Index

AAS DECISION

Rollback of, § 5:36

Tort remedies, economic loss caused by construction defects, § 5:35

ABANDONMENT

Contracts, § 1:49

Mechanics liens, stop payment notices and payment bonds, **§ 6:19**

Public contracts, extra work, § 7:77

ACCEPTANCE

Contracts, § 1:13

ACCORD AND SATISFACTION

Generally, § 9:39

Contracts, waiver, § 1:45

ADDITIONAL INSURED

Insurance, this index

ADHESION CONTRACTS

Arbitration, § 3:13

ADJACENT PROPERTY

Lateral support, § 9:20

ADMINISTRATIVE RULES

Generally, § 9:56

ADVERSE POSSESSION

Generally, § 9:49

ADVERTISING

False Advertising and False Claims, this index

Insurance, § 5:204

Truth-in-lending, § 9:18

AFFIRMATIVE ACTION

Public contracts, minority and women business enterprises, § 7:47

AFFIRMATIVE DEFENSES

Insurance, duty to defend, § 5:209

AGENTS

Defects in construction, liability for fraud of agent, § 5:11
Unauthorized agents, waiver of contract, § 1:44

ALLOCATIONS

Defects in construction, equitable indemnity and comparative fault, § 5:157
Insurance, this index

ALLOWANCES

Prime contracts, § 2:11

ALTERNATES

Subcontracts, § 2:111

AMBIGUOUS AWARDS

Arbitration, § 3:55

ANNUAL PERCENTAGE RATE

Truth-in-lending, § 9:16

ANTICIPATORY BREACH

Contracts, § 1:67

ANTI-SLAPP MOTIONS

Generally, § 9:44

APPEALS

Arbitration, § 3:67

APPORTIONMENT

Contracts, liquidated damages, § 1:90 Public contracts, liquidated damages, § 7:91, 7:92

APPRECIABLE AND ACTUAL HARM

Defects in construction, statutes of limitation and repose, § 5:126

ARBITRATION

Generally, § 3:1 to 3:88 Adhesion contracts, § 3:13

Advantages, generally, § 3:69 to 3:84

ARBITRATION—Cont'd ARBITRATION—Cont'd Arbitrators—Cont'd Agreement for arbitration or submission presumption of bias, § 3:37 generally, § 3:3 to 3:25 replacement, § 3:31 adhesion contracts, § 3:13 violation of agreement by arbitrator, § 3:33 contract, agreement in, § 3:4 Attorneys fees covenants, conditions and restrictions, agreement in, § 3:5 generally, § 3:61 to 3:63 enforcement of arbitration agreeenforcement of award, fees ment, below incurred in, § 3:63 home improvement contracts, error of law, § 3:62 § 2:63 Awards illegal contracts, § 3:17 generally, § 3:53 to 3:68 judicial reference agreement as ambiguous awards, § 3:55 unconscionable, § 3:15 appeal of award, § 3:67 limitation of actions, § 3:19 attorneys' fees, above oral arbitration agreements, § 3:18 change of award, § 3:65 prime contracts, § 2:19, 2:44 collateral estoppel, § 3:59 public agency arbitration, § 3:8 enforcement of award, § 3:60, 3:63 public policy, § 3:16 error of law, § 3:56 real estate contracts, § 3:9 general partner bound by award, rescission of contract, § 3:12 § 3:66 residential construction contract, manifest disregard of law, § 3:57 agreement in, § 3:6 punitive damages, § 3:64, 3:84 self executing agreements, § 3:10 time for award, § 3:53 subcontracts, § 2:84 utterly irrational, § 3:58 termination of contract, § 3:11 vacating of award, § 3:68 unconscionable arbitration agree-Bias ment, § 3:14, 3:15 generally, § 3:71 venue, § 3:7 arbitrators, above Ambiguous awards, § 3:55 Change of award, § 3:65 Appeal of award, § 3:67 Choice of law clause, enforcement of Arbitrators arbitration agreement, § 3:24 generally, § 3:30 to 3:39 Class actions, § 3:52 Collateral estoppel, awards, § 3:59 generally, § 3:35 to 3:37 Conduct of hearings, § 3:42 impression of bias, § 3:36 Consolidation, § 3:80 presumption of bias, § 3:37 Contracts. Agreement for arbitration disclosures by arbitrator, § 3:32 or submission, above expertise, § 3:69 Control of arbitration proceedings, § 3:43 homeowner/developer proceed-Cost, § 3:74 ings, § 3:39 Covenants, conditions and restricimpression of bias, § 3:36 mediator/arbitrator, § 3:34 tions, arbitration agreement in, § 3:5 minimum levels of integrity, Determination of § 3:38 arbitrability, § 3:25 partisan and neutral arbitrator, issues to be arbitrated, § 3:40 § 3:30

ARBITRATION—Cont'd	ARBITRATION—Cont'd
Disadvantages, generally, § 3:69 to	Jury trial, § 3:82
3:84	Knowledge of arbitrator of law,
Disclosures by arbitrator, § 3:32	§ 3:21
Discovery, § 3:83	Limitation of actions, agreement for
Due process, hearings, § 3:44	arbitration or submission, § 3:19
Enforcement of arbitration agreement	Manifest disregard of law, awards,
generally, § 3:22 to 3:25	§ 3:57
choice of law clause, § 3:24	Mechanics Liens, Stop Payment
determination of arbitrability,	Notices and Payment Bonds,
§ 3:25	this index
Federal Arbitration Act, § 3:23	Mediator/arbitrator, § 3:34
waiver of right to compel arbitra-	Minimum levels of integrity, arbitra-
tion, § 3:20	tors, § 3:38
Enforcement of award	Multiple parties, § 3:77
generally, § 3:60	Oral arbitration agreements, § 3:18
attorneys' fees, § 3:63	Out-of-state counsel, hearings, § 3:47
Equitable remedies. Provisional and	Partisan and neutral arbitrator, § 3:30
equitable remedies, below	Presumption of bias, arbitrators, § 3:37
Evidence, § 3:37, 3:46, 3:70	· ·
Expertise, arbitrators, § 3:69	Provisional and equitable remedies
Finality of decision, § 3:75	generally, § 3:48 to 3:52, 3:81 class actions, § 3:52
Formality, § 3:73	mechanics' liens, § 3:48
General partner bound by award,	· -
§ 3:66	receiver, appointment of, § 3:51 Public agency arbitration, § 3:8
Hearings	Public Contracts, this index
generally, § 3:40 to 3:47	Public policy, agreement for arbitra-
conduct of hearings, § 3:42	tion or submission, § 3:16
control of arbitration proceedings,	Punitive damages, § 3:64, 3:84
§ 3:43	Real estate contracts, § 3:9
determination of issues to be	Receiver, appointment of, § 3:51
arbitrated, § 3:40	Replacement of arbitrators, § 3:31
due process, § 3:44	Rescission of contract, § 3:12
evidence, § 3:46	Residential construction contract,
out-of-state counsel, § 3:47	arbitration agreement in, § 3:6
summary judgment, § 3:45	Self executing agreements, § 3:10
waiver, § 3:41	Settlement of disputes by arbitration,
Home improvement contracts, § 2:63	law in favor of, § 3:1
Homeowner/developer proceedings,	Speed of proceedings, § 3:72
arbitrators, § 3:39	Stays
Illegal contracts, § 3:17	generally, § 3:26 to 3:29
Immunity	arbitration, stay to avoid conflict-
generally, § 3:76	ing awards, § 3:26
arbitrators and arbitration associa-	Federal Arbitration Act, § 3:28
tions, § 3:2	litigation, stay to avoid conflicting
Impression of bias, arbitrators, § 3:36	awards, § 3:27
Judicial reference agreement as	tolling of commencement of
unconscionable, § 3:15	arbitration, § 3:29

ARBITRATION—Cont'd

Subcontractors, § 3:78

Summary judgment, § 3:45

Sureties, § 3:79

Technical evidence, § 3:70

Termination of contract, § 3:11

Time for award, § 3:53

Tolling of commencement of arbitration, § 3:29

Unconscionable arbitration agreement, § 3:14, 3:15

Utterly irrational, awards, § 3:58

Vacating of award, § 3:68

Venue, agreement for arbitration or submission, § 3:7

Voluntary mediation, § 3:89

Waiver

hearings, § 3:41

right to compel arbitration, § 3:20

ARCHITECTS

Licenses of Contractors, this index Public contracts, § 7:7

ASBESTOS

Generally, § 9:40

Abatement work, written contract requirement, § 2:60

Attorneys' fees, § 9:41

Insurance, § 5:197

ASSESSMENTS

Contracts, this index

ASSIGNMENTS

Prime contracts, § 2:31

ASSUMPTION OF LIABILITY

Insurance, § 5:188

ASSUMPTION OF RISK

Defects in construction, § 5:31

ATTORNEYS

Attorneys' fees, this index Disqualification, § 9:51

ATTORNEYS' FEES

Arbitration, this index

Asbestos, § 9:41

Assigned indemnity agreement, good faith settlement, § 5:261

ATTORNEYS' FEES—Cont'd

Contracts, this index

Defects in construction, Magnuson-Moss Warranty Act, § 5:48

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

Public contracts

generally, § 7:116

payment bonds, subcontractors and suppliers, § 8:14

ATTRACTIVE NUISANCE

Defects in construction, § 5:82

AWARDS

Arbitration, this index

BACK CHARGES

Contracts, subcontractor, § 2:104

BACK PAY

Prevailing wages, **§ 9:36, 9:38**

BANKRUPTCY

Generally, § 9:26 to 9:29, 9:48

Construction defect claims, discharge of, § 9:29

Licenses of contractors, § 4:12

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

Preferential payments, § 9:26

Recoupment of funds paid to material suppliers, § 9:27

Subcontractors, payments to, § 9:28

BENEFIT OF BARGAIN

Contracts, damages, § 1:71

BIAS

Arbitration, this index

BIDS

Contracts, this index

BONDING CAPACITY

Defects in construction, liability of construction lender for impairment, § 5:87

BONDS

Contracts, this index

Licenses of Contractors, this index

BONDS-Cont'd

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

Performance Bonds, this index Public Contracts, this index

BRIBERY

Public contracts, § 7:36

BUILDING CODE VIOLATIONS

Defects in construction, negligence per se, § 5:5

BUILDING INSPECTORS

Defects in construction, § 5:84 Licenses of contractors, § 4:23

BUILDING OFFICIALS

Prime contracts, § 2:36

BUILDING STANDARDS

Defects in construction, § 5:58

BURDEN OF PROOF

Licenses of contractors, § 4:49

BUSINESS EXCLUSION

Insurance, § 5:187

BUSINESS LICENSE TAXES

Corporate opportunities, § 9:24 Discrimination, § 9:23

BUSTED BIDS

Contracts, this index

BYSTANDERS

Defects in construction, strict liability, § 5:26

CATALOGS

Public contracts, misrepresentations, False Claims Act, § 7:110

CERCLA

Defects in construction, preemption of California statute of limitation. § 5:138

CERTAINTY

Contracts, § 1:12

CERTIFICATE OF MERIT

Defects in construction, design professionals, § 5:100, 5:101

CERTIFICATION OF PERFORMANCE

Design professionals, § 9:57

CHANGE

Modification or Change, this index

CHARTER CITIES

Public contracts, § 7:34

CHOICE OF LAW

Arbitration agreement, enforcement of, § 3:24

CITATIONS

Licenses of contractors, § 4:38

CLASS ACTIONS

Arbitration, § 3:52 Defects in construction, § 5:2, 5:18 Right to Repair Act, § 5:2

CLEANUP

Prime contracts, § 2:17

CLEAN WATER ACT

Generally, § 9:42

CLERICAL ERRORS

Public contracts, subcontractors listing law, § 7:69

CLOUDS ON TITLE

Mechanics liens, stop payment notices and payment bonds, § 6:31

COLLAPSE COVERAGE

Property insurance, § 5:234

COLLATERAL ESTOPPEL

Arbitration awards, § 3:59

COLLATERAL SOURCE RULE

Contracts, damages, § 1:76 Defects in construction, § 5:20

COMMUNITY PROPERTY

Contracts, § 1:77

COMPARATIVE FAULT

Defects in Construction, this index

COMPETITIVE BIDDING

Public Contracts, this index

COMPLETION

Prime contracts, § 2:13

CONCEALMENT

Generally, § 9:46

CONDEMNATION

Generally, § 9:47

CONSENT OR APPROVAL

Contracts, this index

CONSIDERATION

Contracts, this index

CONSOLIDATION

Arbitration, § 3:80

CONSTITUTIONAL LAW

Due Process, this index
Equal protection, minority and
women business enterprises,
§ 7:41 to 7:44

Mechanics liens, stop payment notices and payment bonds, § 6:4, 6:6

Violations, § 9:52

CONSTRUCTION AND INTERPRETATION

Contracts, this index Insurance, this index Public contracts, § 7:50

CONSTRUCTION LENDERS

Defects in Construction, this index Prime contracts, cancellation by owner if construction loan falls through, § 2:26

