

Table of Contents

CHAPTER 1. ELEMENTS AND FORMATION OF CONTRACT

- § 1:1 Mutual assent
- § 1:2 Offer, counteroffer, and acceptance
- § 1:3 Unsigned contract
- § 1:4 Implied-in-fact contract
- § 1:5 Third-party beneficiary
- § 1:6 Uncertainty
- § 1:7 Letters of intent
- § 1:8 Mistake
- § 1:9 Unilateral mistake
- § 1:10 Offer and acceptance
- § 1:11 Promissory estoppel
- § 1:12 Duress
- § 1:13 Consideration
- § 1:14 Oral contract
- § 1:15 Statute of frauds
- § 1:16 Intent to reduce oral contract to writing
- § 1:17 Assignment
- § 1:18 Mutuality
- § 1:19 Failure to read contract
- § 1:20 Public contracts
- § 1:21 Agreement to agree
- § 1:22 Void contracts
- § 1:23 Residential construction contract

CHAPTER 2. BIDS

- § 2:1 Bidding practices
- § 2:2 Public contract bidding
- § 2:3 Injunction
- § 2:4 Building regulations
- § 2:5 Private contract bidding
- § 2:6 Promissory estoppel
- § 2:7 Bid chiseling
- § 2:8 Subcontractor claims
- § 2:9 Duty to award to low bidder
- § 2:10 Mistake
- § 2:11 Subcontractor listing requirements
- § 2:12 Waiver of irregularities
- § 2:13 Superior knowledge

- § 2:14 Work not contemplated by bid
- § 2:15 Public contract invalidation

CHAPTER 3. INTERPRETATION OF CONTRACTS

- § 3:1 Intention of the parties
- § 3:2 Consumer protection
- § 3:3 Contract of adhesion
- § 3:4 Unconscionability
- § 3:5 Plain meaning of words employed
- § 3:6 Typewriting versus printing
- § 3:7 Conditions precedent
- § 3:8 *Pay-when-paid* clause
- § 3:9 *Pay-if-paid* clause
- § 3:10 *Satisfaction* clause
- § 3:11 Implied covenants
- § 3:12 Incorporation by reference
- § 3:13 Custom and usage—Trade practice
- § 3:14 Interpretation by architect or engineer
- § 3:15 Interpretation by the parties
- § 3:16 Interpretation by the court
- § 3:17 Interpretation against drafter
- § 3:18 Parol evidence inadmissible
- § 3:19 Parol evidence admissible
- § 3:20 Drawings and specifications
- § 3:21 Duty to inquire
- § 3:22 Particular specification versus general performance requirement
- § 3:23 Specifically drafted language versus form language
- § 3:24 Time for performance
- § 3:25 Impact of Uniform Commercial Code
- § 3:26 Flow down clause
- § 3:27 Choice of law
- § 3:28 Predominant purpose of contract
- § 3:29 Merger into successive agreement
- § 3:30 Void contractual provisions

CHAPTER 4. EXCULPATORY CLAUSES

- § 4:1 Notice of claim
- § 4:2 Interpretation of exculpatory clauses
- § 4:3 Payment upon payment
- § 4:4 Disclaimers
- § 4:5 Exculpatory clause enforceable
- § 4:6 Exculpatory clause unenforceable

TABLE OF CONTENTS

- § 4:7 Exculpatory clause and public policy
- § 4:8 Limitation of liability clauses
- § 4:9 Requirement for insurance not an exculpatory clause

CHAPTER 5. ILLEGALITY

- § 5:1 Monopolies
- § 5:2 Lack of license
- § 5:3 Failure to register
- § 5:4 Disciplinary action
- § 5:5 Substantial compliance
- § 5:6 Unlicensed contractor who has been paid
- § 5:7 Disgorgement
- § 5:8 Consumer protection laws
- § 5:9 Foreign corporations
- § 5:10 Illegal public contract
- § 5:11 Other forms of illegality

CHAPTER 6. CHANGES, MODIFICATIONS, AND EXTRAS

- § 6:1 Definition of extra work
- § 6:2 Written modification
- § 6:3 Deductive change orders
- § 6:4 Breach of accord revives earlier agreement
- § 6:5 Oral modification
- § 6:6 Covenant against oral modification
- § 6:7 Waiver
- § 6:8 Abandonment
- § 6:9 Novation
- § 6:10 Separate contract
- § 6:11 Written change order requirement
- § 6:12 Written notice requirement
- § 6:13 Approval of architect
- § 6:14 Excessive changes
- § 6:15 *Quantum meruit* recovery for extra work
- § 6:16 Differing conditions
- § 6:17 Equitable adjustment of government contract
- § 6:18 Nonconforming goods
- § 6:19 Right reserved to sue for extras
- § 6:20 Modification of contract by course of conduct
- § 6:21 Changes to public contract
- § 6:22 Work outside the scope of the contract

