

Vacant Building Product

Claim Examples

- ▶ **Water:** A homeowner recently passed away and the executor of the estate, the deceased's son, put the home up for sale. The home was vacant and on the market for sale when a severe snowstorm blanketed the area causing power outages for 3 days. The temperatures were well below zero during this 3-day period. The home lost power and the executor was unaware that the vacant building was without heat. A water pipe froze and burst. Water from the burst pipe caused \$4,000 in damage to both the hall and stairway.
- ▶ **Fire:** Minor repairs and painting to a two story vacant building had just been finished. The insured found a tenant who had signed a lease with the intention of occupying the building within the next two months. Before the building was occupied, a fire broke out and destroyed the 2nd floor. Severe smoke and water damage was sustained to the first floor. The fire marshal suspected that the cause of the fire was old electrical wiring.
- ▶ **Wind:** A real-estate investor had purchased a vacant mercantile building and was planning on renting it out to area business people. A severe windstorm went through the area and tore part of the roof off the building. The ensuing rain from the storm caused water damage to the flooring of the 2nd story of the building. The insured had to purchase plastic tarps for the roof to prevent further damage from the elements. It took 2 weeks before a roofing contractor could start repairing the roof.
- ▶ **Lightning:** The insured owned a newly completed office building and was in the process of looking for tenants. One-night severe rainstorms with lightning came through the area. During the storm, lightning hit the building and traveled through the electrical system. A large portion of the electrical system had to be replaced before the future tenants could occupy the building.