

## KIMBERLY A. HOUSE

SHAREHOLDER



### AREAS OF PRACTICE

Appellate Advocacy & Post-Trial Practice  
Premises & Retail Liability  
Product Liability  
Automobile Liability  
Property Litigation

### CONTACT INFO

(215) 575-2867  
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2000 Market Street, Suite 2300  
Philadelphia, PA 19103

### ADMISSIONS

Pennsylvania  
2012

New Jersey  
2012

North Carolina  
2008

South Carolina  
2011

U.S. District Court Eastern District  
of Pennsylvania  
2013

U.S. District Court District of New  
Jersey  
2015

U.S. District Court Western District  
of Michigan  
2019

U.S. District Court Middle District  
of North Carolina  
2008

U.S. District Court Eastern District  
of North Carolina  
2010

U.S. District Court District of South  
Carolina  
2011

### OVERVIEW

Kim is a strong advocate for her insured and self-insured clients who are facing serious and significant claims. Kim also has extensive experience in monitoring trials for excess carriers and participating in those trials when necessary. As a member of both our Casualty and Appellate Departments, Kim has valuable experience in all aspects of litigation from pleadings through the appellate process. She has participated both as trial counsel and as appellate counsel in multiple trials involving plaintiffs who were catastrophically injured.

Kim represents clients in matters involving premises, product and automobile liability. She has experience defending an elevator/escalator manufacturer against claims of product liability including both design defect, manufacturing defect, as well as claims of negligent inspection/maintenance. Additionally, Kim has handled several construction defect cases in single family homes or condominium complexes involving water intrusion cases resulting in property damage and mold.

Kim understands that strong practice management is a key component to favorable resolutions and positive outcomes for her clients. She is experienced in representing clients in both state and federal courts throughout Pennsylvania and New Jersey, and she is also licensed to practice law in North Carolina and South Carolina. Kim is a strong mentor of young associates at the firm, and she believes that a collaborative approach to cases is an effective way to ensure that new ideas and defenses are being explored to the fullest extent.

Prior to joining the firm, Kim was an associate in the catastrophic loss department of a Philadelphia defense firm. While there, she gained valuable experience handling high-value cases for excess insurers. This experience included independently working up files and preparing cases for trial, often on short notice, in support of her litigation team. Kim also monitored litigation and trials for a variety of insurers. Kim also oversaw and handled cases for her own clients consisting of contractors and building product manufacturers.

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## EDUCATION

Wake Forest University School of Law (J.D., 2008)

Virginia Polytechnic Institute and State University (B.A., cum laude, 2004)

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## HONORS & AWARDS

Pennsylvania Super Lawyers  
Rising Star  
2016-2023

Super Lawyers list is issued by Thompson

Reuters. A description of the selection

methodology can be found [here](#). No aspect of

this advertisement has been approved by the

Supreme Court of New Jersey.

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## YEAR JOINED

2019

## THOUGHT LEADERSHIP

### Marshall Dennehey Named 2024 Litigation Department of the Year for Appellate Law By ALM's Pennsylvania Legal Awards

Appellate Advocacy & Post-Trial Practice

March 15, 2024

Marshall Dennehey was awarded with the 2024 Litigation Department of the Year for Appellate Law by ALM's prestigious Pennsylvania Legal Awards.

[Read More](#)

### Marshall Dennehey Announces 2023 Shareholder Class - Largest in Firm's 60-Year History

December 8, 2022

Marshall Dennehey is pleased to announce that 20 attorneys, 12 men and eight women, have been elevated to shareholder effective January 1, 2023.

[Read More](#)

### Marshall Dennehey Announces 2022 Pennsylvania Super Lawyers and Rising Stars

May 23, 2022

Thirty-four attorneys across Marshall Dennehey's six Pennsylvania offices have been selected to the 2022 edition of Pennsylvania Super Lawyers magazine.

[Read More](#)

*An Overview of Pennsylvania Law for Auto Law & Premises Claims*, Marshall Dennehey Virtual Client Presentation, February, 2021

## RESULTS

### Successfully Defended Appeal Sustaining Objections of Improper Venue

**Appellate Advocacy & Post-Trial Practice**  
**Product Liability**

**October 3, 2025**

We successfully defended the plaintiff's appeal of a trial court decision sustaining preliminary objections on the grounds of improper venue. This case involved the death of a 19-year-old woman at a university who fell down an 11-story trash chute in an off-campus condominium building. In this mixed negligence and product liability case, we represented two of the multiple defendants, the condominium association and the building management company.

