

HOME SYSTEMS PROTECTION (including SERVICE LINE)

The following additional coverages are added to the Incidental Coverages section of **your** policy.

PART A. – HOME SYSTEMS PROTECTION COVERAGE

AGREEMENT

In return for **your** payment of the required premium, **we** provide the coverage described in this endorsement during the policy period. This coverage is subject to the **terms** of this endorsement, the **declarations**, and **your** policy. Coverage provided under this endorsement does not increase any **limit** of liability in **your** policy.

ADDITIONAL DEFINITIONS

With respect to the coverage provided by this endorsement, the following definitions are added:

1. **Covered home equipment**

- a. **Covered home equipment** means property covered under Coverage A – Residence, Coverage B – Related Private Structures or Coverage C – Personal Property, when such property is covered under **your** policy:

- 1) that generates, transmits or utilizes energy; or
- 2) which, during normal usage, operates under vacuum or pressure, other than the weight of its contents.

Covered home equipment may utilize conventional design and technology or new or newly commercialized design and technology.

b. None of the following is **covered home equipment**:

- 1) supporting structure, cabinet or compartment;
- 2) insulating material associated with **covered home equipment**;
- 3) water piping other than boiler feedwater piping, boiler condensate return piping or water piping connected to a heating or air conditioning system;
- 4) wastewater piping or piping forming a part of a fire protective sprinkler or irrigation system;
- 5) buried or encased piping or buried vessels, however, interior buried or encased piping connected to a heating or air conditioning system is **covered home equipment**; or
- 6) software or electronic data.

2. **Cyber event** means cyber activity including but not limited to:

- a. the introduction of malicious code including viruses, worms, Trojans, spyware and keyloggers within **covered home equipment**; or
- b. unauthorized electronic access to **covered home equipment** or to electronic data or software within or used with **covered home equipment**.

3. **Electronic circuitry** means microelectronic components, including but not limited to circuit boards,

integrated circuits, computer chips and disk drives.

4. **Electronic circuitry impairment** means an accidental event involving **electronic circuitry** within **covered home equipment** that causes **covered home equipment** to suddenly lose its ability to function as it had been functioning immediately before such event. An **electronic circuitry impairment** must also meet each of the following conditions:

- a. **We** shall determine that the reasonable and appropriate remedy to restore such **covered home equipment's** ability to function is the replacement of one or more **electronic circuitry** components of the **covered home equipment**.
- b. The **covered home equipment** must be owned or used by **you**, or members of **your** family who reside with **you**.
- c. None of the following is an **electronic circuitry impairment**:
 - 1) Any condition that can be reasonably remedied by:
 - a) normal maintenance, including but not limited to replacing expendable parts, recharging batteries or cleaning;
 - b) rebooting, reloading or updating software or firmware; or
 - c) providing necessary power or supply.
 - 2) Any condition caused by or relating to:
 - a) incompatibility of the **covered home equipment** with any software or equipment installed, introduced or networked within the prior 30 days; or

- b) insufficient size, capability or capacity of the **covered home equipment**.

- 3) Exposure to adverse environmental conditions, including but not limited to change in temperature or humidity, unless such conditions result in an observable loss of functionality. Loss of warranty shall not be considered an observable loss of functionality.

5. **Equipment breakdown**

- a. **Equipment breakdown** means a sudden and accidental:

- 1) mechanical breakdown;
- 2) electrical breakdown; or
- 3) bursting, cracking or splitting

of **covered home equipment** that results in direct physical damage and requires repair or replacement of all or part of the damaged **covered home equipment**.

- b. None of the following is an **equipment breakdown**:

- 1) rust, corrosion (including pinhole leaks), erosion, deterioration or gradual loss of efficiency or functionality of **covered home equipment**;
- 2) leakage or seepage at or from any connection, valve, fitting, shaft or seal;
- 3) complete or partial interruption of electrical power, fuel or water supply, whether deliberate or accidental;
- 4) any condition which can be corrected by resetting, recalibrating, or by the performance of maintenance; or
- 5) cosmetic or other damage that does not impair functionality.

6. **Home system breakdown**

- a. **Home system breakdown** means an **equipment breakdown** or **electronic circuitry impairment**.
- b. None of the following is a **home system breakdown**:
- 1) any programming error, programming limitation, loss of data, loss of access, loss of use, loss of functionality or other condition within or involving data or media of any kind; or
 - 2) a **cyber event**.