Stop payment notices, § 6:122

Subcontracts, construction loan payments to subcontractor, § 2:89

CONSTRUCTION MANAGERS

Defects in construction, duty to architect, § 5:88

Licenses of Contractors, this index

CONTINUED PERFORMANCE

Prime contracts, § 2:25

CONTINUOUS INJURY TRIGGER

Insurance, progressive loss, § 5:196

CONTRACTOR'S LICENSE

Subcontracts, § 2:77

CONTRACTS

Generally, § 1:1 to 1:115, 2:1 to 2:113

Abandonment of contract, § 1:49

Acceptance, § 1:13

Accord and satisfaction clause, waiver, § 1:45

Allowances, prime contracts, § 2:11

Alternates, subcontracts, § 2:111

Amount received, payment of, § 1:107

Anticipatory breach, § 1:67

Apportionment, liquidated damages, § 1:90

Approval. Consent or approval, below

Arbitration, this index

Asbestos abatement work, written contract requirement, § 2:60

Assessments

prime contracts, § 2:18

subcontracts, § 2:88

Assignment prohibited, prime contracts, § 2:31

Attorneys' fees

generally, § 1:29

prime contracts, § 2:16

subcontracts, § 2:74

Back charges against subcontractor, § 2:104

Benefit of bargain, damages, § 1:71 Bids

busted bids, below

irresponsible bidder, public contracts, § 7:22

material suppliers, § 1:52

Public Contracts, this index

Bonds

prime contracts, below

subcontracts, right to demand

bond, § 2:99

Breach of contract, § 1:62

CONTRACTS—Cont'd	CONTRACTS—Cont'd
Building officials, prime contracts,	Cost of repair vs. diminution in
§ 2:36	value, damages, § 1:74
Busted bids	Counter offers, § 1:13
consideration, § 1:50	Custom, construction and interpreta-
mutual assent, sub bids, § 1:6	tion, § 1:22
Cancellation by owner if construction	Damages
loan falls through, prime	generally, § 1:70 to 1:79
contracts, § 2:26	benefit of bargain, § 1:71
Certainty, § 1:12	collateral source rule, § 1:76
Cleanup, prime contracts, § 2:17	cost of correction or cost of
Collateral source rule, damages,	completion, § 1:73
§ 1:76	cost of repair vs. diminution in
Commencement of work,	value, § 1:74
subcontracts, § 2:68	delay damages, § 1:30, 1:86, 1:91
Community property, § 1:77	emotional distress, § 1:75
Completion, prime contracts, § 2:13	, 9
Conduct, waiver by, § 1:43	general damages vs. special damages, § 1:78
Conflict between contract documents, prime contracts, § 2:22	home office overhead, § 1:92
Consent or approval	incorporation by reference, plead-
busted sub bids, mutual assent,	ing, § 1:65
§ 1:6	interest as damages, § 1:79
financial arrangements, prime	liquidated damages, below
contracts, § 2:24	market value damages, § 1:72
payments, subcontracts, § 2:98	restitution vs. damages for breach
Consideration	of contract, § 1:70
generally, § 1:16	Damage to project, prime contracts,
adequacy and busted bids, § 1:50	§ 2:14
modification of contract, § 1:46	Default
Construction and interpretation	generally, § 1:62 to 1:64
generally, § 1:19	anticipatory breach, § 1:67
custom, § 1:22	breach of contract, § 1:62
exculpatory clauses, below	contractor, default by, § 1:63
forfeiture, avoidance of, § 1:21	owner, default by, § 1:64
indemnity clauses, § 1:98	subcontracts, § 2:82
particular provisions, control by,	waiver, § 1:66
§ 1:23	Delays
party who wrote contract,	damages, § 1:30, 1:86, 1:91, 1:93
construction against, § 1:20	prime contracts, § 2:12
performance specifications, § 1:25	subcontracts, below
written vs. printed provisions,	Description of work
§ 1:24	prime contracts, § 2:4
Continued performance, prime	subcontracts, § 2:4
contracts, § 2:25	· -
Contractor's license, subcontracts,	Design professional as indemnitor, § 1:100
§ 2:77	Destruction of project or premises
Cost of correction or cost of completion, damages, § 1:73	generally, § 1:59
non, damages, y 1.13	gonorany, y 1.37

CONTRACTS—Cont'd	CONTRACTS Contid
	CONTRACTS—Cont'd
Destruction of project or premises —Cont'd	Home improvement contracts —Cont'd
impossibility, § 1:59	special arbitration requirements,
subcontracts, § 2:71	§ 2:63
Disaster repair, home solicitation	Home office overhead, damages,
contracts, § 2:55	§ 1:92
Disputes, prime contracts, § 2:25	Home solicitation contracts
Dump truck payments, § 1:113	generally, § 2:61
Early completion bonus, prime	disaster repair, § 2:55
contracts, § 2:43	Illegal Contracts, this index
Eichleay formula, § 1:92	Implied covenants, § 1:82, 1:84
Ejection of contractor from job,	Impossibility
§ 1:85	generally, § 1:58
Ejection of subcontractor from job,	destruction of project, § 1:59
§ 2:107	temporary impossibility, § 1:61
Electronic transactions, § 1:15	Incorporation by reference, pleading
Emotional distress, damages, § 1:75	damages by, § 2:106
Estimates, § 1:53	Indemnity
Exculpatory clauses	generally, § 1:97 to 1:103
generally, § 1:26	design professional as indemnitor,
indemnity clauses, distinguished,	§ 1:100
§ 1:27	exculpatory clauses, distinguished,
Extra work	§ 1:27
generally, § 1:40	insurance clause, § 1:105
prime contracts, § 2:10, 2:23	interpretation of indemnity clauses
subcontracts, § 2:70, 2:95, 2:100	§ 1:98
Federal Truth in Lending Act, § 2:48	prime contracts, § 2:42
Financing, contract not conditioned	public contracts, design profes-
on, prime contracts, § 2:28	sionals, § 7:8
Flow-down clause, subcontracts,	statutes, § 1:99, 1:104
§ 2:106	subcontracts, § 2:79, 2:87
Forfeiture, avoidance of, § 1:21	third-party beneficiary or assignee,
Fraud and mistake	indemnitee as, § 1:103
generally, § 1:37 to 1:39	type II indemnity clause, § 1:101
mutual mistake, § 1:39	type III indemnity clause, § 1:102
unilateral mistake, § 1:38	Independent investigation, prime
Guarantees	contracts, § 2:39
plans and specifications, guarantee by contractor, § 1:81	Individual responsibility, prime contracts, § 2:34
subcontracts, § 2:83	Insolvency
Home improvement contracts	prime contracts, § 2:32
generally, § 2:52 et seq.	subcontracts, § 2:75
changes to contracts, § 2:56	Insurance
checklist for homeowners, § 2:58	generally, § 1:105
criticism of statutory requirements,	home improvement contracts,
§ 2:59	§ 2:57
insurance checklist, § 2:57	indemnity, § 1:105

CONTRACTS—Cont'd	CONTRACTS—Cont'd
Insurance—Cont'd	"No damages for delay" clauses,
prime contracts, § 2:14	§ 1:30, 1:93
single-family dwellings, § 2:51	Notices
subcontracts, § 2:80	prime contracts, § 2:20, 2:21
Interest as damages, § 1:79	subcontracts, § 2:85
Labor and materials	Occupancy, prime contracts, § 2:13
prime contracts, § 2:8	Offers, § 1:13
subcontracts, § 2:67	Oral contracts
Landscape architects, detailed written	generally, § 1:4
contract requirement, § 2:62	arbitration agreements, § 3:18
Late payments, prime contracts,	licenses of contractors, construc-
§ 2:46	tion of residence, § 4:58
Limitations, prime contracts, § 2:41	modification of contract, § 1:47
Liquidated damages	public contracts, § 7:27
generally, § 1:88 to 1:90	OSHA compliance, subcontracts,
apportionment, § 1:90	§ 2:112
penalties vs. liquidated damages,	Owner's obligations, generally, § 1:82 et seq.
§ 1:89	Parol evidence rule, § 1:31 to 1:33
Lost profits, § 1:115	Particular provisions, control by,
Market value damages, § 1:72	§ 1:23
Material supplier, bid by, § 1:52	Part performance, § 1:57
Mechanics' lien law, notice to owner	Party who wrote contract, construc-
describing, § 2:50	tion against, § 1:20
Mechanics' lien releases	Pass-through claims, § 1:83, 2:73
prime contracts, § 2:35	Pay-if-Paid Clauses, this index
subcontracts, § 2:91	Payments
Meeting of the minds, § 1:11	prime contracts, below
Mistake. Fraud and mistake, above	subcontracts, below
Modification of contract	waiver, § 1:42
generally, § 1:46 to 1:48	Pay-when-paid clause, § 1:35, 2:97
abandonment, § 1:49	Penalties vs. liquidated damages,
consideration, § 1:46	§ 1:89
home improvement contracts,	Performance and breach, § 1:54 et
§ 2:56	seq.
oral modification, § 1:47	Performance specifications, § 1:25
written modification, § 1:48	Permits, subcontracts, § 2:78, 2:103
Mutual assent	Personal liability, § 1:34
generally, § 1:5	Preamble, prime contracts, § 2:3
busted sub bids, enforcement of,	Prime contracts
§ 1:6	generally, § 2:3 to 2:46
offer and acceptance, § 1:13	allowances, § 2:11
promissory estoppel, § 1:6	approval of financial arrangements,
Mutuality, § 1:10	§ 2:24
Mutual mistake, § 1:39	arbitration, § 2:19, 2:44
Negligence vs. unjust enrichment,	assignment prohibited, § 2:31
§ 1:95	attorneys' fees, § 2:16

CONTRACTS—Cont'd	CONTRACTS—Cont'd
Prime contracts—Cont'd	Prime contracts—Cont'd
basic prime contracts, generally, § 2:3 to 2:21	residential work, notice before contracting for, § 2:21
bonds	stop work, right to, § 2:15
payment, § 2:45	subrogation between insurers,
right to demand, § 2:33	§ 2:27
building officials, requirements of,	taxes and assessments, § 2:18
§ 2:36	time
cancellation by owner if construc-	completion of work, § 2:7
tion loan falls through, § 2:26	essence and progress of work,
cleanup, § 2:17	§ 2:40
completion and occupancy, § 2:13	waiver
conflict between contract documents, § 2:22	claims by final payment, § 2:38 remedies, § 2:47
contract, plans and specifications, § 2:9	Prime design professionals, prompt payment, § 1:112
damage to project and insurance,	Printed vs. written provisions, § 1:24
§ 2:14	Privity of contract, § 1:7
delay, § 2:12	Progress of work
description of work, § 2:4	payments, § 1:108
disputes and continued performance, § 2:25	subcontracts, § 2:86
early completion bonus, § 2:43	Promissory estoppel
extra work, § 2:10, 2:23	mutual assent, § 1:6
financing, contract not conditioned on, § 2:28	reverse promissory estoppel, § 1:51
indemnity, § 2:42	Prompt payment
independent investigation, § 2:39	generally, § 1:106 to 1:114 amount received, payment of,
individual responsibility, § 2:34	§ 1:107
insolvency, § 2:32	dump truck payments, § 1:113
labor and materials, § 2:8	prime design professionals,
late payments, § 2:46	§ 1:112
limitations, § 2:41	progress payments, § 1:108
mechanics' lien releases, § 2:35	public agency, funds withheld in
notices, § 2:20, 2:21	response to stop notice,
optional provisions, generally,	§ 1:109
§ 2:22 to 2:46	retentions, payment of, § 1:110
payment \$ 2.6	state agencies, § 1:114
generally, § 2:6	sureties, § 1:111
approval, payment does not constitute, § 2:37	Protection of work, subcontracts, § 2:81
bonds, § 2:45	Protocols, § 1:2
plans, specifications and permits, § 2:5	Public agencies funds withheld in response to stop
preamble, § 2:3	notice, § 1:109
receipt of signed copies of contract by both parties, § 2:29	work required by agency, subcontracts, § 2:96
repossession right, § 2:30	Public Contracts, this index

