




Securing Vacant Property

SENECA
Insurance Company



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

Almost **72%** are of suspicious nature!

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

Unfortunately, these properties serve as large targets of opportunity for thieves, as copper wiring and plumbing can have extraordinarily high street value in today's economy – the furnace and hot water heater alone have significant value in scrap metal.

That's a huge investment down the drain!



Prevention is simple...

Appearance

Security

Housekeeping

Appearance

- Maintain an appearance of occupancy to deter vandals and thieves.
- Cancel mail service and remove any circulars, flyers, etc.
- Clean gutters and maintain roof.
- Cut back overgrown trees and bushes, trim hedges, and mow grass.
- Clear exterior of any debris.
- 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) walkthroughs of the property looking for any openings to the building or damages in need of repair.
- Install deadbolt locks for all the doors, also 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 a motion sensor.
- Maintain and service fire protection and burglar alarm systems.
- Install security cameras.
- Keep building free of any valuable contents.

Housekeeping

- Shut off unnecessary utilities.
- Maintain heat at 55 degrees. Periodically inspect the heating systems.
- 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.



SENECA

Underwriters With **Experience**

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