CHAPTER 7. SCHEDULING AND DELAY

- § 7:1 Delay as breach of contract

- § 7:2 Duty to schedule and coordinate
- § 7:3 Time of essence clause
- § 7:4 Written notice requirement
- § 7:5 No-damage-for-delay clause
- § 7:6 Rental value
- § 7:7 Interest
- § 7:8 Liquidated damages
- § 7:9 Pass-through of subcontractor claims—*Severin Doctrine*
- § 7:10 Extensions of time
- § 7:11 Adverse weather delay
- § 7:12 Owner warranty that work can be completed timely
- § 7:13 Productivity
- § 7:14 Eichleay formula
- § 7:15 Home office overhead
- § 7:16 Lost profit—Contractor
- § 7:17 —Owner
- § 7:18 Acceleration
- § 7:19 Apportionment of liquidated damages
- § 7:20 Force majeure
- § 7:21 Substantial completion
- § 7:22 Penalty

CHAPTER 8. BREACH OF CONTRACT

- § 8:1 Performance versus breach
- § 8:2 Breach excuses performance
- § 8:3 Substantial performance
- § 8:4 Part performance
- § 8:5 Payment and nonpayment
- § 8:6 Offset
- § 8:7 Negligence and breach of contract
- § 8:8 Tortious breach of contract
- § 8:9 Duty of good faith and fair dealing
- § 8:10 Impossibility and impracticability
- § 8:11 Performance not deemed impossible
- § 8:12 Excuses for nonperformance
- § 8:13 Impossibility as an excuse for nonperformance
- § 8:14 Frustration of purpose
- § 8:15 Mere difficulty does not excuse performance
- § 8:16 Prospective failure of consideration and anticipation
- § 8:17 Prevention of performance
- § 8:18 Anticipatory repudiation
- § 8:19 Waiver of breach
- § 8:20 Notice of claim of breach

TABLE OF CONTENTS

- § 8:21 Risk of loss
- § 8:22 Does breach of one contract excuse performance of another?
- § 8:23 Unconscionable contract
- § 8:24 Proximate cause
- § 8:25 Breach of contract to negotiate agreement
- § 8:26 Inability to provide specified goods is breach
- § 8:27 Misrepresentation as breach
- § 8:28 Parties
- § 8:29 Presuit administrative remedies

CHAPTER 9. STOPPING THE WORK

- § 9:1 Practical considerations
- § 9:2 Wrongful abandonment of work
- § 9:3 Abandonment excused or justified
- § 9:4 Abandonment excused by failure to make progress payments
- § 9:5 Abandonment justified by failure to pay for extra work
- § 9:6 Abandonment not justified by failure to pay for extra work
- § 9:7 Abandonment justified by breach of contract
- § 9:8 Termination for convenience
- § 9:9 Ejecting contractor from job
- § 9:10 Ejection held to be justified
- § 9:11 Ejection deemed wrongful
- § 9:12 Damages when work rightfully abandoned
- § 9:13 Damages when contractor properly ejected from job
- § 9:14 Damages when contractor wrongly ejected from job
- § 9:15 Termination for default

CHAPTER 10. RESCISSION

- § 10:1 Unilateral rescission
- § 10:2 Rescission for failure to make progress payments
- § 10:3 Rescission based on obstruction or interference
- § 10:4 Rescission for fraud and mutual mistake
- § 10:5 May a party in default rescind?
- § 10:6 Waiver of the right to rescind
- § 10:7 Rescission not justified
- § 10:8 Recovery by contractor may exceed the contract price
- § 10:9 Measure of damages after rescission by owner
- § 10:10 Abandonment
- § 10:11 Rescission for material breach
- § 10:12 Mutual rescission

Table of Contents

CHAPTER 11. DAMAGES

§ 11:1	Compensatory damages
§ 11:2	Owner's damages
§ 11:3	Contractor recovers subcontractor damages from owner
§ 11:4	Liquidated damages
§ 11:5	Contractual limit on damages
§ 11:6	Limitation on damages for breach of contract unenforceable for failing of essential purpose
§ 11:7	<i>Hadley v. Baxendale</i>
§ 11:8	<i>Hadley v. Baxendale</i> : general v. special damages
§ 11:9	Pleading damages
§ 11:10	Proving damages
§ 11:11	Setoff
§ 11:12	Interest and late payment charges
§ 11:13	Prejudgment interest award
§ 11:14	Rule that interest should not be awarded on unliquidated amounts
§ 11:15	Inflation damages
§ 11:16	Lost profits
§ 11:17	Expense shifting
§ 11:18	Profits that would have been earned from contract in controversy
§ 11:19	Profit lost from interruption of business
§ 11:20	Profit lost from delay
§ 11:21	Total cost method of computing damages
§ 11:22	Modified total cost method of calculating damages
§ 11:23	Cost of correction
§ 11:24	Economic waste
§ 11:25	Cost of completion
§ 11:26	Cost of completion as an offset
§ 11:27	Diminution of value
§ 11:28	Replacement cost
§ 11:29	Attorney fees
§ 11:30	Statutory attorney fees
§ 11:31	Prompt payment requirements
§ 11:32	Attorney fees not recoverable if not conferred by contract
§ 11:33	Attorney fees recoverable when conferred by contract
§ 11:34	Attorney fees in indemnity clause
§ 11:35	Attorney fees incurred in litigation with third parties

