conditions may cause a combination of bodily injury, property damage, or clean-up costs.

### COMMON ENVIRONMENTAL EXPOSURES:

- Mold
- Leaking Underground and above ground storage tanks
- Spills during loading/unloading processes
- Soil and groundwater contamination migrating from neighboring properties
- Air emissions from ammonia based refrigeration systems and dry cleaning chemicals
- Sick Building Syndrome
- Hazardous Material Storage (cleaning chemicals, medical waste, pesticides)
- Lead based paint, asbestos, PCB's, radioactive material (medical devices)
- Illegal dumping on vacant land
- Past and present use of septic systems by tenants and or vendor for disposal of hazardous wastes

### HOW THE ENVIRONMENTAL INSURANCE POLICY PROTECTS THE POLICYHOLDER:

The environmental insurance policy covers both the cost to clean up pollution and third party claims including regulatory authorities. Specifically, the policy:

- Pays for cleanup cost of pollution on, under and/or within the Insured Property
- Pays for loss resulting from claims for bodily injury, property damages and cleanup of the property of others arising from pollution
- Pays the legal expense in defense of claims covered by the policy
- Indemnifies the diminution of property value caused by pollution conditions (optional)
- Indemnifies for civil fines and penalties subject to applicable laws