CONTRACTS—Cont'd	CONTRACTS—Cont'd
Quantum meruit, § 1:96	Specialized contract forms—Cont'd
Reading contracts, § 1:14	Federal Truth in Lending Act,
Receipt of signed copies of contract	§ 2:48
by both parties, prime contracts, § 2:29	home improvement contracts, above
Reimbursement charges, subcontracts, § 2:88	landscape architects, detailed writ- ten contract requirement,
Releases. Mechanics' lien releases,	§ 2:62
above	mechanics' lien law, notice to
Repairs. Service and repair contracts,	owner describing, § 2:50
below	service and repair contracts, above
Repossession	single family dwellings, above
prime contracts, § 2:30	State agencies, prompt payment,
subcontractors, § 2:94	§ 1:114
Rescission, § 1:69	Stop work
Residential work, notice before	notice, § 1:68
contracting, for prime contracts,	prime contracts, § 2:15
§ 2:21	subcontracts, § 2:90
Restitution vs. damages for breach of	Subcontracts
contract, § 1:70	generally, § 2:64 to 2:113
Retentions, payment of, § 1:110	additional clauses, generally,
Roofing contracts, third-party benefi-	§ 2:86 to 2:113
ciaries, § 1:9	alternates, § 2:111
Service and repair contracts	approval, payment as, § 2:98
generally, § 2:54	arbitration, § 2:84
defects in construction, economic	assessments and reimbursement
loss defense, § 5:38	charges, § 2:88
home solicitation contracts for	attorneys fees, § 2:74
disaster repair, § 2:55	back charges against subcontractor
licenses of contractors, § 4:57	§ 2:104
Severability, § 1:56	basic subcontracts, generally,
Single-family dwellings	§ 2:64 to 2:85
contract requirements for construc- tion, § 2:49	bond, right to demand, § 2:99
, 3	claims against owner by
home improvement contracts, above	subcontractor, § 2:113 commencement of work, § 2:68
home solicitation contracts, above	contractor's license, § 2:77 default, § 2:82
insurance attachment, § 2:51	, 5
service and repair contracts, above	delays
Special arbitration requirements,	generally, § 2:72
home improvement contracts, § 2:63	withholding of damages, § 2:105
Special damages vs. general dam-	description of work, § 2:64
ages, § 1:78	destruction of premises, § 2:71
Specialized contract forms	ejection of subcontractor from job,
generally, § 2:48 to 2:63	§ 2:107
asbestos abatement work, written	extra work, § 2:70, 2:95, 2:100
contract requirement, § 2:60	flow-down clause, § 2:106

CONTRACTS—Cont'd	CONTRACTS—Cont'd
Subcontracts—Cont'd	Third-party beneficiaries—Cont'd
guarantee, § 2:83	roofing contracts, § 1:9
indemnity, § 2:79, 2:87	Time
insolvency, § 2:75	prime contracts, above
insurance, § 2:80	subcontracts, above
labor and materials, § 2:67	Torts, § 1:3
listing law, § 1:51	Trade unions, subcontracts, § 2:102
mechanics' lien releases, § 2:91	Type III indemnity clause, § 1:102
nonaward, § 2:109	Type II indemnity clause, § 1:101
notices, § 2:85	Unauthorized agent, waiver by
OSHA compliance, § 2:112	conduct of, § 1:44
pass-through claims, § 2:73	Unconscionable provisions, § 1:28
payments	Unilateral mistake, § 1:38
bonds, § 2:92	Unjust enrichment
construction loan payments to	generally, § 1:94 to 1:96
subcontractor, § 2:89	negligence vs. unjust enrichment,
schedules, § 2:65	§ 1:95
pay-when-paid, § 2:97	Usury and late charges, § 1:80
permits, § 2:78, 2:103	Waiver
plans and specifications, § 2:66	generally, § 1:41 to 1:45
prime contractor as conduit for	accord and satisfaction clause,
pay, § 2:108 progress of work, § 2:86	§ 1:45
protection of work, § 2:81	breach of contract, § 1:66
public agency, work required by,	conduct, waiver by, § 1:43
§ 2:96	default, § 1:66
repossession by subcontractor,	final payment, prime contracts, § 2:38
§ 2:94	payment, waiver by, § 1:42
stop work, right to, § 2:90	remedies, § 2:47
subcontract price, responsibility for, § 2:93	unauthorized agent, conduct of,
time	§ 1:44
essence, § 2:76	writing requirement, § 1:41
schedules, § 2:101	Warranties, § 1:3
trade unions, § 2:102	Wild clauses, § 2:1
withdrawal of bid, § 2:69	Withdrawal of bid, subcontracts,
work not limited to particular sec-	§ 2:69
tion of specifications, § 2:110	Written contracts
Subrogation, § 1:60, 2:27	generally, § 1:4, 2:2
Substantial performance, § 1:55	modification of contract, § 1:48
Sureties, prompt payment, § 1:111	waiver, § 1:41
Taxes and assessments, prime	written vs. printed provisions,
contracts, § 2:18	§ 1:24 Written nation foilume to give § 1:87
Temporary impossibility, § 1:61	Written notice, failure to give, § 1:87
Third-party beneficiaries	CONTRIBUTION
generally, § 1:8	Equitable, defects in construction,
indemnitees, § 1:103	§ 5:264

COPYRIGHTS

Plans, § 9:11

CORPORATE FRANCHISES

Licenses of contractors, § 4:24

CORPORATE OPPORTUNITIES

Business license taxes, § 9:24

COSTS

Arbitration, § 3:74

Insurance, this index

Recovery of costs, invalid contracts, § 7:118

COUNTERCLAIMS

Licenses of contractors, § 4:41

COUNTEROFFERS

Contracts, § 1:13

COUNTY CONTRACTS

Public contracts, extra work, § 7:78, 7:84

COVENANTS, CONDITIONS AND RESTRICTIONS

Arbitration agreements, § 3:5

CRIMINAL CASES

Asbestos, § 9:40

Manslaughter due to a safety violation, § 9:50

Mediation, § 3:87

RICO, § 9:43

CROSS-COMPLAINTS

Insurance, good faith settlement, § 5:251

CUSTOM

Contracts, construction and interpretation, § 1:22

DAMAGES

Contracts, this index
Defects in Construction, this index
Delay Damages, this index
Liquidated Damages, this index
Public Contracts, this index
Punitive Damages, this index

DEBARMENT

Prevailing wages, § 9:37

DEBARMENT—Cont'd

Public contracts, § 7:23

DECEIT

Fraud and Deceit, this index

DECLARATORY RELIEF

Insurance, duty to defend, § 5:221

DEFAULT

Contracts, this index

DEFECTS IN CONSTRUCTION

Generally, § 5:1 to 5:264

Aas decision, § 5:35, 5:36

Agent, liability for fraud of, § 5:11

Allocation of fault, equitable indemnity and comparative

fault, § 5:157

Amendment of certificate of merit, design professionals, § 5:101

Appreciable and actual harm, statutes of limitation and repose, § 5:126

Assumption of risk, § 5:31

Attorneys' fees, Magnuson-Moss Warranty Act, § 5:48

Attractive nuisance, jobsite as, § 5:82

Bankruptcy, § 9:29

Bodily injury, statutes of limitation and repose, § 5:141

Bonding capacity, liability of construction lender for impairment, § 5:87

Building code violation as negligence per se, § 5:5

Building department inspector, liability of, § 5:84

Building standards, residential construction defects, § 5:58

Bystanders, strict liability, § 5:26

CERCLA, preemption of California statute of limitation, § 5:138

Certificate of merit, design professionals, § 5:100, 5:101

Class actions, § 5:18

Class actions under the Right to Repair Act, § 5:2

Collateral source rule, § 5:20

Comparative fault. Equitable indemnity and comparative fault, below

fraudulent concealment, § 5:159

DEFECTS IN CONSTRUCTION DEFECTS IN CONSTRUCTION —Cont'd -Cont'd Completion and acceptance as Design professionals—Cont'd defense, § 5:66 negligent design and supervision, Component injures other § 5:91 components, economic loss patron vs. architect, § 5:95 defense, § 5:37 signing plans, § 5:92 Concealment of cause of action and soils design and nuisance, § 5:99 discovery rule, statutes of limitastrict liability, § 5:93 tion and repose, § 5:125 third-party vs. design professional, Construction lenders § 5:94 liability, § 5:86, 5:87 third-party vs. environmental consultant, § 5:97 responsibilities, § 5:75 Developer's liability to owner, § 5:3 Construction manager, duty to architect, § 5:88 Dispute resolution requirements, homeowners associations, Contractor's liability to owner, § 5:3 § 5:55 **Damages** Dust as trespass, § 5:14 economic loss defense, below Earthquakes, voluntary structural emotional distress, § 5:15, 5:16 inspection after, § 5:102 punitive damages, below Economic loss defense residential construction defects. generally, § 5:34 to 5:42 § 5:63 component injures other stigma and emotional distress, components, § 5:37 § 5:15 damage to product itself, § 5:41 Deceit. Fraud and deceit, below fraud, § 5:42 Defenses identification of "product," § 5:39 economic loss defense, below. no tort remedy for economic loss § 5:63 caused by construction Genuine Dispute, § 5:262 defects, § 5:35, 5:62 residential construction defects. physical injury, liability for, § 5:36 § 5:63 privity, absence of, § 5:40 Design immunity, liability of public residential construction defects. agencies, § 5:123 § 5:62 Design professionals services, contract for, § 5:38 generally, § 5:88 to 5:104 Emotional distress, damages, § 5:15, amendment of certificate of merit, 5:16 § 5:101 Engineers, strict liability, § 5:25 certificate of merit, § 5:100, 5:101 Equitable contribution, § 5:264 construction manager, duty to Equitable indemnity and comparative architect, § 5:88 fault contractor vs. architect, § 5:96 generally, § 5:33, 5:154 to 5:167 allocation of fault, § 5:157 earthquakes, voluntary structural inspection after, § 5:102 defendant, duty to, § 5:162 estimates, § 5:90 Equitable contribution, § 5:264 express indemnity, § 5:160 et seq. expert fees, § 5:104 faultless indemnitor, § 5:164 immunity of plan checkers and inspectors, § 5:103 fault of indemnitor, § 5:163

negligence per se, § 5:98

DEFECTS IN CONSTRUCTION DEFECTS IN CONSTRUCTION —Cont'd -Cont'd Equitable indemnity and comparative Fraudulent concealment fault—Cont'd equitable indemnity and comparahomeowners associations, directors tive fault, § 5:159 or unit owners, § 5:52 statutes of limitation and repose, indemnity and comparative fault, § 5:148 § 5:158 Genuine Dispute defense, § 5:262 Hirers. Nonnegligent general contracjoint fault, § 5:156 light type, indemnity clause in, tors, below § 5:165 Homeowner earthquake claims, statutes of limitation and repose, nonnegligent general contractors, § 5:151 § 5:113 Homeowners associations signature of indemnitee on indemnity agreement, § 5:166 generally, § 5:51 to 5:55 dispute resolution requirements, strict liability, § 5:33 expansion of, § 5:55 third-party beneficiaries, § 5:167 duty to disclose construction warranties, § 5:47 defects, § 5:53 willful misconduct, § 5:159 equitable indemnity against direc-Equitable tolling vs. equitable estoptors or unit owners, § 5:52 pel, statutes of limitation and information to members, § 5:54 repose, § 5:147 standing, **§ 5:51** Estimates, design professionals, warranties, § 5:51 § 5:90 Housing discrimination, punitive Estoppel to rely on statutes of limitadamages, § 5:17 tion and repose, § 5:143 Identification of "product," eco-Expert fees, design professionals, nomic loss defense, § 5:39 § 5:104 **Immunity** Expert testimony, § 5:4, 5:32, 5:104 plan checkers and inspectors, Express indemnity. Equitable § 5:103 indemnity and comparative public agencies, § 5:119 fault, above Implied warranties, § 5:44 to 5:46 False advertising and false claims, Indemnity § 5:13 equitable indemnity and compara-Fraud and deceit tive fault, above generally, § 5:6 to 5:11 statutes of limitation and repose, agent, liability for fraud of, § 5:11 § 5:149 economic loss defense, § 5:42 Information to members, homeowninspectors, § 5:120 ers associations, § 5:54 negligence and deceit, § 5:6 Inspectors, fraud and deceit, § 5:120 nondisclosure, § 5:8 Insurance, this index processing of claim, § 5:7 Joint fault, equitable indemnity and public agencies, liability of, comparative fault, § 5:156 § 5:120 Light type, indemnity clause in, punitive damages, § 5:9 § 5:165 Limitation of actions. Statutes of reliance on misrepresentations, § 5:10 limitation and repose, below

DEFECTS IN CONSTRUCTION DEFECTS IN CONSTRUCTION -Cont'd —Cont'd Loopholes, residential construction Privity—Cont'd economic loss defense, § 5:40 defects, § 5:64 Magnuson-Moss Warranty Act and warranties, § 5:50 attorneys' fees, § 5:48 Processing of claim, fraud and deceit, Malpractice actions, statutes of § 5:7 limitation and repose, § 5:131 Progressive injury, statutes of limita-Manufacturers, statutes of limitation tion and repose, § 5:127 and repose, § 5:142 Public agencies, liability of Material suppliers, § 5:115 generally, § 5:119 Necessary and indispensable parties, design immunity, § 5:123 § 5:21 fraud of inspectors, § 5:120 Negligence immunity, § 5:119 deceit, § 5:6 design professionals, § 5:91, 5:98 rumble at jobsite, § 5:122 Non-defective products, § 5:30 statutes of limitation and repose, § 5:152 Nondelegable duties, nonnegligent general contractors, § 5:114 unlicensed contractor, permit to, Nondisclosure, fraud and deceit, § 5:121 § 5:8 Public jobs, liability of contractors Nonnegligent general contractors on, § 5:117 generally, § 5:105 to 5:114 Punitive damages express indemnity, § 5:113 fraud and deceit, § 5:9 hirers housing discrimination, § 5:17 generally, § 5:110 Real property, statutes of limitation negligence, § 5:111 and repose, § 5:133 negligence, § 5:111 to 5:113 Recreational use statute, § 5:83 nondelegable duties, § 5:114 Reliance on misrepresentations, fraud peculiar risk doctrine, § 5:105 et and deceit, § 5:10 seq. Repose, statutes of. Statutes of limitaproperty owners, § 5:109 tion and repose, below Owner vs. subcontractor Residential construction defects contract theory, § 5:78 generally, § 5:56 to 5:59 tort theory, § 5:77 actionable defects, § 5:57 Patron, responsibility to, § 5:74 building standards, § 5:58 Peculiar risk doctrine. Nonnegligent general contractors, above Chapter 4 prelitigation procedure, Physical injury, liability for, eco-§ 5:60 nomic loss defense, § 5:36 damages and defenses, § 5:63 Pipeline puncture, § 5:73 economic loss, § 5:62 Plumbing officials, liability of loopholes, § 5:64 association for negligence, statutes of repose, § 5:61 § 5:85 third parties, liability to, § 5:65 President of contractor, personal warranties, § 5:59 liability of, § 5:80 Right to Repair Act Private statutes of limitation, § 5:150 generally, § 5:1 generally, § 5:116 class actions under, § 5:2