- § 11:36 Mitigation of damages
- § 11:37 Punitive damages
- § 11:38 Punitive damages not recoverable for ordinary breach of contract or negligence
- § 11:39 Punitive damages for willful, wanton, malicious conduct
- § 11:40 Punitive damages to vindicate public interest
- § 11:41 Punitive damages for fraud, deceit, and misrepresentation
- § 11:42 Damages for emotional distress
- § 11:43 Collateral source rule
- § 11:44 Apportionment of damages
- § 11:45 Loss of enjoyment
- § 11:46 Stigma damages
- § 11:47 Fair market value
- § 11:48 Frivolous appeal damages
- § 11:49 Deprivation of remedy
- § 11:50 Prevailing party

CHAPTER 12. UNJUST ENRICHMENT

- § 12:1 Unjust enrichment
- § 12:2 *Quantum Meruit* recovery for part performance
- § 12:3 Computation of the *Quantum*
- § 12:4 Construction lender held to be obligor
- § 12:5 Construction lender held not to be obligor
- § 12:6 *Quantum Meruit* recovery in absence of privity
- § 12:7 *Quantum Meruit* recovery by subcontractor
- § 12:8 *Quantum Meruit* recovery after abandonment
- § 12:9 *Quantum Meruit* recovery where no contract formed
- § 12:10 *Quantum Meruit* versus express contract
- § 12:11 *Quantum Meruit* exceeding contract price
- § 12:12 *Quantum Meruit* recovery for work beyond contract
- § 12:13 *Quantum Meruit* recovery where contract is void
- § 12:14 *Quantum Meruit* recovery where the contract does not conform to the law
- § 12:15 No *quantum meruit* recovery where a contract exists

CHAPTER 13. NEGLIGENCE

- § 13:1 Duty of care
- § 13:2 Cases finding no duty of care
- § 13:3 *Res Ipsa Loquitur*
- § 13:4 Violation of statute is *Negligence Per Se*
- § 13:5 Violation of OSHA regulation as evidence of negligence

TABLE OF CONTENTS

§ 13:6	Homeowners not subject to OSHA requirements
§ 13:7	Proximate cause
§ 13:8	Cause in fact
§ 13:9	Superseding cause
§ 13:10	Peculiar risk doctrine and nondelegable duty
§ 13:11	<i>Privette</i> doctrine
§ 13:12	Contributory negligence
§ 13:13	Assumption of the risk
§ 13:14	Comparative negligence
§ 13:15	Joint and several liability
§ 13:16	Implied indemnity
§ 13:17	Implied indemnity for breach of implied warranty
§ 13:18	Contribution
§ 13:19	Good faith settlement
§ 13:20	Damages
§ 13:21	Punitive damages in negligence cases
§ 13:22	Economic loss in negligence cases
§ 13:23	Economic loss in negligence cases not recoverable
§ 13:24	Cases holding economic loss is recoverable
§ 13:25	Exception to economic loss rule for suppliers of information
§ 13:26	Exception to economic loss rule for cost of correcting negligent defects creating risk of injury
§ 13:27	Other exceptions to economic loss rule
§ 13:28	Negligence in performance of contractual duty
§ 13:29	Duty to warn
§ 13:30	Duty to inspect
§ 13:31	Negligent hiring or selection
§ 13:32	Negligent supervision
§ 13:33	Gross negligence
§ 13:34	Criminal negligence and recklessness
§ 13:35	Acceptance doctrine
§ 13:36	Independent duty doctrine
§ 13:37	Personal liability
§ 13:38	Obligations of a builder-vendor
§ 13:39	Product liability
§ 13:40	Liability of property owners
§ 13:41	Liability of developer
§ 13:42	Liability of highway contractor
§ 13:43	Control over work
§ 13:44	Trivial defect doctrine
§ 13:45	Liability of prime contractor
§ 13:46	Liability of utility
§ 13:47	Liability of corporate officer or agent