However, an ensuing **equipment breakdown** or **electronic circuitry impairment** will be considered a **home system breakdown**.

7. **One home system breakdown** means: If an initial **home system breakdown** causes other **home system breakdowns**, all will be considered **one home system breakdown**. All **home system breakdowns** that are the result of the same event will be considered **one home system breakdown**.
8. **Pollutant** means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
9. **Recognized environmental standards program** means one of the following:
- a. the United States Environmental Protection Agency ENERGY STAR® program;
 - b. the U.S. Green Building Council LEED® program;
 - c. FORTIFIED® homes certified by the Insurance Institute for Business & Home Safety (IBHS); or
 - d. any nationally or internationally recognized environmental standards program designed to achieve energy savings and related objectives of the

type included in the programs listed above.

PROPERTY COVERAGES

The following coverages are added, subject to the applicable Home Systems Protection **limit** of liability unless otherwise specified below. These coverages do not increase the **limit** of liability under Home Systems Protection.

1. **Damage to Covered Home Equipment -**

We pay for direct physical damage to **covered home equipment** that is the result of a **home system breakdown** that occurs on or off the **insured premises**. **We** will consider **electronic circuitry impairment** to be physical damage to **covered home equipment**.

2. **Expediting Expenses --**

With respect to **your covered home equipment** that is damaged as the result of a **home system breakdown**, **we** pay the reasonable extra cost to:

- a. make temporary repairs; and
- b. expedite permanent repairs or permanent replacement.

3. **Green --**

a. With respect to **your** covered property, **we** pay **your** additional cost:

- 1) to repair damaged property using equipment, materials and service firms required or recommended by a **recognized environmental standards program**, if repair is the least expensive option as described in **HOW MUCH WE PAY FOR LOSS OR CLAIM, 3. Loss Settlement Terms** below;

- 2) to replace damaged property using equipment, materials and service firms required or recommended by a **recognized environmental standards program**, if replacement is the least expensive option as described in **HOW MUCH WE PAY FOR LOSS OR CLAIM**, 3. Loss Settlement Terms below;
 - 3) to dispose of damaged property or equipment, if practicable, through a recycling process; and
 - 4) to flush out reconstructed space with up to 100% outside air using new filtration media.
- b. With respect to any building that is covered property and was, at the time of the **home system breakdown**, certified by a **recognized environmental standards program**, we pay your additional cost:
- 1) to prevent a lapse of such certification;
 - 2) to reinstate the certification or replace it with an equivalent certification;
 - 3) for an engineer authorized by a **recognized environmental standards program** to oversee the repair or replacement of the damaged covered property; and
 - 4) for a Professional Engineer to commission or recommission **your** damaged mechanical, electrical, or electronic building systems.
- c. As used in this coverage, additional costs mean those beyond what would have been payable under this endorsement in the absence of this Green coverage.
- d. This coverage is subject to the following provisions:
- 1) this coverage applies in addition to any coverage that may apply under the Environmental, Safety and Efficiency Improvements condition of this endorsement, or any other applicable coverage.
 - 2) this coverage only applies to covered property that must be repaired or replaced as a direct result of a **home system breakdown**.
 - 3) this coverage does not apply to any covered property to which actual cash value applies.
- e. The most **we** pay under this Green coverage for loss, damage or expense arising out of any **one home system breakdown** is \$10,000.
4. **Additional Living Costs and Loss of Rent --**
- Coverage for Additional Living Costs and Loss of Rent, as defined under Coverage D, is extended to the coverage provided by this endorsement.
5. **Pollutant Clean-up and Disposal --**
- We** pay **your** additional cost to clean up or dispose of **pollutants** that are the direct result of a **home system breakdown**. The most **we** pay for loss, damage or expense under this coverage is \$10,000.
6. **Spoilage --**
- With respect to **your** refrigerated property, **we** pay:
- a. for physical damage due to spoilage that is the result of a **home system breakdown**;
 - b. any necessary expenses **you** incur to reduce the amount of loss under this coverage to the extent that they do not exceed the amount of loss that otherwise would have been payable under this coverage.

Our payment will be determined based on the replacement price of the refrigerated property at the time of the **home system breakdown**. **We** pay up to \$10,000 under this Spoilage coverage for any **one home system breakdown**.

EXCLUSIONS

Any exclusions in **your** policy for mechanical breakdown and electrical breakdown do not apply to this endorsement.

The following exclusions are added.