### Achieved Dismissal of an Appeal of Our Defense Verdict

**Appellate Advocacy & Post-Trial Practice**  
**Insurance Services – Coverage & Bad Faith Litigation**

**September 12, 2025**

We won dismissal of the plaintiff's appeal of a defense verdict. Our client issued a professional liability insurance policy to the plaintiffs. When the plaintiffs were sued for legal malpractice, they notified our client of the suit and asked them to provide counsel to defend the matter. However, the plaintiffs never agreed to counsel proposed by our client. The plaintiffs then proceeded to mediation in the legal malpractice action and settled the matter without notifying our client. As a result, our client denied the plaintiffs' request for indemnification.

### Defense Verdict Obtained in Philadelphia Arbitration Matter

**Automobile Liability**

**June 30, 2025**

We were successful in a Philadelphia arbitration matter, obtaining a defense verdict as to the plaintiff's claims and an order requiring the co-defendant to reimburse attorneys' fees. It was undisputed that a motor vehicle accident occurred involving a third-party independent contractor of our client, a prominent homebuilding company. The plaintiff claimed he was a passenger in the vehicle and, accordingly, brought a negligence action against our client, who tendered its defense to the independent contractor based on a contractual provision requiring defense and indemnification.

### Unanimous Appellate Decision Preserves Defense Win in Legal Malpractice Suit

**Appellate Advocacy & Post-Trial Practice**  
**Lawyers' Professional Liability**

**May 6, 2025**

We successfully defended an appeal from a jury verdict previously secured by members of our Lawyers' Professional Liability Department in favor of the firm's client in a legal malpractice case. The plaintiffs initially asserted multiple tort claims and a claim under the Unfair Trade Practices and Consumer Protection Law, which were dismissed by the trial court upon partial grant of the defense's motion for judgment on the pleadings. The case proceeded to trial on a remaining breach of contract claim, resulting in a defense verdict.

### Defense Verdict for Moving Truck Rental Company

**Trucking & Transportation Liability**

**February 16, 2024**

We secured a jury defense verdict in a general liability lawsuit brought against our client, a Pennsylvania moving equipment rental company. The plaintiffs were in their car at a McDonald's drive-thru in Delaware when their vehicle was struck by an unattached trailer that had blown from an adjacent parking lot during a storm. The trailer was blown from the parking lot of the adjacent gas station which rented trailers to the public as part of a dealership agreement with a Delaware moving equipment rental company that had the same parent corporation as the client.

## **SIGNIFICANT REPRESENTATIVE MATTERS**

Successfully defended an appeal from a jury verdict previously secured by Aaron Moore and Alesia Sulock (Philadelphia) in favor of the firm's client in a legal malpractice case. The plaintiffs initially asserted multiple tort claims and a claim under the Unfair Trade Practices and Consumer Protection Law, which were dismissed by the trial court upon partial grant of the defense's motion for judgment on the pleadings. The case proceeded to trial on a remaining breach of contract claim, resulting in a defense verdict. On appeal, the plaintiffs challenged the trial court's rulings on both the motion for judgment on the pleadings and a motion in limine related to evidentiary exclusions. The Pennsylvania Superior Court unanimously affirmed the trial court's rulings, holding that the tort claims were time-barred and that the plaintiffs had waived their evidentiary argument by failing to properly develop it in their appellate brief.

Successfully defended a national homebuilding company in a Philadelphia arbitration involving a motor vehicle negligence claim. The plaintiff falsely alleged he was a passenger in a vehicle operated by an independent contractor, triggering a contractual indemnity dispute. The arbitration panel found no liability and concluded the plaintiff's claims were fraudulent. The panel also ordered the co-defendant to reimburse all reasonable attorneys' fees expended in the defense pursuant to the indemnity agreement.

Obtained a favorable settlement during jury selection for a higher education institution against wrongful death and personal injury claims resulting from a fall.

Obtained a favorable settlement on the eve of trial for a product manufacturer against personal injury claims arising from a house fire.

Drafted a successful motion for summary judgment for a civil engineer regarding a storm water management design claim.

Served as co-counsel in successful defense of a national window manufacturer in the United States District Court for the Eastern District of Pennsylvania.