CHAPTER 14. WARRANTY AND STRICT LIABILITY

- § 14:1 Express warranty
- § 14:2 Oral warranty
- § 14:3 Advertisements as warranties
- § 14:4 Warranty running to a remote purchaser
- § 14:5 Implied warranty
- § 14:6 Implied warranty of fitness for a particular purpose
- § 14:7 Implied warranty of workmanship
- § 14:8 Implied warranty of workmanlike construction
- § 14:9 Implied warranty of services
- § 14:10 Implied warranty of real estate
- § 14:11 Design versus performance specifications
- § 14:12 No implied warranty where plans followed
- § 14:13 Warranty of habitability
- § 14:14 Application of warranty of habitability to remote parties
- § 14:15 Disclaimers of warranty of habitability
- § 14:16 Warranty that plans are suitable for construction—*Spearin* doctrine
- § 14:17 Owner's fitness-for-construction warranty to contractor
- § 14:18 Implied warranty of site conditions
- § 14:19 Enforcement of implied warranty by third party
- § 14:20 Measure of damages for breach of warranty
- § 14:21 Strict liability
- § 14:22 Strict liability cannot be imposed on architects and engineers
- § 14:23 Strict liability of subdividers
- § 14:24 Notice requirement
- § 14:25 Magnuson-Moss Warranty Act
- § 14:26 Statutory warranty

CHAPTER 15. FRAUD AND MISREPRESENTATION

- § 15:1 Elements of fraud cause of action
- § 15:2 Negligent or innocent misrepresentation
- § 15:3 Restatement Second, Torts § 552
- § 15:4 Properly pleading negligent misrepresentation
- § 15:5 Fraudulent misrepresentation
- § 15:6 Violations of license law
- § 15:7 Concealment of conditions as fraud
- § 15:8 Fraud in inducement of contract
- § 15:9 Damages for fraud

TABLE OF CONTENTS

- § 15:10 Constructive fraud
- § 15:11 False claims
- § 15:12 Construction fraud

CHAPTER 16. OTHER CAUSES OF ACTION

- § 16:1 Interference with contract relations
- § 16:2 Interference with economic advantage
- § 16:3 Infliction of emotional distress
- § 16:4 False imprisonment
- § 16:5 Privileged interference
- § 16:6 Unfair competition
- § 16:7 Unfair trade practices
- § 16:8 Duty to warn
- § 16:9 Libel
- § 16:10 Slander
- § 16:11 Misuse of construction funds
- § 16:12 Forgery
- § 16:13 Contribution
- § 16:14 Equitable liens
- § 16:15 Business invitee
- § 16:16 Trespass
- § 16:17 Attractive nuisance
- § 16:18 Guaranty of promise of another
- § 16:19 RICO
- § 16:20 Miller Act, Little Miller Act
- § 16:21 —Miller Act notice requirement
- § 16:22 Copyright
- § 16:23 Safe place statutes
- § 16:24 Safety regulations
- § 16:25 Uniform Commercial Code
- § 16:26 Trustee
- § 16:27 Specific performance
- § 16:28 Reformation
- § 16:29 Conversion
- § 16:30 Cardinal change
- § 16:31 Liability created by statute
- § 16:32 Civil Rights Act
- § 16:33 First Amendment retaliation
- § 16:34 Attorney malpractice
- § 16:35 Mechanics liens and stop notices
- § 16:36 Diversion of water
- § 16:37 Lender liability
- § 16:38 Claims against construction funds
- § 16:39 Construction lender duty to inspect

§ 16:40	Alter ego
§ 16:41	Joint checks
§ 16:42	Labor law
§ 16:43	Assigned claims
§ 16:44	Liquidating agreements
§ 16:45	Equitable apportionment of attorney fees
§ 16:46	Implied contractual indemnity
§ 16:47	CERCLA
§ 16:48	Breach of fiduciary duty
§ 16:49	Prevailing wages
§ 16:50	Pass-through claims— <i>Severin Doctrine</i>
§ 16:51	Affirmative action
§ 16:52	Discrimination
§ 16:53	Breach of duty of good faith and fair dealing
§ 16:54	Failure to require bond
§ 16:55	Spoliation of evidence
§ 16:56	Americans with Disabilities Act
§ 16:57	Eminent domain and inverse condemnation
§ 16:58	Bribery
§ 16:59	Criminal negligence or recklessness
§ 16:60	Employment
§ 16:61	Joint venture
§ 16:62	Class action
§ 16:63	Crimes
§ 16:64	Malicious prosecution
§ 16:65	False Claims Act
§ 16:66	Contract Disputes Act
§ 16:67	WARN Act
§ 16:68	Loss of bonding capacity
§ 16:69	Suit against public agency for nondisclosure of material facts
§ 16:70	Nuisance
§ 16:71	Right to Repair Act
§ 16:72	Equal Protection Clause
§ 16:73	Prompt payment acts
§ 16:74	Duty to disclose
§ 16:75	Subrogation
§ 16:76	Calderon Act
§ 16:77	Common work area doctrine
§ 16:78	Home improvement contract
§ 16:79	Nondelegable duty
§ 16:80	Tortious interference with business expectancy
§ 16:81	Fifth Amendment taking
§ 16:82	Defamation