1. **We** do not pay for loss, damage or expense caused by or resulting from:
 - a. Electrical power surge or brown out, whether or not caused by lightning. However, with respect to Coverage C, when Sudden and Accidental Damage from Artificially Generated Electrical Current is a Peril Insured Against in **your** policy, **we** pay for loss, damage or expense to tubes, transistors, electronic components or circuitry that are a part of appliances, fixtures, computers, home entertainment units or other types of electronic apparatus, caused by or resulting from artificially generated electrical current, when such loss, damage or expense is not covered elsewhere in **your** policy.
 - b. Any of the following, whether the excluded peril occurs on or off the **insured premises**:
 - 1) fire (including fire resulting from a **home system breakdown**); or water or other means used to extinguish a fire;
 - 2) explosion;
 - 3) lightning; windstorm or hail; smoke; aircraft or vehicles; riot or civil commotion; breakage of glass; falling objects; weight of snow, ice or sleet; freezing

- (caused by cold weather); collapse;
- 4) vandalism, meaning a malicious act that causes damage or destruction. However, this exclusion does not apply to a **cyber event**;
 - 5) theft;
 - 6) flood, surface water, waves, tides, tidal waves, overflow of any body of water, or their spray, all whether driven by wind or not; mudslide or mudflow; or water that backs up or overflows from a sewer, drain or sump, and any other water damage including water damage resulting from a **home system breakdown**;
 - 7) any earth movement including but not limited to earthquake, subsidence, sinkhole collapse, landslide, earth sinking, tsunami or volcanic action.

2. **We** do not pay for any property that is not **covered home equipment** except for refrigerated property to the extent it is covered under Spoilage and covered property to the extent it is covered under Green.

HOW MUCH WE PAY FOR LOSS OR CLAIM

1. The **limit** of liability under this endorsement is dependent upon the age of **your covered home equipment**. The most **we** pay for loss, damage or expense arising from any **one home system breakdown** to **covered home equipment** is:
 - a. \$100,000 for all damaged **covered home equipment** that is less than 15 years old; or
 - b. \$1,500 per damaged unit of **covered home equipment** that is 15 years old or older. However, if the damaged **covered home equipment**

was newly installed and first used within 15 years of the **home system breakdown**, the **limit** shown in a. above will apply.

Coverages listed in the Property Coverages section of this endorsement are subject to the **limits** of liability shown above.

The maximum **limit** per occurrence under this endorsement is \$100,000 regardless of whether a single unit or multiple units of **covered home equipment** are damaged by **one home system breakdown**.

2. **Deductible** –

We pay only the part of the total payable loss that exceeds \$500, subject to the applicable **limit**. No other deductible applies to this coverage.

3. **Loss Settlement Terms** -- Losses under this endorsement will be settled as follows:

a. **Our** payment for damaged covered property will be the smallest of:

- 1) the applicable **limit** of liability;
- 2) the cost to repair the damaged **covered home equipment**;
- 3) the cost to replace the damaged **covered home equipment** with like kind, quality and capacity on the same **insured premises**; or
- 4) the necessary amount actually spent to repair or replace the damaged **covered home equipment**.

b. Except as described in Environmental, Safety and Efficiency Improvements or Green coverage, **you** are responsible for the extra cost of replacing damaged property with property of a better kind or quality or a different size or capacity.

c. If **you** do not repair or replace the damaged **covered home equipment** within 24 months after the date of the

home system breakdown, then **we** pay only the smallest of:

- 1) the cost it would have taken to repair or replace at the time of the **home system breakdown**;
- 2) the actual cash value at the time of the **home system breakdown**; or
- 3) the applicable **limit** of liability.

CONDITIONS

The following condition is added.

Environmental, Safety and Efficiency Improvements –

If **covered home equipment** requires replacement due to a **home system breakdown**, **we** pay **your** additional cost to replace with equipment that is better for the environment, safer for people, or more energy or water efficient than the equipment being replaced.

However, **we** do not pay to increase the size or capacity of the equipment and **we** do not pay more than 150% of what the cost would have been to replace with like kind and quality. This condition does not apply to the replacement of component parts or to any property to which actual cash value applies and does not increase any of the applicable **limits**.

PART B. – SERVICE LINE COVERAGE

AGREEMENT

In return for **your** payment of the required premium, **we** provide the coverage described in this endorsement during the policy period. This coverage is subject to the **terms** of this endorsement, the **declarations**, and **your** policy.

Coverage provided under this endorsement does not increase any **limit** of liability in **your** policy.

