

Real & Personal Property Coverage Summary

The City has Special Form Real & Personal Property coverage, with the replacement cost valuation option, with the Risk Pool. Special Form Property Coverage covers direct physical loss of or damage to property, except as excluded in the Property Coverage Document. Some exclusions include:

- A. Faulty, inadequate, or defective design, specifications, materials, or workmanship
- B. Ordinary wear and tear, rust, corrosion, smog, decay, deterioration, hidden or latent defect, dampness or dryness of atmosphere, changes in or extremes in temperature, faulty, inadequate or defective maintenance, or any quality in property that causes it to damage or destroy itself.
- C. Mold, mildew, fungus, wet or dry rot or bacteria unless caused by a covered peril
- D. Mechanical breakdown
- E. Explosion, rupture, or bursting of steam boilers, steam pipes, steam turbines, or steam engines owned or operated by the Member. (This is typically considered under Boiler & Machinery Coverage)
- F. Damage caused by
 - a. flood, surface water, waves, tides, tidal waves, overflow of any body of water or accompanying spray from any of the preceding, all whether driven by wind or not
(this is typically considered under Flood/Earthquake Coverage)
 - Earth movement, including earthquake, landslide, mine subsidence, earth sinking, volcanic eruption (this is typically considered under Flood/Earthquake Coverage)

NOTE: The descriptions of the exclusions above are a summary and not indicative of the full coverage document language.

Some causes of loss that are typically covered:

- A. Fire
- B. Vandalism
- C. Interior water damage when caused by a covered peril that damages the roof or walls of a structure or when the damage is caused by or results from the thawing of snow, sleet, or ice on the building/structure.
- D. Damage caused by a third party – ie. collision
- E. Wind-Driven Rain from a Named Storm (limited coverage - \$25K for any one occurrence)
- F. Terrorism