DEFECTS IN CONSTRUCTION DEFECTS IN CONSTRUCTION -Cont'd —Cont'd Right to Repair Act, SB 800 Statutes of limitation and repose liability for residential construction —Cont'd defects, § 5:57 manufacturers, § 5:142 statutes of repose, § 5:153 private statutes of limitation, Rumble at jobsite, liability of public § 5:150 agencies, § 5:122 progressive injury, § 5:127 Safety, responsibility of prime public entities, claims against, subcontractor for, § 5:68 § 5:152 SB 800. See Right to Repair Act, real property, injury to, § 5:133 above residential construction defects, Services contracts, economic loss § 5:61 defense, § 5:38 SB 800, statutes of repose **Signatures** applicable to actions under, design professionals, § 5:92 § 5:153 indemnity agreements, § 5:166 substantial completion, § 5:130, Small builders, strict liability, § 5:27 5:137 Soils design and nuisance, design ten year statute of repose, § 5:135 professionals, § 5:99 tolling, § 5:145 to 5:147 Song-Beverly Consumer Warranty two prong test, § 5:132 Act, building materials supplied two-step analysis, § 5:136 by contractor, § 5:49 virtually unlimited liability, Spoliation of evidence, § 5:81 § 5:134 Standing waiver of defense, § 5:144 generally, § 5:19 willful misconduct, § 5:140 homeowners associations, § 5:51 Statutory exclusion, coverage for Statutes of limitation and repose willful acts of the insured, generally, § 5:124 to 5:153 § 5:263 appreciable and actual harm, Stigma and emotional distress, dam-§ 5:126 ages, § 5:15 bodily injury, § 5:141 Strict liability CERCLA, preemption of Califorgenerally, § 5:22 nia statute, § 5:138 bystanders, § 5:26 concealment of cause of action and design professionals, § 5:93 discovery rule, § 5:125 economic loss defense, above equitable tolling vs. equitable estoppel, § 5:147 engineers, § 5:25 estoppel to rely on statute, § 5:143 equitable indemnity doctrine, five step process, equitable tolling § 5:33 and estoppel, § 5:146 limits of doctrine, § 5:28 four year statute of repose, § 5:128 small builders, § 5:27 fraudulent concealment, § 5:148 subcontractors, third parties, homeowner earthquake claims, § 5:24 revival of, § 5:151 Subcontractors indemnity claims, § 5:149 liability of contractor for latent vs. patent, § 5:129, 5:130, negligence of subcontractor, 5:139 § 5:67 malpractice actions, § 5:131 owner, responsibility of, § 5:70

DEFECTS IN CONSTRUCTION —Cont'd

Subcontractors—Cont'd project manager, responsibility of, § 5:71

responsibilities, § 5:69 safety, responsibility of prime

safety, responsibility of prime subcontractor for, § 5:68

strict liability, § 5:24

Substantial completion, statutes of limitation and repose, § 5:130, 5:137

Tenant vs. contractor for economic loss, § 5:79

Third parties, residential construction defects, § 5:65

Third-party beneficiaries, equitable indemnity and comparative fault, § 5:167

Tolling of statutes of limitation and repose, § 5:145 to 5:147

Traffic

interference with traffic, § 5:118 signal, delay installing, § 5:72

Trespass, dust as, § 5:14

Trust deed holder vs. contractor, § 5:76

Types of defects, § 5:29

Unlicensed contractors, liability of public agencies, § 5:121

View lots, purchaser vs. developer, § 5:12

Waiver

implied warranty, § 5:45 statutes of limitation and repose, § 5:144

Warranties

generally, § 5:43 to 5:50

comparative negligence as defense, § 5:47

express warranties, generally, § 5:23

homeowners association, standing of, § 5:51

implied warranties, § 5:44 to 5:46 Magnuson-Moss Warranty Act and attorneys' fees, § 5:48 privity, § 5:50

DEFECTS IN CONSTRUCTION

-Cont'd

Warranties—Cont'd remote purchaser vs. remote purchaser, § 5:46 residential construction defects,

esidential construction defects, § 5:59

Song-Beverly Consumer Warranty Act, building materials supplied by contractor, § 5:49

waiver of implied warranty, § 5:45

Willful misconduct

equitable indemnity and comparative fault, § 5:159

statutes of limitation and repose, § 5:140

DEFEND, DUTY TO

Insurance, this index

DEFENSES

Defects in Construction, this index

DELAY DAMAGES

Mechanics liens, stop payment notices and payment bonds, § 6:21

Public Contracts, this index

DELAYS

Contracts, this index Damages. Delay Damages, this index

DELIVERY TO JOBSITE

Mechanics liens, stop payment notices and payment bonds, material suppliers, § 6:9

DEMANDS

Stop payment notices, § 6:118

DESCRIPTION OF WORK

Contracts, this index

DESIGN-BUILD-VALUE ENGINEERING

Public contracts, § 7:33

DESIGN IMMUNITY

Defects in construction, liability of public agencies, § 5:123

DESIGN PROFESSIONALS

Architects, this index

DESIGN PROFESSIONALS

—Cont'd

Contracts, indemnitors, § 1:100
Defects in Construction, this index
Engineers, this index
Mechanics Liens, Stop Payment
Notices and Payment Bonds,
this index

Certification of performance, § 9:57

Public Contracts, this index

DESTRUCTION OF PROJECT OR PREMISES

Contracts, this index

DEVELOPERS

Arbitration, homeowner/developer proceedings, § 3:39

DIMINISHED VALUE

Insurance, § 5:183

DISASSOCIATION

Licenses of contractors, responsible managing employee, § 4:47

DISASTER REPAIR

Home solicitation contracts, § 2:55

DISCIPLINARY ACTIONS

Licenses of Contractors, this index

DISCLOSURES

Arbitrators, § 3:32
Insurance, settlement agreements, § 5:253
Truth-in-lending, § 9:14

DISCOVERY

Arbitration, § 3:83
Insurance, duty to defend, § 5:217

DISCRIMINATION

Business license taxes, § 9:23
Housing discrimination, defects in construction, punitive damages, § 5:17

Licenses of contractors, pursuit of race discrimination claim by unlicensed contractor, § 4:44

DISGORGEMENT

Unlicensed contractors, § 4:43

DISPUTE RESOLUTION

Arbitration, this index
Defects in construction, homeowners
associations, § 5:55
Mediation, this index
Prime contracts, § 2:25

DISQUALIFICATION

Attorney, § 9:51

DISSOLUTION OF CORPORATION

Subsequent actions, § 9:25

DIVERSION OF FUNDS

Generally, § 9:1 to 9:4
Advice to divergent, § 9:4
False vouchers, § 9:2
Licenses of contractors, § 4:13
Willful diversion, § 9:3

DOMESTIC PARTNERS

Public contracts, rejection of low bid, § 7:21

DRAINAGE

Generally, § 9:4

DRY OR WET ROT EXCLUSION

Property insurance, § 5:225

DUE PROCESS

Arbitration hearings, § 3:44 Prevailing wages, § 9:32

DUMP TRUCK PAYMENTS

Contracts, § 1:113

DUST

Defects in construction, trespass, § 5:14

EARLY COMPLETION BONUS

Prime contracts, § 2:43

EARTH MOVEMENT EXCLUSION

Property insurance, § 5:227

EARTHQUAKES

Defects in construction, voluntary structural inspection, § 5:102 Mediation, § 3:86

Revival, property insurance, § 5:245

ECONOMIC DURESS

Mechanics liens, stop payment notices and payment bonds, signing of release under duress, § 6:78

ECONOMIC LOSS

Defects in Construction, this index Insurance, emotional distress, § 5:203

EFFICIENT CAUSE

Property insurance, § 5:223

EICHLEAY FORMULA

Contracts, § 1:92

EJECTION

Contracts, § 1:85, 2:107

ELECTRONIC TRANSACTIONS

Contracts, § 1:15

EMINENT DOMAIN

Generally, § 9:47

EMOTIONAL DISTRESS

Contracts, damages, § 1:75
Defects in construction, damages, § 5:15, 5:16
Insurance, § 5:175, 5:202, 5:203

ENFORCEMENT

Arbitration, this index Licensing law, § 4:67

ENGINEERS

Defects in construction, strict liability, § 5:25

Public Contracts, this index

ENVIRONMENTAL CLEANUP PROCEEDINGS

Insurance, duty to defend, § 5:210

ENVIRONMENTAL IMPACTS

Generally, § 9:55

EOUAL PROTECTION

Public contracts, minority and women business enterprises, § 7:41 to 7:44

EQUIPMENT RENTAL

Licenses of contractors, § 4:28

EQUITABLE CONTRIBUTION

Defects in construction, § 5:264

EQUITABLE LIENS

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

EQUITABLE TOLLING

Stop payment notices, § 6:116

ERISA

Mechanics liens, stop payment notices and payment bonds, § 6:13

Prevailing wages, § 9:33

Public contracts, stop payment notices, subcontractors and suppliers, § 8:3

ESTIMATES

Contracts, § 1:53

Defects in construction, design professionals, § 5:90

ESTOPPEL

Defects in construction, statutes of limitation and repose, § 5:143

Mechanics liens, stop payment notices and payment bonds, notice of completion, § 6:36

Public contracts, § 7:15

EVIDENCE

Arbitration, § 3:37, 3:46, 3:70

Bias of arbitrators, presumptions, § 3:37

Licenses of contractors, burden of proof, § 4:49

Parol evidence rule, contracts, § 1:31 to 1:33

Spoliation of evidence, defects in construction, § 5:81

EXCESS CARRIERS

Insurance, duty to defend, § 5:213, 5:214

EXCULPATORY CLAUSES

Contracts, this index

EXONERATION

Mechanics liens, stop payment notices and payment bonds, **§ 6:86**

EXPERT FEES

Defects in construction, design professionals, § 5:104

EXPERT TESTIMONY

Defects in construction, § 5:4, 5:32, 5:104

Insurance, expert linguist testimony, § 5:174

EXTRA WORK

Contracts, this index
Mechanics liens, stop payment
notices and payment bonds,
§ 6:20

Public Contracts, this index

FALSE ADVERTISING AND FALSE CLAIMS

Defects in construction, § 5:13 Public Contracts, this index

FALSE IMPRISONMENT

Shop stewards, § 9:22

FALSE LIENS

Mechanics liens, stop payment notices and payment bonds, § 6:30

FALSE VOUCHERS

Diversion of funds, § 9:2

FAULTY WORKMANSHIP EXCLUSION

Property insurance, § 5:228

FICTITIOUS DEFENDANTS

Mechanics liens, stop payment notices and payment bonds, § 6:50

FINALITY OF DECISION

Arbitration, § 3:75

FINANCE CHARGES

Truth-in-lending, § 9:15

FINANCING

Prime contracts, contract not conditioned on financing, § 2:28

FLOODWATERS

Surface waters, § 9:7, 9:8

FLOW-DOWN CLAUSE

Subcontracts, § 2:106

FORCE ACCOUNT

Public contracts, § 7:48

FORECLOSURE OF TRUST DEEDS

Mechanics liens, stop payment notices and payment bonds, priorities, § 6:100

FOREIGN PROJECTS

Stop payment notices, § 6:108

FORFEITURE

Contracts, § 1:21

FORMALITY

Arbitration, § 3:73

FRAUD AND DECEIT

Contracts, this index
Defects in Construction, this index
Licenses of contractors, nonlicensure
as defense to, § 4:48