TABLE OF CONTENTS

§ 16:83	Improper withholding of retention by public entity
§ 16:84	Consumer protection statutes
§ 16:85	Wrongful discharge
§ 16:86	Violation of public policy
§ 16:87	Adverse possession
§ 16:88	Contractor and Subcontractor Payment Act
§ 16:89	Tort Claims Act
§ 16:90	Inherent danger doctrine
§ 16:91	Conflict of interest of government official
§ 16:92	Environmental impact
§ 16:93	Plumbing practices
§ 16:94	Asbestos exposure
§ 16:95	Zoning law violations
§ 16:96	Materialmen's lien
§ 16:97	Employee vs. independent contractor
§ 16:98	Scaffold Law
§ 16:99	False advertising
§ 16:100	Government Claims Act
§ 16:101	Whistleblower
§ 16:102	Colorado Construction Defect Reform Act
§ 16:103	Energy Policy and Conservation Act

Table of Contents

CHAPTER 17. SPECIAL DEFENSES

§ 17:1	Jurisdiction
§ 17:2	Standing
§ 17:3	Privity
§ 17:4	Majority rule: Privity not a defense to negligence action
§ 17:5	Minority rule: Privity is defense to negligence action
§ 17:6	Majority rule: Privity required to state cause of action for breach of warranty
§ 17:7	Minority rule: Lack of privity is not a defense to claim of breach of warranty
§ 17:8	Election of remedies
§ 17:9	Compliance with plans
§ 17:10	Contractor not liable for defective plans despite guaranty or warranty
§ 17:11	Contractor held liable for flaws caused by defective plans
§ 17:12	Completion and acceptance as a defense
§ 17:13	Statute of frauds
§ 17:14	Promise to pay debt of another
§ 17:15	Contracts not performed in one year
§ 17:16	Sovereign immunity
§ 17:17	Contract violates statutory budget
§ 17:18	Supremacy clause
§ 17:19	<i>Res judicata</i> and collateral estoppel
§ 17:20	Payment as a defense
§ 17:21	Joint checks
§ 17:22	Multiple accounts
§ 17:23	Payment as approval
§ 17:24	Check tendered as full payment
§ 17:25	Waiver as a defense
§ 17:26	Estoppel
§ 17:27	Acceptance of the work as waiver of defects
§ 17:28	Waiver of time for performance of contract
§ 17:29	Continuation of performance by contractor as waiver of claims
§ 17:30	Lien waivers
§ 17:31	Unclean hands
§ 17:32	Prevention of performance
§ 17:33	Immunity of judges and arbitrators
§ 17:34	Real party in interest

- § 17:35 *Caveat emptor*
- § 17:36 Decision by architect or engineer
- § 17:37 Fireman's rule
- § 17:38 Bankruptcy
- § 17:39 Workers' compensation as the exclusive remedy
- § 17:40 Setoff
- § 17:41 Privilege
- § 17:42 Privileged interference
- § 17:43 Economic loss
- § 17:44 Economic loss, service contractor
- § 17:45 Change of venue
- § 17:46 Forum selection clause
- § 17:47 Standard of practice
- § 17:48 Champerty
- § 17:49 Usury
- § 17:50 Corporate veil
- § 17:51 Preemption
- § 17:52 Right to arbitration
- § 17:53 Slander of title
- § 17:54 Immunity of co-employee
- § 17:55 Disclaimer
- § 17:56 SLAPP
- § 17:57 Litigation privilege
- § 17:58 Due process
- § 17:59 Sophisticated user
- § 17:60 Official immunity
- § 17:61 Qualified immunity of government officials
- § 17:62 Open-and-obvious doctrine
- § 17:63 Mootness
- § 17:64 Right to repair—California
- § 17:65 In pari delicto
- § 17:66 Right to cure
- § 17:67 Agency as a defense
- § 17:68 Design immunity
- § 17:69 *Slavin* doctrine
- § 17:70 Retention
- § 17:71 Exception to license law
- § 17:72 Ratification
- § 17:73 Licensing law not applicable
- § 17:74 Prohibition of prelitigation vote requirement
- § 17:75 Direct-benefits estoppel
- § 17:76 Exhaustion of administrative remedies

CHAPTER 18. INDEMNITY

- § 18:1 Express indemnity

TABLE OF CONTENTS

§ 18:2	Promise to provide insurance
§ 18:3	Indemnity against indemnitee's wrongdoing
§ 18:4	Indemnity against indemnitee's wrongdoing enforced
§ 18:5	No indemnity against sole negligence of indemnitee
§ 18:6	No indemnity for damage to property from settling co-defendant
§ 18:7	Interpretation of indemnity agreements
§ 18:8	Interpretation in favor of indemnity
§ 18:9	Indemnity for damage to the work
§ 18:10	Attorneys fees
§ 18:11	Notice of claim
§ 18:12	Tender of defense
§ 18:13	Implied equitable indemnity
§ 18:14	Active versus passive fault
§ 18:15	Accrual of cause of action
§ 18:16	Statute of limitations
§ 18:17	Contribution
§ 18:18	Anti-indemnity statutes
§ 18:19	Duty to defend
§ 18:20	Duty of good faith
§ 18:21	Common law indemnity

