

## Vacant Building Product Claim Examples

- ▶ **Property:** Vandals broke into a house, which was recently vacated. There was \$15,000 in building damage.
- ▶ **Property:** The building owner has just signed a lease with his new tenant to rent his building for a year. Two days before the tenant moves in, there was a lightning strike damaging the HVAC system. It took 4 weeks to repair the damage and the tenant could not move in until all repairs were made. The owner suffered a property loss to the building of \$4,000 and loss of rental income of \$1,200.
- ▶ **Property:** Vagrants broke into the insured's vacant building during an ice storm. They started a fire to keep warm. The fire soon became hostile and resulted in a \$300,000 loss. The insured was indemnified under the policy for this loss.
- ▶ **Property:** Wind tore off sections of our insured's vacant building. Water damage resulted causing \$138,000 in property damage. The insured was paid under the policy for the damage sustained by the building.
- ▶ **Property:** Extensive vandalism was caused by a break-in at the insured's premises with evidence of forced entry. Most of the damage was to the walls and occurred during the theft of copper piping. The damage resulted in a loss of \$116,000. The policy indemnified the insured for his claim.
- ▶ **General Liability:** A child tripped and fell while walking on the cracked sidewalk in front of the insured's property. The child sustained a broken ankle and \$4,500 in medical expenses.
- ▶ **General Liability:** A trip and fall loss occurred on a cracked sidewalk in front of the insured's premises. The man sustained injuries to his knee and elbow which required surgery. This resulted in medical costs of \$185,000. A claim was presented and the claim was settled for pain and suffering including medical expenses.
- ▶ **General Liability:** A vacant building owner kept a German Shepherd on his premises for security reasons during construction. The dog escaped from the yard and bit a nine year old boy who was riding his bicycle past the property. The boy had lacerations to his face which required medical treatment. The boy sustained damages of \$103,000 and his parents filed a lawsuit against the insured. The policy responded to the claim and the suit was settled. An additional \$7,000 was paid in defense expenses.
- ▶ **General Liability:** A piece of metal roofing material fell from our insured's vacant building and injured a person walking below. The claimant sustained serious back and neck injuries and was unable to work. He hired an attorney who filed suit against the policyholder. The loss was \$300,000 for medical expenses and lost wages and an additional \$40,000 in expenses. The claim was settled prior to trial and \$40,000 was paid in defense expense.
- ▶ **Equipment Breakdown:** A cast iron boiler experienced a low water condition and was destroyed causing \$12,760 in property damage.