FRAUDULENT CONCEALMENT

Defects in Construction, this index

FRINGE BENEFITS

Payment bonds, § 6:94

FUTURE ADVANCES

Mechanics liens, stop payment notices and payment bonds, **§ 6:101**

GENUINE DISPUTE

Defense, defects in construction, § 5:262

GEOLOGY

Licenses of contractors, § 4:63

GOOD FAITH

Generally, § 9:45
Insurance, this index

GOOD FAITH—Cont'd

Public contracts, minority and women business enterprises, § 7:41

GROUNDWATER CONTAMINATION

Insurance, § 5:205

GUARANTEES

Contracts, this index

HAULING

Licenses of contractors, § 4:28

HAZARDOUS MATERIALS

Insurance, hazardous waste cleanup costs, § 5:201

Public contracts, extra work, § 7:79

HEARINGS

Arbitration, this index
Public contracts, subcontractors listing law, § 7:73

HIGHEST RESPONSIBLE BIDDER

Public contracts, § 7:17

HIRERS

Defects in Construction, this index

HOME IMPROVEMENT CONTRACTS

Contracts, this index Licenses of contractors, § 4:56

HOME OFFICE OVERHEAD

Contracts, damages, § 1:92

HOMEOWNERS ASSOCIATIONS

Defects in Construction, this index Insurance, good faith settlements, § 5:257

HOMEOWNERS INSURANCE

Insurance, this index

HOME SOLICITATION CONTRACTS

Contracts, this index

HOUSING DISCRIMINATION

Defects in construction, punitive damages, § 5:17

IDENTIFICATION OF "PRODUCT"

Defects in construction, economic loss defense, § 5:39

ILLEGAL CONTRACTS

Generally, § 1:18 Arbitration, § 3:17

IMMUNITY

Arbitration, this index Defects in Construction, this index Public agencies, § 5:119

IMPLIED COVENANTS

Contracts, § 1:82, 1:84 Public contracts, § 7:51

IMPLIED REPRESENTATIONS

Public contracts, extra work, § 7:82

IMPLIED WARRANTIES

Defects in construction, § 5:44 to 5:46

Public contracts, extra work, § 7:83

IMPOSSIBILITY

Contracts, this index

INDEMNITY

Contracts, this index
Defects in Construction, this index
Licenses of contractors, § 4:41
Public contracts, design professionals, § 7:8

INDEPENDENT CONTRACTORS

Employees vs., § 9:34

INDEPENDENT COUNSEL

Insurance, duty to defend, § 5:219, 5:220

INDEPENDENT INVESTIGATION

Prime contracts, § 2:39

INDIAN LAND

Mechanics liens, stop payment notices and payment bonds, § 6:29

INDIVIDUAL RESPONSIBILITY

Prime contracts, § 2:34

INFRASTRUCTURE IMPROVEMENTS

Licenses of contractors, compensation of unlicensed developer for, § 4:50

INSOLVENCY

Contracts, this index

INSPECTORS

Defects in construction, fraud and deceit, § 5:120

INSURANCE

below

Generally, § 5:168 et seq.

"Accident," § 5:173

Additional insured
generally, § 5:191 to 5:193
defend, duty to, § 5:211, 5:212

Advertising injury, § 5:204

Affirmative defenses, duty to defend, § 5:209

Allocations. Good faith settlement,

Asbestos damage, trigger for, § 5:197 Assigned indemnity agreement, attorneys' fees, good faith settlement, § 5:261

Assumption of liability by contract, § 5:188

Bad faith, § 5:194, 5:195
Breach of contract, property damage

caused by, § 5:190 Broad form, § 5:184

Business exclusion, § 5:187

Collapse coverage, property insurance, § 5:234

Construction of policies
generally, § 5:172 to 5:179
"accident," § 5:173
emotional distress, § 5:175
expert linguist testimony, § 5:174
"occurrence," § 5:175 et seq.
pipe leak, § 5:178
property damage caused by
substandard work, § 5:177

substandard work, installation of,

§ 5:176, 5:177

INSURANCE—Cont'd

Construction of policies—Cont'd triggering of coverage by occurrence of property damage, \$ 5:179

Continuous injury trigger, progressive loss, § 5:196

Contracts, this index

Costs

defense, reimbursement of costs of, § 5:216

good faith settlement, § 5:252

Credit for settlement money, good faith settlement, § 5:255

Cross-complaints, dismissal of, good faith settlement, § 5:251

Declaratory relief action as malicious prosecution, duty to defend, § 5:221

Defects in construction, generally, § 5:168 et seq.

Defend, duty to

generally, § 5:206 et seq. additional insured, § 5:211, 5:212 affirmative defense, claim asserted

as, § 5:209 costs of defense, reimbursement

declaratory relief action as malicious prosecution, § 5:221

of, § 5:216

discovery on issue of duty to defend, § 5:217

environmental cleanup proceedings, § 5:210

excess carrier, tender to, § 5:213, 5:214

incompetent independent counsel, § 5:220

independent counsel for insured, § 5:219, 5:220

performance bond, claim based on, § 5:218

"possibility" of coverage, § 5:208 pre-tender defense costs, § 5:214 punitive damages, § 5:207 voluntary payment, § 5:215

Destruction of project under construction, property insurance, § 5:240

INSURANCE—Cont'd INSURANCE—Cont'd Good faith settlement—Cont'd Diminished value, § 5:183 Disclosure of settlement agreement, effect of allocations. § 5:249 good faith settlement, § 5:253 homeowners association as bound by settlement, § 5:257 Discovery on issue of duty to defend, § 5:217 improper allocation, § 5:248 Earth movement exclusion, property indispensability, allocations, insurance, § 5:227 § 5:247 Earthquake insurance claims, revival, intent to injure, § 5:258 property insurance, § 5:245 joint tortfeasors, § 5:260 Economic loss causing emotional liability insurer as bound by settledistress, § 5:203 ment, § 5:256 Efficient cause, property insurance, valuation, support by substantial § 5:223 evidence, § 5:250 Eleven claims, eleven deductibles, Groundwater contamination and **§ 5:199** trespass, § 5:205 Emotional distress, § 5:175, 5:202, Hazardous waste cleanup costs, 5:203 § 5:201 Environmental cleanup proceedings, Homeowners association as bound by duty to defend, § 5:210 good faith settlement, § 5:257 Equitable tolling of limitation of Homeowners insurance. Property actions, property insurance, insurance, below § 5:236 Impaired property exclusion, prop-Excess carriers, duty to defend, erty insurance, § 5:230 § 5:213, 5:214 Incompetent independent counsel, Exclusion of coverage, willful acts of duty to defend, § 5:220 the insured, § 5:263 Independent counsel for insured, duty Expert linguist testimony, § 5:174 to defend, § 5:219, 5:220 Faulty workmanship exclusion, prop-Intent to injure, good faith settlement, erty insurance, § 5:228 § 5:258 Good faith settlement Joint tortfeasors, good faith settlegenerally, § 5:246 ment, § 5:260 allocations Latent defect exclusion, property insurance, § 5:226 generally, § 5:247 to 5:249 Liability insurance effect of allocations, § 5:249 generally, § **5:170** improper allocation, § 5:248 good faith settlement, insurer indispensability, § 5:247 bound by, § 5:256 assigned indemnity agreement, licenses of contractors, § 4:15 attorneys' fees, § 5:261 Limitation of actions. Property insurattack, survival of, § 5:254 ance, below costs, § 5:252 Loss-in-progress rule, § 5:180 credit for settlement money, Mold exclusion, property insurance, § 5:255 § 5:225 cross-complaints, dismissal of, Negligence § 5:251 additional insured, § 5:193 defendant who settles remains party, § 5:259 claims handling, § 5:169, 5:170 disclosure of settlement agreement, work exclusion vs. negligence of § 5:253 other contractors, § 5:185

INSURANCE—Cont'd INSURANCE—Cont'd No suit, no coverage, § 5:200 Property insurance—Cont'd Obligation to provide insurance, replacement cost, § 5:243 § 5:168 subrogation, § 5:241, 5:242 "Occurrence," § 5:175 et seq. sue and labor clause, § 5:239 Performance bonds, duty to defend, third-party negligence exclusion, § 5:218 § 5:229 Physical damage, absence of, propwaiver of subrogation, § 5:242 erty insurance, § 5:238 wet or dry rot exclusion or mold Pipe leak, § 5:178 exclusion, § 5:225 Pollution exclusion, property insur-Public contracts, § 7:56 ance, § 5:233 Punitive damages "Possibility" of coverage, duty to bad faith, § 5:194 defend, § 5:208 defend, duty to, § 5:207 Pre-tender defense costs, § 5:214 Rain damage, property insurance, Products-completed operations, § 5:232 § 5:182 to 5:184 Repair by insurer, property insurance, Professional services exclusion, § 5:244 § 5:186 Replacement cost, property insur-Property damage caused by ance, § 5:243 substandard work, § 5:177 Retained limits, § 5:198 Property insurance Subrogation, property insurance, generally, § 5:222 to 5:244 § 5:241, 5:242 collapse coverage, § 5:234 Substandard work, installation of, destruction of project under § 5:176, 5:177 construction, § 5:240 Sue and labor clause, property insurearth movement exclusion, § 5:227 ance, § 5:239 earthquake insurance claims, Suretyship and bad faith, § 5:195 revival of, § 5:245 Third-party negligence exclusion, efficient cause, § 5:223 property insurance, § 5:229 equitable tolling of limitation of Tort vs. contract vs. fraud, § 5:189 actions, § 5:236 Triggering of coverage by occurrence exception to exclusion does not of property damage, § 5:179 extend coverage, § 5:231 Valuation, support by substantial evifaulty workmanship exclusion, dence, good faith settlement, § 5:228 § 5:250 homeowners insurance, generally, Voluntary payment, duty to defend, § 5:224 et seq. § 5:215 impaired property exclusion, Waiver of subrogation, property § 5:230 insurance, § 5:242 latent defect exclusion, § 5:226 Wet or dry rot exclusion, property insurance, § 5:225 limitation of actions Work exclusion, § 5:181, 5:185 generally, § 5:235 to 5:237 equitable tolling, § 5:236 INTENT TO INJURE physical damage, absence of, Insurance, good faith settlement, § 5:238 § 5:258 pollution exclusion, § 5:233 rain damage, § 5:232 **INTEREST** repair by insurer, § 5:244 Contracts, damages, § 1:79

INTEREST—Cont'd

Prejudgment, mechanics liens, stop payment notices and payment bonds, § 6:124

Usury, § 1:80

INTERFERENCE WITH PROSPECTIVE ECONOMIC ADVANTAGE

Publication of complaints by unhappy homebuyers, § 9:30

INTERPRETATION

Construction and Interpretation, this index

INVERSE CONDEMNATION

Generally, § 9:53

IRRESPONSIBLE BIDDER

Public contracts, § 7:22

JOINT CHECKS

Mechanics liens, stop payment notices and payment bonds, releases, § 6:81, 6:82

JOINT FAULT

Defects in construction, equitable indemnity and comparative fault, § 5:156

JOINT LICENSES

Licenses of contractors, § 4:10

JOINT TORTFEASORS

Insurance, good faith settlement, § 5:260

JUDICIAL REFERENCE AGREEMENTS

Unconscionability, § 3:15

JURY TRIAL

Arbitration, § 3:82

LABOR AND EMPLOYMENT

Generally, § 9:54

LABOR AND MATERIALS

Contracts, this index

LANDSCAPE ARCHITECTS

Detailed written contract requirement, § 2:62

LANDSCAPE CONTRACTORS

Licenses of contractors, § 4:29

LANDSLIDES

Generally, § 9:10

LATE CHARGES

Contracts, § 1:80

LATENT DEFECT EXCLUSION

Property insurance, § 5:226

LATE PAYMENTS

Prime contracts, § 2:46

LATERAL SUPPORT

Adjacent property, § 9:20

LEASES

Public contracts, § 7:49

LIABILITY INSURANCE

Insurance, this index

LICENSES

Business License Taxes, this index Contractors. Licenses of Contractors, this index