CHAPTER 19. INSURANCE

§ 19:1	Interpretation of insurance contracts
§ 19:2	Interpretation of insurance policy
§ 19:3	Duty to read policy
§ 19:4	Certificate of insurance
§ 19:5	Additional insured
§ 19:6	Oral binder
§ 19:7	Property insurance, builder's risk, and all-risk
§ 19:8	Trigger of coverage
§ 19:9	Faulty workmanship exclusion
§ 19:10	Collapse coverage
§ 19:11	Negligence of insured
§ 19:12	Multiple causes of loss
§ 19:13	Design defects
§ 19:14	Sue and labor clause
§ 19:15	Obligation to provide liability insurance
§ 19:16	Obligation to provide property insurance
§ 19:17	Subrogation and contribution
§ 19:18	General rule: Subrogation against own insured not permitted
§ 19:19	Waivers of subrogation rights
§ 19:20	Effect on subrogation of contract to procure insurance

- § 19:21 Effect on subrogation of indemnity provision in contract
- § 19:22 Loss of use, delay
- § 19:23 Bodily injury as including emotional distress
- § 19:24 Ongoing operations
- § 19:25 Completed operations hazard
- § 19:26 Products-completed operations hazard
- § 19:27 Exclusions for damage to property on which insured is “performing operations”
- § 19:28 Exclusion for cost of repair or replacement
- § 19:29 “Your Work” exclusion
- § 19:30 “Your Product” exclusion
- § 19:31 Work products exclusion—Business risk exclusion
- § 19:32 Exclusion inapplicable—Diminution of market value analysis
- § 19:33 Exclusion ineffective—Damage to other property
- § 19:34 —Work performed by subcontractor
- § 19:35 Work products exclusion inapplicable—Other cases
- § 19:36 Exclusion given effect
- § 19:37 Work in progress
- § 19:38 Insurance policy is not a performance bond—Work products exclusion given effect
- § 19:39 Other arguments sustaining effectiveness of work products exclusion
- § 19:40 EIFS exclusion
- § 19:41 Total prior work exclusion
- § 19:42 Exclusion of injuries to employees, contractors, and employees of contractors
- § 19:43 Sistership exclusion
- § 19:44 Mold exclusion
- § 19:45 Continuous or progressive injury or damage exclusion
- § 19:46 Liability assumed by contract
- § 19:47 Contractual liability exclusion
- § 19:48 Workmanship warranty
- § 19:49 View that loss from poor workmanship is covered
- § 19:50 View that language creates an ambiguity that destroys the efficacy of other exclusions
- § 19:51 View that the warranty language does not extend coverage
- § 19:52 Coverage for breach of contract
- § 19:53 Accident
- § 19:54 Occurrence
- § 19:55 Time of occurrence
- § 19:56 Claimant acquired property after CGL policy expired

TABLE OF CONTENTS

§ 19:57	Multiple insurers
§ 19:58	Claims made during policy period
§ 19:59	Care, custody, and control
§ 19:60	Physical property damage
§ 19:61	Duty to defend
§ 19:62	Defective workmanship
§ 19:63	Waiver and estoppel
§ 19:64	Pre-tender costs of defense
§ 19:65	Duty to defend is determined by reference to allegations in complaint
§ 19:66	Withdrawal from defense
§ 19:67	Affirmative claim by insured for compensation
§ 19:68	Attorney fees in declaratory relief action
§ 19:69	Apportionment of costs of defense
§ 19:70	Obligation to provide independent counsel
§ 19:71	Settlement by insured
§ 19:72	Indemnity for sums paid in settlement
§ 19:73	Deductibles
§ 19:74	Professional services exclusion
§ 19:75	Primary versus excess insurers
§ 19:76	Bad faith
§ 19:77	Unfair business practices
§ 19:78	Fraud exclusion
§ 19:79	Representations as to coverage
§ 19:80	Reformation of insurance policy
§ 19:81	Statute of limitations
§ 19:82	Advertising injury
§ 19:83	Earth movement exclusion
§ 19:84	Pollution coverage
§ 19:85	Policy limits
§ 19:86	Reservation of rights
§ 19:87	Retained limits
§ 19:88	Voluntary payments
§ 19:89	“Expected or intended”
§ 19:90	Loss-in-progress
§ 19:91	Professional liability coverage
§ 19:92	Impaired property exclusion
§ 19:93	Exception to impaired property exclusion
§ 19:94	False insurance claims
§ 19:95	Prompt payment requirements
§ 19:96	Insurer bound by underlying judgment
§ 19:97	Notice of loss
§ 19:98	Subcontractor’s warranty endorsement
§ 19:99	Self insured retention

