

## PERILS SECTION – COVERAGES A, B, C AND D (PERILS AND REPLACEMENT COST TERMS)

**We** insure against direct physical loss caused by the perils shown below:

1. **Fire or Lightning**
2. **Windstorm or Hail**
  - a. **We** do not pay for loss caused directly or indirectly by frost, cold, ice (other than hail), snow or sleet, all whether driven by wind or not.
  - b. **We** do not pay for loss to the inside of a structure, or to the property inside, caused by dust, rain, sand, sleet, snow or water, all whether driven by wind or not, which enter through an opening not made by the direct force of wind or hail.
  - c. **We** do not pay for loss to watercraft and their trailers, furnishings, equipment and motors unless inside a fully enclosed building. **We** do cover canoes and rowboats while on the **insured premises**.
3. **Explosion**
4. **Riot or Civil Commotion**
5. **Aircraft**
6. **Vehicles**— **We** do not pay for loss to fences, driveways and walks caused by a vehicle owned or operated by an occupant of the **insured premises**.
7. **Sudden and Accidental Damage from Smoke**— **We** do not pay for loss caused by smoke from agricultural smudging or industrial operations.
8. **Vandalism**— **We** do not pay for loss if the **insured premises** is vacant for more than 30 days in a row just before the loss. A **residence** being built is not vacant.
9. **Glass Breakage**— **We** cover breakage of glass that is part of a structure. **We** do not pay for loss if the **insured premises** is vacant for more than 30 days in a row just before the loss. A **residence** being built is not vacant.
10. **Theft**— This includes attempted theft and loss of property from a known place when it is likely that theft occurred.
  - a. **We** do not cover theft by an **insured**.
  - b. **We** do not cover theft from premises where a **residence** is being built until it is finished and occupied.
  - c. **We** do not pay for loss of a precious or semiprecious stone from its setting.
  - d. **We** do not pay for loss that results from the theft of a **credit card**, except as provided under Incidental Property Coverages.
  - e. **We** do not cover theft from a part of the **residence** usually occupied solely by an **insured** while it is rented to others.
  - f. **We** do not cover theft that occurs away from the **insured premises** of:
    - 1) property while on the part of residential premises which an **insured** owns, rents or occupies, except for the time while an **insured** temporarily resides there. **We** do cover the property of an **insured** who is a full time student while it is in the living quarters occupied by the student at school;
    - 2) trailers and their equipment;
    - 3) campers or camper bodies; or
    - 4) watercraft and their furnishings, equipment and motors.
11. **Falling Objects**
  - a. **We** do not pay for loss to the inside of a structure, or to the property inside, unless the object has first damaged the walls or roof by impact.
  - b. **We** do not pay for loss to the object which falls.
12. **Weight of Ice, Snow or Sleet** which damages a structure or the property inside
  - a. **We** do not pay for loss to awnings or canopies and their supports.
  - b. **We** do not pay for loss to swimming pools, retaining walls, fences, piers, wharves, foundations, patios and paved areas.
13. **Collapse of a Building or a Part of a Building** (Collapse does not mean settling, cracking, shrinking, bulging or expanding.) Unless the damage is directly caused by the collapse of a building, **we** do not pay for:
  - a. loss to awnings or canopies and their supports; or
  - b. loss to swimming pools, retaining walls, fences, septic tanks, piers, wharves, foundations, patios and paved areas.

**We** do not pay for loss by collapse that results from an excluded cause or event.

14. **Sudden and Accidental Tearing Apart, Cracking, Burning or Bulging** of a heating or air-conditioning system or water heater— **We** do not pay for loss caused by freezing.
15. **Accidental Discharge or Overflow of Liquids or Steam** from a plumbing, heating or air-conditioning system or from a domestic appliance—
  - a. **We** do not pay for loss caused by continuous or repeated seepage or leakage.
  - b. **We** do not pay for loss if the **residence** has been vacant for more than 30 days in a row just before the loss. A **residence** being built is not vacant.
  - c. **We** do not pay for loss to the system or appliance from which the liquid or steam escapes. (**We** do pay the cost to remove and replace only those parts of the structure needed to repair the system or appliance.)
16. **Freezing** of a plumbing, heating or air-conditioning system or domestic appliance— **We** do not pay for loss on the **insured premises** while the **residence** is vacant, unoccupied or is being built. **We** do pay for such loss if an **insured** has used reasonable care to:
  - a. maintain heat in the building or mobile home; or
  - b. shut off the liquid supply and drain the system or domestic appliance.
17. **Sudden and Accidental Damage from Artificially Generated Electrical Currents**— **We** do not pay for loss to tubes, transistors and similar electronic components.

## REPLACEMENT COST TERMS

(Not Applicable To Mobile Homes Whether Or Not On A Permanent Foundation)

This is subject to the **terms** of How Much We Pay For Loss or Claim.

1. This applies only to buildings covered under Coverages A and B that have a permanent foundation and roof. This does not apply to:
  - a. mobile homes whether or not on a permanent foundation;
  - b. domestic appliances and window air conditioners;
  - c. carpeting, curtains and drapes;
  - d. awnings and canopies; and
  - e. antennas.
2. If the **limit** on the damaged building is less than 80 percent of its replacement cost at the time of loss, **we** pay the larger of the following (in excess of the deductible):
  - a. actual cash value of the loss; or
  - b. that part of the replacement cost of the damaged part which **our limit** on the building bears to 80 percent of the full current replacement cost of the building.
3. If the **limit** on the damaged building is at least 80 percent of its replacement cost at the time of loss, **we** pay the smallest of the amounts shown below:
  - a. the **limit** that applies to the building;
  - b. the cost (in excess of the deductible) to repair or replace the damage on the same premises using materials of like kind and quality; or
  - c. the amount (in excess of the deductible) spent to repair or replace the damage.
4. In determining the replacement cost, do not include the cost of: excavations; brick, stone or concrete foundations; piers and other supports which are below the surface of the ground inside the foundation walls; and underground flues, pipes, wiring and drains.
5. When the cost to repair or replace exceeds the lesser of \$2,500 or five percent of the **limit** on the damaged building, **we** do not pay for more than the actual cash value of the loss until repair or replacement is completed.
6. **You** may make a claim for the actual cash value of the loss before repairs are made. A claim for an additional amount payable under these **terms** must be made within 180 days after the loss.