LICENSES OF CONTRACTORS

Generally, § 4:1 to 4:68

Application of licensing law, § 4:67 Architects

generally, § 4:32

construction managers, § 4:35

Bankruptcy, § 4:12

Bonds

generally, § 4:9

judgments, unsatisfied, § 4:17

Breach of contract, § 4:19

Building inspectors, § 4:23

Burden of proof, § 4:49

Citations, § 4:38

Civil penalties for nonlicensure, § **4:21**

Classifications, § 4:8

Compensation denied to unlicensed contractors, § 4:39

Construction managers

generally, § 4:33 to 4:35

architects, § 4:35

LICENSES OF CONTRACTORS LICENSES OF CONTRACTORS —Cont'd —Cont'd Construction managers—Cont'd Liability insurance, § 4:15 disassociation of responsible Licensing law, application and managing employee, § 4:47 enforcement of, § 4:67 registered professional engineers, Local agencies, regulation of contrac-§ 4:34 tors by, § 4:26 Contractor, defined, § 4:27 Material suppliers, § 4:36 Contractors' State License Law Minor work, exemption for, § 4:5 failure to obtain a permit, willful Necessity, § 4:1 violation, § 4:64 Offset of earnings, § 4:42 statutory attorney fees, violation Oral contract to construct residence, of, § 4:65 § 4:58 Corporate franchises, § 4:24 Out-of-state work, § 4:37 Counterclaims, § 4:41 Owner-builder exemption, § 4:27 Deliberate failure to pay, § 4:14 Owner who employs unlicensed Disassociation of responsible managcontractor, liability of ing employee, § 4:47 generally, § 4:59 to 4:62 Disciplinary actions acts of unlicensed contractor, generally, § 4:38 § 4:62 disclosures. § 4:25 civil damages, § 4:60 Disgorgement by unlicensed contractree trimmer, compliance with Cal tors, § 4:43 OSHA regulations, § 4:61 Diversion of funds, § 4:13 Partial recovery, § 4:55 Doctrine of illegality extends to other Potential for liability, § 4:22 licensed professions, § 4:46 Promissory notes, § 4:51 Enforcement of licensing law, § 4:67 Race discrimination claim, pursuit by Equipment rental, § 4:28 unlicensed contractor, § 4:44 Equitable indemnity, § 4:41 Registered professional engineers, Failure to obtain a permit under construction managers, § 4:34 Contractors' State License Law, Responsible managing employee, willful violation, § 4:64 § 4:11 Federal contracting, generally, § 4:7 Reverse application, § 4:53 Fraud action, nonlicensure as defense Rural fire prevention work, exempto, § 4:48 tion for, § 4:6 Full period of job, license not effec-Service and repair contracts, § 4:57 tive for, § **4:40** Specialty, wrong license, § 4:52 Geology, geophysicist license, § 4:63 Statute of limitations, § 4:66 Good and workmanlike condition, Statutory attorneys fees for violation will departure from accepted of Contractor8217s State trade standards, § 4:68 License Law, § 4:65 Hauling, § 4:28 Subcontractors, § 4:54 Home improvement contracts, § 4:56 Substantial compliance, § 4:45 Supervisors and employees, § 4:30 Infrastructure improvements. compensation of unlicensed Surety exemption, § 4:3 developer for, § 4:50 Taxes, failure to pay, § 4:18 Joint licenses, § 4:10 Tree trimmer, compliance with Cal Labor contractors, § 4:4 OSHA regulations, § 4:61 Landscaping contractors, § 4:29 Unfair competition, § 4:22

LICENSES OF CONTRACTORS —Cont'd

Unlicensed prime vs. licensed subcontractor, § 4:31

Vendor to unlicensed contractor, § **4:20**

Void contracts, unlicensed contractors, § 4:2

Warranties, § 4:41

Willful departure from accepted trade standards of good and workman-like condition, § 4:68

Willful failure to pay, § 4:14

Willful violation, failure to obtain a permit under Contractors' State License Law, § 4:64

Workers' compensation insurance, § 4:15

Wrong license, § 4:52

LIMITATION OF ACTIONS

Arbitration or submission, agreement for, § 3:19

Defects in Construction, this index Insurance, this index

Licenses of contractors, § 4:66

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

Prime contracts, § 2:41

Public contracts, payment bonds, subcontractors and suppliers, § 8:16, 8:17

LIQUIDATED DAMAGES

Contracts, this index Public Contracts, this index

LIS PENDENS

Mechanics liens, stop payment notices and payment bonds, § 6:51

LITIGATION PRIVILEGE

Public contracts, False Claims Act, § 7:112

LOOPHOLES

Defects in construction, residential construction, § 5:64

LOSS-IN-PROGRESS RULE

Insurance, § 5:180

LOST PROFITS

Contracts, § 1:115

LOWBALL ESTIMATES

Mechanics liens, stop payment notices and payment bonds, preliminary notice, § 6:56

MAGNUSON-MOSS WARRANTY ACT

Defects in construction, attorneys' fees, § 5:48

MALICIOUS PROSECUTION

Mechanics liens, stop payment notices and payment bonds, § 6:27

MALPRACTICE

Defects in construction, statutes of limitation and repose, § 5:131

MANIFEST DISREGARD OF LAW

Arbitration awards, § 3:57

MANSLAUGHTER

Safety violation, due to a, § 9:50

MANUFACTURERS

Defects in construction, statutes of limitation and repose, § 5:142

MARKET VALUE DAMAGES

Contracts, § 1:72

MATERIAL SUPPLIERS

Contracts, bids, § 1:52

Defects in construction, § 5:115

Licenses of contractors, § 4:36

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

Public Contracts, this index

MECHANICS LIENS, STOP PAYMENT NOTICES AND PAYMENT BONDS

Generally, § 6:1 to 6:124

Abandonment, breach of contract, § 6:19

Amount of lien, § 6:18

MECHANICS LIENS, STOP	MECHANICS LIENS, STOP
PAYMENT NOTICES AND	PAYMENT NOTICES AND
PAYMENT BONDS—Cont'd	PAYMENT BONDS—Cont'd
Arbitration	Design professionals liens—Cont'd
generally, § 3:48, 6:52	unbuilt projects, lien for, § 6:10
attorneys' fees, stop payment	Economic duress, signing of release
notices, § 6:107	under, § 6:78
Attorneys' fees	Effect of lien, § 6:23
generally, § 6:22 , 6:85	Equitable lien claims
payment bond surety, liability	abolition, § 6:119
based on clause in	federal projects, § 6:120
subcontract, § 6:91	trust fund theory, § 6:121
stop payment notices, § 6:106,	Equitable tolling, stop payment
6:107	notices, § 6:116
Bankruptcy	ERISA, § 6:13
generally, § 6:24	Estoppel, notice of completion,
limitation of actions, effect on, § 6:48	§ 6:36
9	Exoneration, § 6:86
Basic theory, § 6:2	Extent of lien, § 6:25
Bonds, stop payment notices, § 6:112 Cessation without completion	Extra work, § 6:20
generally, § 6:45	False lien, § 6:30
notice of cessation	Federal projects, equitable lien claims, § 6:120
generally, § 6:46	Fictitious defendants, § 6:50
notice of recording notice of	Foreclosure of trust deeds, priorities,
completion or notice of	§ 6:100
cessation, § 6:34	Foreign projects, stop payment
Clouds on title, policy against, § 6:31	notices, § 6:108
Commencement of improvement,	Fringe benefits, payment bonds,
priority from, § 6:97	§ 6:94
Commencement of work, site	Future advances, § 6:101
improvements, § 6:103	Garnishment vs. joint check agree-
Constitutional law, § 6:4, 6:6	ment, releases, § 6:82
Construction lenders, stop payment	Improvements not ordered by owner
notices, § 6:122	generally, § 6:66
Contents of lien, § 6:16	notice of nonresponsibility, below
Contracts, this index	Indian land, § 6:29
Declaration to procure payment,	Joint checks, releases, § 6:81, 6:82
releases, § 6:75	Labor contractors, § 6:12
Definitions	Limitation of actions
completion, § 6:39	generally, § 6:47, 6:88
mechanics lien, § 6:5	bankruptcy, effect of, § 6:48
Delay damages, § 6:21	preliminary notice requirement,
Delivery to jobsite, material suppli-	§ 6:89
ers, § 6:9	20 day notice vs.15/75 day notice,
Demand, stop payment notices,	§ 6:90
§ 6:118	Lis pendens, § 6:51
Design professionals liens	Lowball estimate, preliminary notice
generally, § 6:11, 6:123	§ 6:56

MECHANICS LIENS, STOP PAYMENT NOTICES AND PAYMENT BONDS—Cont'd Malicious prosecution, § 6:27	MECHANICS LIENS, STOP PAYMENT NOTICES AND PAYMENT BONDS—Cont'd Payment bonds—Cont'd
Material suppliers	surety, liability for attorneys' fees
generally, § 6:8	based on clause in
delivery to jobsite, § 6:9	subcontract, § 6:91
notice of completion, § 6:38	Personal property
Notice	generally, § 6:14
generally, § 6:17	stop payment notices, § 6:109
cessation without completion,	Persons who may claim lien, § 6:7
above	Prejudgment interest, § 6:124
completion. Notice of completion,	Preliminary notice
below	generally, § 6:54
lis pendens, § 6:51	contents of notice, § 6:58
nonresponsibility. Notice of	limitation of actions, § 6:89
nonresponsibility, below	lowball estimate, § 6:56
owner, notice to, § 6:53	notice of nonresponsibility,
preliminary notice, below	interplay with, § 6:69
stop payment notices, below	persons who must give notice, § 6:55
Notice of completion	•
generally, § 6:33 to 6:35	persons who receive notice, § 6:57 premature notice, § 6:64
completion, defined, § 6:39	proof of service of notice, § 6:61
effect, § 6:35	recording of notice, § 6:63
estoppel, § 6:36	reputed, not actual, owner, § 6:65
material suppliers, § 6:38	service of notice, § 6:60
notice of recording notice of	strict compliance, § 6:62
completion or notice of cessation, § 6:34	work covered by notice, § 6:59
premature recording of lien, § 6:40	Premature preliminary notice, § 6:64
public agency, acceptance of work by, § 6:41, 6:42	Premature recording of lien, notice of completion, § 6:40
separate original contracts, § 6:44	Priorities
separate residential units, § 6:43	generally, § 6:96
substantial compliance, § 6:37	commencement of improvement,
Notice of nonresponsibility	priority from, § 6:97
generally, § 6:67	foreclosure of trust deeds, § 6:100
effect of notice, § 6:68	release, recording of, § 6:98
interplay with preliminary notice,	site work, liens for, § 6:104
§ 6:69	trust deeds, § 6:99, 6:100
Optional advances, § 6:101	Procedure, § 6:15
Pay-if-paid clause, releases, § 6:79,	Progress release forms, § 6:74
6:80	Proof of service of preliminary
Payment bonds	notice, § 6:61
generally, § 6:87	Proper court, § 6:49
fringe benefits, § 6:94	Public agency, acceptance of work
furnishing of bond by certain proj-	by, § 6:41, 6:42
ect owners, § 6:95	Public property, § 6:28

MECHANICS LIENS, STOP	MECHANICS LIENS, STOP
PAYMENT NOTICES AND	PAYMENT NOTICES AND
PAYMENT BONDS—Cont'd	PAYMENT BONDS—Cont'd
Public works subcontract, pay-if-paid	Stop payment notices—Cont'd
clause, releases, § 6:80	effect of notice, § 6:114
Recording of preliminary notice,	equitable tolling, § 6:116
§ 6:63	foreign projects, § 6:108
Releases	personal property contracts,
generally, § 6:70	§ 6:109
declaration to procure payment,	Public Contracts, this index
§ 6:75	release bonds and payment bonds,
decrees, § 6:32	§ 6:117
economic duress, signing of	surety, affidavit of, § 6:113
release under, § 6:78	targets of notices, § 6:111
effective period covered by	time limits and procedure, § 6:115
release, § 6:77	Strict compliance, preliminary notice,
garnishment vs. joint check agreement, § 6:82	§ 6:62
joint checks, § 6:81 , 6:82	Subcontractors, § 6:8
pay-if-paid clause, § 6:79, 6:80	Subrogation, § 6:93
progress release forms, § 6:74	Subsequent claims not barred by
public works subcontract, pay-if-	release, § 6:72
paid clause, § 6:80	Substantial compliance, notice of completion, § 6:37
release bonds, § 6:83	Summary proceedings, § 6:84
statutory release forms, § 6:71	Surety, affidavit of, stop payment
stop payment notices, § 6:117	notices, § 6:113
subsequent claims not barred by	Targets of stop payment notices,
release, § 6:72	§ 6:111
tender, § 6:73	Tender of release, § 6:73
unpaid retention, coverage of,	Third-tier subcontractors, protection
§ 6:76	of, § 6:92
Separate original contracts, notice of	Time limits
completion, § 6:44	generally, § 6:15
Separate residential units, notice of	limitation of actions, above
completion, § 6:43	stop payment notices, § 6:115
Service of preliminary notice, § 6:60	Trust deeds, priorities, § 6:99 , 6:100
Site improvements	Trust fund theory, equitable lien
commencement of work, § 6:103	claims, § 6:121
priority of liens for site work,	Unbuilt projects, design professionals
§ 6:104	lien for, § 6:10
special rules, § 6:102	Unclean hands, § 6:3
Slander of title, § 6:26	Unpaid retention, coverage of, § 6:76
Stop payment notices	Work covered by preliminary notice,
generally, § 6:105	§ 6:59
arbitration attorneys' fees, § 6:107	MEDIATION
attorneys' fees, § 6:106, 6:107	
bond, § 6:112	Generally, § 3:85 to 3:88
construction lenders, § 6:122	Court-ordered mediation, § 3:88
demand, § 6:118	Criminal cases, § 3:87

MEDIATION—Cont'd

Earthquake claims, § 3:86 Legislation, § 3:85 Mediator/arbitrators, § 3:34 Voluntary, § 3:89

MEETING OF THE MINDS

Contracts, § 1:11

MINORITY AND WOMEN BUSINESS ENTERPRISES

Public Contracts, this index

MISREPRESENTATION

Fraud and Deceit, this index

MODIFICATION OR CHANGE

Contracts, this index
Home improvement contracts, § 2:56

MOLD EXCLUSION

Property insurance, § 5:225

MOST RESPONSIBLE BIDDER

Public contracts, § 7:18

MUTUAL ASSENT

Contracts, this index

MUTUALITY

Contracts, § 1:10

MUTUAL MISTAKE

Contracts, § 1:39

NECESSARY AND INDISPENSABLE PARTIES

Defects in construction, § 5:21

NEGLIGENCE

Defects in Construction, this index Insurance, this index Public contracts, delay damages, § 7:97

