

SENECA INSURANCE COMPANY



Underwriters
With
Experience



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Securing
Vacant
Property

There are more than 12,000 fires in vacant structures every year!

Almost 72% are of suspicious nature!

Vacant buildings in communities become havens for the homeless, and vandals. They can even serve as magnets for criminal activity.

Unfortunately, vacant rental properties serve as targets of opportunity for would be thieves, as even copper wiring and plumbing have extraordinary street value in today's economy: the furnace and hot water heater are worth quite a bit in scrap metal. That's a huge investment down the drain!

Prevention is simple
Appearance • Security
Housekeeping



Appearance:

- Maintain an occupied appearance to defer vandals and thieves.
- Cancel mail service.
- Clean gutters and maintain roof.
- Cut back overgrown trees and bushes, trim hedges, and mow grass.
- Clear exterior of any debris.
- Remove circulars, mail, etc., and have snow and ice removed promptly.
- For extended vacancy periods, consider making visible changes to the property on a periodic basis (noticeable but not drastic).



Security:

- Notify authorities of the vacancy.
- Conduct frequent(once a week) walk through of the property looking for any openings to the building or damages which need to be repaired to prevent further damage.
- Install deadbolt locks for all the doors. Change locks and security codes(there may be more keys available than you think).
- Board up the windows and other openings.
- Install fencing around the property, and keep fences in good repair.
- Keep the building well lit and install flood lights with motion sensor.
- Maintain and services fire protection and burglar alarm systems.
- Install security cameras which will act as a deterrent.
- Keep Building free of any valuable contents.

Housekeeping:

- Shut off utilities which are not needed to protect the building.
- Maintain heat at 55 degrees, and make sure heating systems are periodically inspected.
- Turn off the water drain and winterize the plumbing systems as necessary, including opening faucets and putting antifreeze in traps.
- Remove combustible or hazardous materials.