- § 19:100 Ordinance or law compliance coverage and exclusion
- § 19:101 Business pursuits exclusion
- § 19:102 Umbrella insurance
- § 19:103 Damage to owned, rented, or occupied property
- § 19:104 “Continued or repeated exposure”
- § 19:105 Personal injury
- § 19:106 Workers Compensation and Employers Liability insurance
- § 19:107 Punitive damages
- § 19:108 Homeowners coverage
- § 19:109 Errors and Omissions coverage
- § 19:110 Notice prejudice rule
- § 19:111 Progressive loss
- § 19:112 “Other insurance”
- § 19:113 Exhaustion of coverage
- § 19:114 Efficient proximate cause
- § 19:115 Ensuing or resulting loss exception
- § 19:116 Conditions precedent
- § 19:117 Independent contractors limitations of coverage endorsement
- § 19:118 Intervention in insured’s suit
- § 19:119 “Genuine dispute” defense
- § 19:120 Actual cash value
- § 19:121 Replacement cost value
- § 19:122 Statutory exclusion of coverage for willful acts of the insured
- § 19:123 Insurance agent’s duties
- § 19:124 Water damage
- § 19:125 Ensuing/resulting loss
- § 19:126 Pollution exclusion
- § 19:127 Coverage territory
- § 19:128 Rescission of policy
- § 19:129 Attorney fees incurred seeking coverage
- § 19:130 Claims handling

CHAPTER 20. PERFORMANCE AND PAYMENT BONDS

- § 20:1 Performance bond damages
- § 20:2 Interpretation of performance bonds
- § 20:3 Exoneration of performance bonds
- § 20:4 Subrogation
- § 20:5 Reimbursement of surety
- § 20:6 Prepayment
- § 20:7 Bad faith of surety

TABLE OF CONTENTS

§ 20:8	Effect of judgment against principal
§ 20:9	Payment bonds
§ 20:10	Remote claimants
§ 20:11	Estoppel
§ 20:12	Attorney fees
§ 20:13	Limitation period
§ 20:14	Notices
§ 20:15	Surety's misrepresentation

CHAPTER 21. STATUTES OF LIMITATIONS

§ 21:1	Applicable statute of limitations
§ 21:2	Interpretation of statute of limitations
§ 21:3	Limitation by contract—Private statutes
§ 21:4	Statutes of repose
§ 21:5	<i>Completion of work</i> defined
§ 21:6	Statutes of repose deemed unconstitutional
§ 21:7	Statutes of repose deemed constitutional
§ 21:8	Statutes of repose applied
§ 21:9	Statutes of repose as the outside limit for filing suit
§ 21:10	Application of statutes of repose to manufacturer
§ 21:11	Indemnity and contribution cases
§ 21:12	Commencement of limitations period
§ 21:13	Accrual when damage occurred
§ 21:14	Accrual upon completion of project
§ 21:15	Discovery rule
§ 21:16	Discovery of identity of defendant
§ 21:17	Continuous treatment doctrine
§ 21:18	Estoppel to assert statute of limitations
§ 21:19	Estoppel to assert statute of repose
§ 21:20	Tolling
§ 21:21	Fraudulent concealment
§ 21:22	Willful misconduct exemption
§ 21:23	Implied warranty of habitability
§ 21:24	Fraud

Table of Contents

CHAPTER 22. RELEASE

- § 22:1 Effectiveness of release
- § 22:2 Accord and satisfaction
- § 22:3 Accord and satisfaction not found
- § 22:4 Uniform Commercial Code
- § 22:5 Release under economic duress
- § 22:6 Release of joint tortfeasor
- § 22:7 Good faith settlement
- § 22:8 Final payment as a release
- § 22:9 Enforcement of settlement

CHAPTER 23. TRIAL

- § 23:1 Expert testimony
- § 23:2 Qualifications of expert
- § 23:3 Evidence
- § 23:4 Role of attorney
- § 23:5 Trial practice
- § 23:6 Jury instructions
- § 23:7 Costs of litigation
- § 23:8 Appeal

CHAPTER 24. AGENCY

- § 24:1 Independent contractor
- § 24:2 Liability for acts of agent
- § 24:3 Liability for acts of partner
- § 24:4 Agent not liable for acts of principal
- § 24:5 Liability of agent where principal undisclosed
- § 24:6 Peculiar risk—Ultrahazardous activity
- § 24:7 Notice to agent
- § 24:8 Responsibilities of agent
- § 24:9 Agent not a stranger to principal's contract
- § 24:10 Actual and apparent authority
- § 24:11 Agency coupled with an interest