"NO DAMAGES FOR DELAY" CLAUSES

Contracts, § 1:30, 1:93

NOTICES

Contracts, this index
Public contracts, subcontractors and suppliers, § 8:25
Stop Payment Notices, this index

OCCUPANCY

Prime contracts, § 2:13

OFFERS

Contracts, § 1:13

OFFSET OF EARNINGS

Licenses of contractors, § 4:42

ORAL CONTRACTS

Contracts, this index

OR EQUAL REQUIREMENTS

Public contracts, § 7:53, 7:54

OSHA COMPLIANCE

Subcontracts, § 2:112

Unlicensed contractor, liability of owner who employs, § 4:61

OUT-OF-STATE COUNSEL

Arbitration hearings, § 3:47

OUT-OF-STATE WORK

Licenses of contractors, § 4:37

OUTREACH PROGRAM

Public contracts, minority and women business enterprises, § 7:42

OWNER-BUILDER EXEMPTION

Licenses of contractors, § 4:27

PAROL EVIDENCE RULE

Contracts, § 1:31 to 1:33

PARTIES

Class Actions, this index Standing, this index

PARTISAN AND NEUTRAL ARBITRATORS

Generally, § 3:30

PARTNERS

Arbitration award, general partner bound by, § 3:66

Public contracts, domestic partner ordinance, rejection of low bid based on, § 7:21

PART PERFORMANCE

Contracts, § 1:57

PASS-THROUGH CLAIMS

Contracts, § 1:83, 2:73 Public contracts, § 7:107

PAY-IF-PAID CLAUSES

Generally, § 1:36

Mechanics liens, stop payment notices and payment bonds, releases, § 6:79, 6:80

Public contracts, subcontractors and suppliers, § 8:1

PAYMENT BONDS

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

PAYROLL TAXES

Generally, § 9:12

PAY-WHEN-PAID CLAUSE

Contracts, § 1:35, 2:97

PECULIAR RISK DOCTRINE

Defects in Construction, this index

PENALTIES

Prevailing wages, § 9:36, 9:38 Public Contracts, this index Truth-in-lending, § 9:19

PERFORMANCE BONDS

Insurance, duty to defend, § 5:218 Public contracts, § 7:114

PERMITS

Failure to obtain, Contractors' State License Law, willful violation, § 2:78

Subcontracts, § 2:78, 2:103

PERSONAL LIABILITY

Contracts, § 1:34

PERSONAL PROPERTY

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

PIPELINES

Defects in construction, § 5:73 Insurance, leaks, § 5:178

PLAN ROOMS

Public contracts, competitive bidding, § 7:3

PLUMBING OFFICIALS

Defects in construction, liability of association for negligence, § 5:85

POLLUTION EXCLUSION

Property insurance, § 5:233

PREAMBLE

Prime contracts, § 2:3

PREFERENTIAL PAYMENTS

Bankruptcy, § 9:26

PRELIMINARY NOTICE

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

PRESIDENT OF CONTRACTOR

Defects in construction, personal liability, § 5:80

PRESUMPTIONS

Bias, arbitrators, § 3:37

PREVAILING WAGES

Generally, § 9:31 to 9:38

Back pay and penalties, § 9:36, 9:38

Debarment for violations, § 9:37

Due process, § 9:32

ERISA preemption, § 9:35

Private projects, § 9:33

Public Contracts, this index

PRIME CONTRACTS

Contracts, this index

PRINCIPAL AND AGENT

Agents, this index

PRIORITIES

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

PRIVATE STATUTES OF LIMITATION

Defects in construction, § 5:150

PRIVETTE DOCTRINE

General contractor protected, Privette-Toland, § 5:108

Liability for negligence, protection from, § 5:112

Peculiar Risk Doctrine, § 5:105 Privette-Toland, § 5:107, 5:108

PRIVITY

Contracts, § 1:7

Defects in Construction, this index

PROCESSING OF CLAIM

Defects in construction, fraud and deceit, § 5:7

PRODUCTS-COMPLETED OPERATIONS

Insurance, § 5:182 to 5:184

PROFESSIONAL SERVICES EXCLUSION

Insurance, § 5:186

PROGRESSIVE INJURY

Defects in construction, statutes of limitation and repose, § 5:127

PROGRESS OF WORK

Contracts, this index

PROGRESS RELEASE FORMS

Mechanics liens, stop payment notices and payment bonds, **§ 6:74**

PROMISSORY ESTOPPEL

Contracts, this index

PROMISSORY NOTES

Licenses of contractors, § 4:51

PROMPT PAYMENTS

Contracts, this index
Public Contracts, this index

PROPERTY INSURANCE

Insurance, this index

PROPOSITION 209

Public contracts, minority and women business enterprises, § 7:45, 7:46

PROTECTION OF WORK

Subcontracts, § 2:81

PROTOCOLS

Contracts, § 1:2

PROVISIONAL REMEDIES

Arbitration, this index

PUBLIC AGENCIES

Arbitration, § 3:8

Contracts, this index

Defects in Construction, this index

Mechanics liens, stop payment notices and payment bonds,

§ 6:41, 6:42

Public Contracts, this index

PUBLIC CONTRACTS

Generally, § 7:1 to 7:118, 8:1 to 8:25

Abandonment theory, extra work, § 7:77

Affirmative action, minority and women business enterprises, § 7:47

Apportionment, liquidated damages, § 7:91, 7:92

Arbitration

local agency contracts, § 7:103 state contracts, § 7:102

Architects, § 7:7

Attorneys fees, § 7:116

Attorneys' fees, payment bonds, subcontractors and suppliers, § 8:14

Award to other than low bidder, § 7:12

Bids and bidding

competitive bidding, below

delay potential as excusing competitive bidding, § 7:24

domestic partner ordinance, rejection of low bid based on, § 7:21

enforcement of subcontractor's bid, subcontractors listing law. § 7:75

highest responsible bidder, § 7:17 irresponsible bidder, § 7:22 low bidder, below most responsible bidder, § 7:18

PUBLIC CONTRACTS—Cont'd	PUBLIC CONTRACTS—Cont'd
Bids and bidding—Cont'd	Delay damages
nonresponsive bid, rejection of,	generally, § 7:87, 7:93
§ 7:20	legislation, § 7:95, 7:96
qualification, § 7:26	negligence, delay caused by,
rejection of all bids by public	§ 7:97
agency, § 7:13	no damage for delay clauses,
restraint of trade, bid depository plan as, § 7:25	§ 7:94 to 7:96
rigging of bids, § 7:10	Delay potential as excusing competi-
second low bidder, cause of action	tive bidding, § 7:24 Design-build-value engineering,
for, § 7:16	§ 7:33
withdrawal of bid by contractor,	Design professionals
§ 7:14	architects and engineers, § 7:7
Bonds. Subcontractors and suppliers,	indemnity, § 7:8
below	Domestic partner ordinance, rejection
Bribery to obtain contract, § 7:36	of low bid based on, § 7:21
Catalog, misrepresentations in, False	Effect of award, § 7:9
Claims Act, § 7:110	Enforcement of claim arising from
Change order for excavation, § 7:38	illegally awarded subcontract,
Charter cities, § 7:34	subcontractors listing law,
Claims against public entities	§ 7:71
generally, § 7:104 to 7:115	Enforcement of subcontractor's bid,
breach of contract, § 7:105	subcontractors listing law, § 7:75
False Claims Act, below	Engineers
pass-through claims, § 7:107	generally, § 7:7
performance bonds, § 7:114	extra work, § 7:85
qui tam plaintiff, original source,	Equal protection, minority and
§ 7:115	women business enterprises,
threatening letters, § 7:106	§ 7:41 to 7:44
Clerical errors, subcontractors listing law, § 7:69	ERISA preemption, stop payment
Competitive bidding	notices, subcontractors and sup-
generally, § 7:1, 7:2	pliers, § 8:3
exceptions, § 7:5	Estoppel to accept., § 7:15
exemptions, § 7:6	Extra work
plan rooms, § 7:3	generally, § 7:37, 7:76 to 7:86
re-codification, § 7:4	abandonment theory, § 7:77
Conflict of interest, § 7:117	county contracts, § 7:78, 7:84
• -	engineer, determination by, § 7:85
Construction of public contracts, § 7:50	hazardous materials, § 7:79
County contracts, extra work, § 7:78,	implied representations, § 7:82
7:84	implied warranty, § 7:83
Damages	lost profit when work deleted,
delay damages, below	recovery of, § 7:86 nondisclosure, § 7:81
liquidated damages, below	, -
Debarment, § 7:23	warranty of plans and information, 8 7:80

PUBLIC CONTRACTS—Cont'd PUBLIC CONTRACTS—Cont'd False Claims Act Lost profit when work deleted, recovery of, § 7:86 generally, § 7:108 to 7:113 Low bidder catalog, misrepresentations in, award to other than low bidder, § 7:110 § 7:12 litigation privilege, § 7:112 remedies of, § 7:19 prevailing wages, § 7:111 Manipulating alternates, § 7:11 reckless disregard, § 7:109 Minority and women business Force account, § 7:48 enterprises Formation, generally, § 7:1 et seq. generally, § 7:39 Good faith efforts requirement, affirmative action, standing to sue, minority and women business § 7:47 enterprises, § 7:41 equal protection, § 7:41 to 7:44 Hazardous materials, extra work, § 7:79 good faith efforts requirement, § 7:41 Hearings, subcontractors listing law, § 7:73 outreach program, § 7:42 proposition 209, § 7:45, 7:46 Highest responsible bidder, § 7:17 Implied covenants, § 7:51 Most responsible bidder, § 7:18 Implied representations, extra work, Negligence, delay damages, § 7:97 § 7:82 No damage for delay clauses, § 7:94 to 7:96 Implied warranty, extra work, § 7:83 Inconsequential irregularity, § 7:29 Nondisclosure, extra work, § 7:81 Indemnity, design professionals, Nonresponsive bid, rejection of, § 7:20 Independent remedy, payment bonds, Notice of progress payments, subcontractors and suppliers, subcontractors and suppliers, § 8:18 § 8:25 Insurance requirements, § 7:56 Oral contracts, § 7:27 Interest on funds subject to stop pay-Or equal requirements, § 7:53, 7:54 ment notice, subcontractors and Outreach program, minority and suppliers, § 8:11 women business enterprises, Invalid contracts, recovery of costs, § 7:42 § 7:118 Pass-through claims, § 7:107 Irresponsible bidder, § 7:22 Pay-if-paid clauses, subcontractors and suppliers, § 8:1 Job order contracts, § 7:32 Judgment for lost bonding capacity, Payment § 7:101 generally, § 7:57 bonds. Subcontractors and suppli-Leases, § 7:49 ers, below Limitation of actions, payment bonds, subcontractors and sup-**Penalties** pliers, § 8:16, 8:17 generally, § 7:88 Liquidated damages subcontractors listing law, § 7:70 generally, § 7:89 to 7:92 Performance bonds, § 7:114 apportionment, § 7:91, 7:92 Plan rooms, competitive bidding, Listing law. Subcontractors listing § 7:3 law, below Preliminary stop payment notice, Litigation privilege, False Claims subcontractors and suppliers, Act, § 7:112 § 8:9

PUBLIC CONTRACTS—Cont'd	PUBLIC CONTRACTS—Cont'd
Prequalification, § 7:30	Subcontractors and suppliers
Prevailing wages	—Cont'd
generally, § 7:58 to 7:62	attorneys' fees, payment bonds, § 8:14
determination of wage rates, § 7:59	ERISA preemption, stop payment
False Claims Act, § 7:111	notices, § 8:3
limitations, § 7:60	independent remedy, payment bonds, § 8:18
worker cause of action, § 7:62	interest on funds subject to stop
Private infrastructure development, § 7:31	payment notice, § 8:11
Prompt payments	limitation of actions, payment
generally, § 7:63	bonds, § 8:16, 8:17
subcontractors and suppliers, below	listing law. Subcontractors listing law, below
Proposition 209, minority and women	notice of progress payments, § 8:25
business enterprises, § 7:45, 7:46	pay-if-paid clauses, § 8:1
7.7.0	payment bonds
Qualification, § 7:26	generally, § 8:13
Qui tam plaintiff, original source, § 7:115	attorneys' fees, § 8:14
Reckless disregard, False Claims Act,	independent remedy, § 8:18
§ 7:109	limitation of actions, § 8:16 , 8:17
Recovery of costs, invalid contracts, § 7:118	release of claims, § 8:20
_	surety bad faith, § 8:15
Rejection of all bids by public agency, § 7:13	preliminary stop payment notice, § 8:9
Releases. Subcontractors and suppli-	prompt payments
ers, below	generally, § 8:24
Restraint of trade, bid depository plan as, § 7:25	notice of progress payments,
Rigging of bids, § 7:10	§ 8:25
Roofing, or equal requirements,	release of claims
§ 7:54	generally, § 8:20
Second low bidder, cause of action	payment bonds, § 8:20
for, § 7:16	release of funds from the effect of
Service of stop payment notice,	stop payment notice, § 8:12
subcontractors and suppliers, § 8:5	service of stop payment notice, § 8:5
Sham bonds, § 7:99, 7:100	stop payment notices
Standing to sue, minority and women business enterprises, § 7:47	generally, § 8:2 to 8:12 action on notice, § 8:7
Stop payment notices. Subcontractors and suppliers, below	contents, § 8:4 effect of notice, § 8:10
Streets work, claims under 1911 act,	ERISA, preemption by, § 8:3
§ 8:23	five day notice, § 8:8
Subcontractors and suppliers	interest on funds subject to
generally, § 8:1 to 8:25	notice, § 8:11

