

Equipment Breakdown from Otsego County Patrons Dwelling Fire



Dwelling Fire coverage is designed for building owners who rent a multi-unit home to tenants on a long term basis, temporarily rent a seasonal vacation home or rent a secondary home for short periods of time. In some cases, the owner may reside in the rented building. Tenants include the elderly, college students and vacationers.

A Dwelling Fire policy covers an equipment breakdown loss if an appliance experiences an electrical or mechanical breakdown. If property owners are responsible for repairing or replacing appliances, Equipment Breakdown coverage provides protection from this type of expense. The property owner is also protected with Loss of Rents coverage, which is recovery from the loss of business income due to a covered loss.

In addition to appliances and central heating and cooling systems, covered equipment owned by the building owner may also include electrical panels, motors, fans, water heaters, sump pumps, security systems and much more.

Exposures

- Fire Detection Systems
- Security Systems
- Boilers
- Air Conditioning Units
- Appliances
- Heating Furnaces
- Generators
- Electrical Distribution Systems
- Computer Equipment
- Phone Systems
- Electric Motors
- Copiers/Printers

Typical Losses

The low water cutoff for the cast iron boiler did not operate properly causing the boiler to overheat and crack. The boiler required replacement.

Property Damage: \$11,500

The control boards for the refrigerator and oven were damaged due to power fluctuations. Due to the age of the appliances, replacement parts were unavailable and required replacement.

Property Damage: \$3,500

Loss Prevention Tip

Implement an inspection program for disconnect switches at the electric meter and the main circuit breaker panel. Include a visual inspection to ensure electrical equipment is operating in a clean, cool, dry and enclosed condition with no abnormal noise, smell, vibration or heat.



Otsego County Patrons Co-op
Fire Relief Association

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