CHAPTER 25. ARCHITECT AND ENGINEER MALPRACTICE

- § 25:1 Malpractice
- § 25:2 Licensing
- § 25:3 Duty versus negligence

- § 25:4 Standard of practice
- § 25:5 Not a warrantor
- § 25:6 Duty to supervise
- § 25:7 Power to stop the work
- § 25:8 Required duty
- § 25:9 No insurer
- § 25:10 Failure to warn
- § 25:11 Negligence
- § 25:12 Liability for estimates
- § 25:13 Contract versus tort liability
- § 25:14 Privity of contract defense
- § 25:15 Deviation from plans defense
- § 25:16 Economic loss defense
- § 25:17 Expert testimony
- § 25:18 Liability to third parties—Contractors
- § 25:19 —Workers
- § 25:20 —Invitees, patrons, occupants, and others
- § 25:21 Damages
- § 25:22 Copyright and unfair competition
- § 25:23 Exculpatory clause
- § 25:24 Comparative negligence
- § 25:25 Fiduciary duty
- § 25:26 Liability of successor
- § 25:27 Certificate of merit
- § 25:28 Required notice
- § 25:29 Bad faith
- § 25:30 Duty of care
- § 25:31 Statute of limitations for professional malpractice

CHAPTER 26. ARBITRATION AGREEMENTS

- § 26:1 Enforceability of arbitration agreement
- § 26:2 Existence of arbitration agreement
- § 26:3 Arbitration agreement unconscionable
- § 26:4 Determination by arbitrator or court
- § 26:5 Arbitration of consumer claims
- § 26:6 Application of Federal Arbitration Act
- § 26:7 Conditions precedent to arbitration
- § 26:8 Interpretation of arbitration agreements
- § 26:9 American Arbitration Association (AAA) Rules
- § 26:10 Stay of proceedings
- § 26:11 Compelling arbitration
- § 26:12 Scope of arbitration agreement
- § 26:13 Self-executing arbitration agreement

TABLE OF CONTENTS

§ 26:14	Rescission, cancellation, revocation of arbitration agreement
§ 26:15	Common law arbitration
§ 26:16	Inarbitrable matters and illegality
§ 26:17	Public agency arbitration
§ 26:18	Waiver of objection to validity of arbitration agreement
§ 26:19	Waiver of right to demand arbitration
§ 26:20	Waiver of right to litigate
§ 26:21	Effect of arbitration agreement on third parties
§ 26:22	Statute of limitations
§ 26:23	Bankruptcy
§ 26:24	Appeal
§ 26:25	Arbitration clause incorporated by reference
§ 26:26	Assignability of arbitration agreement
§ 26:27	Resolution of disputes by architect
§ 26:28	Choice-of-law provisions
§ 26:29	Mediation
§ 26:30	Mediation privilege
§ 26:31	Arbitrability
§ 26:32	Void arbitration provisions
§ 26:33	Parties bound by arbitration agreement

CHAPTER 27. CONSOLIDATION AND JOINDER OF ARBITRATION PROCEEDINGS

§ 27:1	Vouching-in
§ 27:2	Incorporation of arbitration clause by reference to other documents
§ 27:3	Consolidation of arbitration proceedings

CHAPTER 28. CONDUCT OF ARBITRATION HEARINGS

§ 28:1	Selection of arbitrator
§ 28:2	Arbitration fees
§ 28:3	Misconduct
§ 28:4	Continuance
§ 28:5	Due process
§ 28:6	<i>Ex-parte</i> proceedings
§ 28:7	Rules of evidence
§ 28:8	Discovery
§ 28:9	Venue
§ 28:10	Evidence
§ 28:11	Proceedings

CHAPTER 29. ARBITRATION AWARD

- § 29:1 Provisional remedies
- § 29:2 Types of relief available
- § 29:3 Time
- § 29:4 Parties bound
- § 29:5 Correction of award
- § 29:6 Clarification of award
- § 29:7 Form of the award
- § 29:8 Error in law
- § 29:9 Manifest disregard of the law
- § 29:10 Costs, attorney fees
- § 29:11 Interest
- § 29:12 Punitive damages
- § 29:13 Award as *res judicata*
- § 29:14 Bias of arbitrator—Disclosure
- § 29:15 Petition to confirm or vacate
- § 29:16 Arbitral immunity
- § 29:17 Award against public policy
- § 29:18 Judicial review
- § 29:19 Stay of Award
- § 29:20 Amendment to award
- § 29:21 Sanctions for groundless challenge
- § 29:22 Vacating award
- § 29:23 Modifying award

APPENDICES

- Appendix I. 50 State Statutory Surveys: Real Property:
Construction
- Appendix II. Enforcement of Mechanics' and Materialmen's
Liens

Index