PUBLIC CONTRACTS—Cont'd

Subcontractors and suppliers
—Cont'd

stop payment notices—Cont'd liability of public agency to surety, § 8:21

preliminary notice, § 8:9

release of funds from the effect of notice, § 8:12

service of notice, § 8:5

six-month period, commencement of, § 8:17

time limit, § 8:6

streets work, claims under 1911 act, § 8:23

subcontractor's bonds

generally, § 8:19

claim on bond, § 8:22

surety bad faith, payment bonds, § 8:15

Subcontractors listing law

generally, § 7:64 to 7:75

claim of subcontractor that was substituted out, § 7:68

clerical errors. § 7:69

enforcement of claim arising from illegally awarded subcontract, § 7:71

enforcement of subcontractor's bid. § 7:75

failure to list locations, § 7:65

hearings, § 7:73

minority, women and veterans listing law, § 7:74

penalties, § 7:70

portion of work vs. percentage of work, § 7:72

statutory rights, § 7:67

substantial compliance, two day written notice requirement, § 7:66

Substantial compliance, subcontractors listing law, § 7:66

Suppliers. Subcontractors and suppliers, above

Terms required or prohibited by law, § 7:55

Threatening letters, § 7:106 Total cost theory, § 7:98

PUBLIC CONTRACTS—Cont'd

Unlicensed contractor, citation of public employee for award of contract to, § 7:35

Veterans, subcontractors listing law, § 7:74

Void contract, wrongful award, § 7:28

Warranty of plans and information, extra work, § 7:80

Withdrawal of bid by contractor, § 7:14

Women

minority and women business enterprises, above subcontractors listing law, § 7:74 Written notice requirement, § 7:52

PUBLIC POLICY

Arbitration or submission, agreement for, § 3:16

PUBLIC PROPERTY

Mechanics liens, stop payment notices and payment bonds, § 6:28

PUNITIVE DAMAGES

Arbitration, § 3:64, 3:84

Defects in Construction, this index Insurance, this index

OUANTUM MERUIT

Contracts, § 1:96

QUI TAM PLAINTIFFS

Public contracts, original source, § 7:115

RACE DISCRIMINATION

Licenses of contractors, pursuit of claim by unlicensed contractor, § 4:44

RACKETEER INFLUENCED AND CORRUPT ORGANIZATIONS

Generally, § 9:43

RAIN DAMAGE

Property insurance, § 5:232

READING CONTRACTS

Generally, § 1:14

REASONABLENESS RULE

Surface waters, § 9:6

RECEIVERS

Arbitration, § 3:51

RECKLESS DISREGARD

Public contracts, False Claims Act, § 7:109

RECREATIONAL USE STATUTE

Defects in construction, § 5:83

REGISTERED PROFESSIONAL ENGINEERS

Licenses of contractors, construction managers, § 4:34

REIMBURSEMENT CHARGES

Subcontracts, § 2:88

RELEASES

Contracts, this index
Mechanics Liens, Stop Payment
Notices and Payment Bonds,
this index

Public Contracts, this index

RELIANCE ON MISREPRESENTATIONS

Defects in construction, fraud and deceit, § 5:10

REPAIRS

Contracts, this index

REPLACEMENT

Arbitrators, § 3:31

REPLACEMENT COST

Property insurance, § 5:243

REPOSE, STATUTES OF

Defects in Construction, this index

REPOSSESSION

Contracts, this index

RESCISSION

Arbitration, § 3:12 Contracts, § 1:69 Truth-in-lending, § 9:17

RESPONSIBLE MANAGING EMPLOYEE

Licenses of contractors, § 4:11

RESTITUTION

Contracts, § 1:70

RESTRAINT OF TRADE

Public contracts, bid depository plans, § 7:25

RETAINED LIMITS

Insurance, § 5:198

RETENTIONS

Contracts, payments, § 1:110

RICO

Generally, § 9:43

RIGGING OF BIDS

Public contracts, § 7:10

RIGHT TO REPAIR ACT

Class actions under, § 5:2
Deceit in processing claim, § 5:7
Defects in construction, § 5:1

ROOFING

Public contracts, or equal requirements, § 7:54
Third-party beneficiaries, § 1:9

ROT EXCLUSION

Property insurance, § 5:225

RUMBLE AT JOBSITE

Defects in construction, liability of public agencies, § 5:122

RURAL FIRE PREVENTION WORK

Licenses of contractors, § 4:6

SAFETY

Defects in construction, responsibility of prime subcontractor, § 5:68

Manslaughter due to a safety violation, § 9:50

SB 800

Generally, § 5:1
Liability for residential construction defects, § 5:57

SB 800-Cont'd

Statutes of repose, § 5:153

SELF EXECUTING AGREEMENTS

Arbitration, § 3:10

SERVICE AND REPAIR CONTRACTS

Contracts, this index

SERVICE OF PAPERS

Mechanics liens, stop payment notices and payment bonds, preliminary notice, § 6:60

Public contracts, stop payment notice, subcontractors and suppliers, § 8:5

SEVERABILITY

Contracts, § 1:56

SHAM BONDS

Public contracts, § 7:99, 7:100

SHOP STEWARDS

Construction sites, § 9:21 False imprisonment, § 9:22

SIGNATURES

Defects in Construction, this index

SINGLE-FAMILY DWELLINGS

Contracts, this index

SITE IMPROVEMENTS

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

SLANDER OF TITLE

Mechanics liens, stop payment notices and payment bonds, § 6:26

SMALL BUILDERS

Defects in construction, strict liability, § 5:27

SOILS DESIGN AND NUISANCE

Defects in construction, design professionals, § 5:99

SONG-BEVERLY CONSUMER WARRANTY ACT

Defects in construction, building materials supplied by contractor, § 5:49

SPEED OF PROCEEDINGS

Arbitration, § 3:72

SPOLIATION OF EVIDENCE

Defects in construction, § 5:81

STANDING

Defects in Construction, this index Public contracts, minority and women business enterprises, § 7:47

STATE AGENCIES

Contracts, prompt payment, § 1:114

STATUTES OF LIMITATION

Limitation of Actions, this index

STAYS

Arbitration, this index

STIGMA

Defects in construction, damages, § 5:15

STOP PAYMENT NOTICES

Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

Public Contracts, this index

STOP WORK

Contracts, this index

STREETS WORK

Public contracts, claims under 1911 act, § 8:23

STRICT COMPLIANCE

Mechanics liens, stop payment notices and payment bonds, preliminary notice, § 6:62

STRICT LIABILITY

Defects in Construction, this index

SUBCONTRACTS AND SUBCONTRACTORS

Arbitration, § 3:78

SUBCONTRACTS AND SUBCONTRACTORS—Cont'd

Bankruptcy, § 9:28 Contracts, this index Defects in Construction, this index Licenses of contractors, § 4:54 Mechanics liens, stop payment notices and payment bonds, § 6:8

Public Contracts, this index

SUBROGATION

Contracts, § 1:60, 2:27 Mechanics liens, stop payment notices and payment bonds, § 6:93 Property insurance, § 5:241, 5:242

SUBSTANDARD WORK

Insurance, § 5:176, 5:177

SUBSTANTIAL COMPLIANCE

Licenses of contractors, § 4:45 Mechanics liens, stop payment notices and payment bonds, notice of completion, § 6:37

Public contracts, subcontractors listing law, § 7:66

SUBSTANTIAL PERFORMANCE

Contracts, § 1:55

Defects in construction, statutes of limitation and repose, § 5:130, 5:137

SUE AND LABOR CLAUSE

Property insurance, § 5:239

SUMMARY JUDGMENT

Arbitration, § 3:45

SUMMARY PROCEEDINGS

Mechanics liens, stop payment notices and payment bonds, § 6:84

SUPERVISORS

Licenses of contractors, § 4:30

SUPPLIERS

Material Suppliers, this index

SURETIES

Arbitration, § 3:79

SURETIES—Cont'd

Contracts, prompt payment, § 1:111 Insurance, bad faith, § 5:195 Licenses of contractors, § 4:3

SURFACE WATERS

Generally, § 9:5 to 9:8 Floodwaters, § 9:7, 9:8 Reasonableness rule, § 9:6 300 year floods, reasonable design, § 9:8

TAXES

Business License Taxes, this index Licenses of contractors, failure to pay taxes, § 4:18

Prime contracts. § 2:18

TECHNICAL EVIDENCE

Arbitration, § 3:70

TEMPORARY IMPOSSIBILITY

Contracts, § 1:61

TERMINATION OF CONTRACT

Arbitration, § 3:11

THIRD PARTIES

Defects in construction, residential construction, § 5:65

THIRD-PARTY BENEFICIARIES

Contracts, this index

Defects in construction, equitable indemnity and comparative fault, § 5:167

THREATENING LETTERS

Public contracts, § 7:106

TIME

Arbitration awards, § 3:53 Contracts, this index Limitation of Actions, this index Mechanics Liens, Stop Payment Notices and Payment Bonds, this index

TOLLING

Arbitration, commencement of, § 3:29

TOTAL COST THEORY

Public contracts, § 7:98

TRADE STANDARDS

Good and workmanlike condition, willful departure from, § 4:68

TRADE UNIONS

Subcontracts, § 2:102

TRAFFIC

Defects in Construction, this index

TREES

Licenses of contractors, compliance with Cal OSHA regulations, § 4:61

Roots, cutting of, § 9:9

TRESPASS

Defects in construction, dust, § 5:14 Insurance, § 5:205

TRUST DEEDS

Mechanics liens, stop payment notices and payment bonds, priorities, § 6:99, 6:100

TRUST FUND THEORY

Mechanics liens, stop payment notices and payment bonds, equitable lien claims, § 6:121

TRUTH-IN-LENDING

Generally, § 9:13 to 9:19
Advertising, § 9:18
Annual percentage rate, § 9:16
Disclosures, § 9:14
Federal Truth in Lending Act, generally, § 2:48
Finance charges, § 9:15
Penalties, § 9:19
Rescission, § 9:17

UNAUTHORIZED AGENTS

Contracts, waiver by conduct, § 1:44

UNBUILT PROJECTS

Design professionals lien, § 6:10

UNCLEAN HANDS

Mechanics liens, stop payment notices and payment bonds, **§ 6:3**

UNCONSCIONABILITY

Arbitration agreement, § 3:14, 3:15

UNCONSCIONABILITY—Cont'd

Contracts, § 1:28

UNFAIR COMPETITION

Licenses of contractors, § 4:22

UNILATERAL MISTAKE

Contracts, § 1:38

UNJUST ENRICHMENT

Contracts, this index

USURY

Contracts, § 1:80

UTTERLY IRRATIONAL

Arbitration, awards, § 3:58

VACATING OF AWARD

Arbitration, § 3:68

VALUATION

Insurance, support by substantial evidence, good faith settlement, § 5:250

VENUE

Arbitration or submission, agreement for, § 3:7

VETERANS

Public contracts, subcontractors listing law, § 7:74

VIEW LOTS

Defects in construction, § 5:12

VOID CONTRACTS

Unlicensed contractors, § 4:2

VOLUNTARY PAYMENTS

Insurance, duty to defend, § 5:215

WAGES

Prevailing Wages, this index

WAIVER

Arbitration, this index
Contracts, this index
Defects in Construction, this index
Subrogation, property insurance,
§ 5:242

WARRANTIES

Contracts, § 1:3
Defects in Construction, this index

INDEX

WARRANTIES—Cont'd

Implied Warranties, this index Licenses of contractors, § 4:41 Public contracts, warranty of plans and information, extra work, § 7:80

WATER

Clean Water Act, § 9:42
Groundwater contamination and trespass, § 5:205
Rain damage, property insurance, § 5:232

Surface Waters, this index

WET OR DRY ROT EXCLUSION

Property insurance, § 5:225

WILD CLAUSES

Contracts, § 2:1

WILLFUL DIVERSION

Diversion of funds, § 9:3

WILLFUL MISCONDUCT

Defects in Construction, this index

WITHDRAWAL OF BIDS

Subcontracts, § 2:69

WOMEN

Public Contracts, this index

WORKERS' COMPENSATION

Compensable injury, proving, § 4:16 Licenses of contractors, § 4:15 Proving a compensable injury, § 4:16

WORK EXCLUSION

Insurance, § 5:181, 5:185