



## **Homeowners Insurance And Mold: What Is Covered?**

Mold is nasty wherever it is. That said, mold of some type can crop up in any home anywhere. It is typically not dangerous; however, that does little to diminish its perceived toxicity and associated expensive repair procedures.

The fact is, mold is rarely included in most standard homeowners insurance policies. An exception to this could be made depending upon the underlying root causes for the outcropping of mold.

Mold requires a certain level of moisture to proliferate. If it can be determined that the mold damage is a result of some kind of peril covered by your insurance, like a burst water pipe, you will probably be covered. If, however, it is a result of neglected maintenance or similar causes, chances are pretty slim that your policy will cover any resulting damages.

Your best defense against mold is to learn what exclusions (types of losses not covered by your policy) are written into your coverage relating to damage brought on by pollution, deterioration, rot, and wear and tear.

### **Uncovering Your Homeowners Coverage**

Sometimes the simplest answers are also the best ones. If you have questions or concerns regarding whether or not your homeowners insurance covers mold and the damage it causes, you can read your policy. Online research may provide basic information as well. The easiest way to learn more is to contact Haylor, Freyer & Coon, Inc.

The insurance industry as a whole has been on the front lines in the battle against mold for so long that its war wounds have turned into visible scars, running through many of its individual companies' policies.

These figurative battle scars have taken the form of policy changes many insurance companies have made in order to minimize mold claims, some of which include:

- Exclusion of coverage for all damages relating to mold outcroppings, with the possible exceptions of unpredictable events, such as lightning or fire.
- Offering buy-back endorsements instead of covering mold-related damages.
- Inclusion of limited coverage for mold damage claims in the form of payments to cover certain related expenses, like repairs and subsequent mold testing procedures; or in the form of limited coverage for mold-related damage claims, such as a pre-set \$5,000 maximum award.
- Offering to cover claims related to mold damage for an additional fee.
- Denying coverage to previously water-damaged homes or those constructed out of specific materials, like synthetic stucco.

**Plan for the Worst, Hope for the Best**

Homeowners insurance, if nothing else, gives you financial protection from many of Mother Nature's unpredictable temper tantrums, including some of Her more subtle and devious attacks, like mold. But, just like a real shield provides better protection to those who know how to use it, your insurance coverage will protect you from nasty things like mold better if you know how it works.

**Haylor, Freyer & Coon, Inc. Can Help!**

Mold may be a fact of life, but fortunately, it's also a fact that Haylor, Freyer & Coon, Inc. has been helping homeowners in Central New York for more than 85 years. We can review your homeowners insurance and help you determine whether you have the coverage you need. Call us today at 800-289-1501 or [www.haylor.com/personal/home](http://www.haylor.com/personal/home)