

Mold Management Method

| # | Event / Party | Potential Parties to a Mold Claim | | | | | | | | | | | | | | | | Potential Costs (Simplified) | | | | | | | | | | | | |
|----|--|-----------------------------------|-----------|------------------|---------------------------------|------------------|-----------|--------------------|------------------------------------|---------------------|-----------------------|-----------------------------|-----------------|--------------------------------|--------------------------------------|---------------------|---------------------|------------------------------|----------------------------|--------------------------|---------------------------------|------------------|-------------|--------------------|----------------------|-----------------|--------|-------------|---------------|---------------|
| | | Property Owner / Lien Holder(s) | Tenant(s) | Property Manager | Insurance Companies / Adjusters | Insurance Agents | Attorneys | Mold Investigators | Building Consultants (for Repairs) | Specialty Expert(s) | Abatement Contractors | Building Repair Contractors | Medical Doctors | Moving / Relocation Contractor | Parties to Construction / Causation: | Building Developers | General Contractors | Product Manufacturers | Subcontractors & Suppliers | Each Party to Causation: | Insurance Companies / Adjusters | Insurance Agents | Attorney(s) | Mold Investigators | Building Consultants | Medical Doctors | Low | Medium | High | Ugly |
| 1 | Phase I - Event | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | A. Notice | x | x | x | x | x | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | B. Emergency Repairs | x | x | x | x | x | | | | x | x | | x | | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 4 | C. Initial Investigation | x | x | x | x | x | | | | x | x | | x | x | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 5 | D. Documentation of Conditions and Activities | x | x | x | x | x | | | | x | x | | x | x | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 6 | E. Report Generation - Initial | x | x | x | x | x | x | x | x | x | | | | | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 7 | Phase II - Detailed Investigation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | A. Notification of / Communication with Applicable Parties | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | | | | | | | | NA | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 9 | B. Testing / Sampling | x | x | x | x | | | | | x | x | x | x | | | | | | | | | | | | | | NA | \$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 10 | C. Identify Source(s) | x | x | x | x | | | | | x | x | x | | | | | | | | | | | | | | | NA | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 11 | D. Analysis & Report Generation (Repair Plans) | x | x | x | x | | | | | x | x | x | x | x | | | | | | | | | | | | | NA | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 12 | E. Analysis & Report Generation (Abatement Plans) | x | x | x | x | | | | | x | x | x | x | x | | | | | | | | | | | | | NA | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 13 | Phase III - Remediation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | A. Planning & Coordination of Remediation(Budget, Schedule & Contract) | x | x | x | x | | | | | x | x | x | x | x | x | | | | | | | | | | | | NA | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 15 | B. Notification of Applicable Parties | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | | | | | | | NA | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 16 | C. Relocation | x | x | x | x | | | | | x | x | | | | | | | | | | | | | | | | NA | \$,\$\$\$ | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 17 | D. Repair of Source | x | x | x | x | | | | | x | x | x | x | x | | | | | | | | | | | | | NA | \$,\$\$\$ | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 18 | E. Abatement | x | x | x | x | | | | | x | x | | x | x | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 19 | F. Clearance & Testing | x | x | x | x | | | | | x | x | | x | x | x | | | | | | | | | | | | NA | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 20 | G. Restoration of Construction Assemblies | x | x | x | x | | | | | x | x | x | x | | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 21 | H. Re-Occupy Space | x | x | x | x | | | | | | | | x | x | | | | | | | | | | | | | NA | \$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 22 | Phase IV - Evaluation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | A. Updated Reports | x | x | x | x | | | | | x | x | x | x | | | | | | | | | | | | | | NA | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 24 | B. Updated Cost Summaries | x | x | x | x | | | | | x | x | x | x | | | | | | | | | | | | | | NA | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 25 | C. Subrogation Analysis | x | x | x | x | x | x | x | x | x | | | | | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ | \$\$,\$\$\$ |
| 26 | D. Maintenance Recommendations | x | x | x | | | | | | x | x | x | | | | | | | | | | | | | | | \$\$\$ | \$,\$\$\$ | \$,\$\$\$ | \$,\$\$\$ |
| 27 | Phase V - Dispute Resolution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | Pre-Litigation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | A. Evaluate Bodily Injury | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | | - | NA | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 30 | B. Analyze Insurance | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | NA | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 31 | C. Allocate Responsibility | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | NA | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 32 | D. Negotiation | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | NA | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 33 | Litigation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 34 | E. Expert Meetings | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | \$,\$\$\$ | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 35 | F. Allocate Responsibility (again) | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | \$,\$\$\$ | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 36 | G. Mediation | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | \$,\$\$\$ | \$\$,\$\$\$ | \$\$,\$\$\$ |
| 37 | H. Deposition Preparation | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | - | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 38 | I. Depositions | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | - | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 39 | J. Trial Preparation | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | - | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 40 | K. Trial | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | - | \$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 41 | L. Appeals | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | - | - | - | \$\$\$,\$\$\$ |
| 42 | M. Settlement | x | x | x | x | x | x | x | x | | | | x | | | | | | | | | | | | | | \$\$\$ | \$\$,\$\$\$ | \$\$\$,\$\$\$ | \$\$\$,\$\$\$ |
| 43 | Total Cost | | | | | | | | | | | | | | | | | | | | | | | | | | \$\$\$ | \$\$,\$\$\$ | \$\$\$,\$\$\$ | \$\$\$,\$\$\$ |