DEFINITIONS

With respect to the coverage provided by this endorsement, the following definitions are added:

1. **Covered service line**
 - a. **Covered service line** means exterior underground piping and wiring, including permanent connections, valves or attached devices providing one of the following services to **your residence** or related private structure:
 - 1) communications, including cable transmission, data transmission, internet access and telecommunications;
 - 2) compressed air;
 - 3) drainage;
 - 4) electrical power;
 - 5) heating, including geothermal, natural gas, propane and steam;
 - 6) waste disposal; or
 - 7) water.
 - b. A **covered service line** must be owned by **you** or **you** must be responsible for its repair or replacement as required by law, regulation or service agreement. Should repair or replacement be **your** responsibility, a **covered service line** ends at the precise location where **your** responsibility for such repair or replacement ends. However, in no event will a **covered service line** extend beyond the point of connection to the main service or utility line.
 - c. **Covered service line** does not include:
 - 1) piping or wiring that is not connected and ready for use;
 - 2) that part of piping or wiring that runs through or under a body of water, including but not limited to a swimming pool, pond or lake; or
 - 3) that part of piping or wiring that runs through or under the **residence** or related private structure. However, this clause c.3) shall not apply to piping or wiring that runs under:
 - a) a driveway or walkway; or
 - b) a structure, such as a deck, not immediately above a foundation and raised sufficiently from the ground that such piping or wiring can be accessed without damaging or dismantling any structure.
2. **Earth movement** means:
 - a. earthquake, including land shock waves or tremors before, during or after a volcanic eruption;
 - b. landslide, mudslide or mudflow;
 - c. subsidence or sinkhole collapse;
 - d. tsunami or volcanic action; or
 - e. any other naturally occurring earth movement including earth sinking, rising or shifting.
3. **One service line failure** means: If an initial **service line failure** causes other **service line failures**, all will be considered **one service line failure**. All **service line failures** that are the result of the same event will be considered **one service line failure**.
4. **Residence** as respects coverage under this endorsement, means a one- to four-family house used mainly for family residential purposes.
5. **Service line failure** means a leak, break, tear, rupture or electrical arcing of a **covered service line** not otherwise excluded by this endorsement. A **service line failure** may be caused by, but is not limited to, the following perils:
 - a. wear and tear, marring, deterioration or hidden decay;
 - b. rust or other corrosion;
 - c. mechanical breakdown, latent defect or inherent vice;

- d. weight of vehicles, equipment, animals or people;
- e. vermin, insects, rodents or other animals;
- f. artificially generated electrical current;
- g. freezing or frost heave;
- h. external force from a shovel, backhoe or other form of excavation; or
- i. tree or other root invasion.

Service line failure does not include blockage, sag or low pressure of a **covered service line** when there is no physical damage to the **covered service line**.

PROPERTY COVERAGES

The following coverages are added, subject to the Service Line Coverage **limit** of liability unless otherwise specified below:

1. **Damage to Covered Service Line -- We** pay for physical loss or damage to **your covered service line** that is the direct result of a **service line failure**.
2. **Excavation Costs --** With respect to **your covered service line** that is damaged as the result of a **service line failure**, **we** pay the necessary and reasonable excavation costs that are required to repair or replace the damaged **covered service line**.
3. **Expediting Expenses --** With respect to **your covered service line** that is damaged as the result of a **service line failure**, **we** pay the reasonable extra cost to:
 - a. make temporary repairs; and
 - b. expedite permanent repairs or permanent replacement.
4. **Additional Living Costs and Loss of Rent --** Coverage for Additional Living Costs and Loss of Rent, as defined under Coverage D, is extended to the coverage provided by this Service Line Coverage.

5. **Outdoor Property -- We** pay for **your** outdoor property, including but not limited to trees, shrubs, plants, lawns, walkways and driveways, that is damaged as a result of a **service line failure** or that is damaged during the excavation of **your covered service line** following a **service line failure**.

EXCLUSIONS

The following exclusions are added:

1. **We** do not pay for loss or damage to:
 - a. septic systems, including leach fields, septic tanks, pumps, motors or piping that runs from the septic tank to the leach fields, other than loss or damage to covered waste disposal piping running from **your residence** or related private structure to a septic tank;
 - b. water wells, including well pumps or motors;
 - c. heating and cooling systems, including heat pumps; or
 - d. sprinkler system pumps, motors or heads.
2. **We** do not pay for loss or damage to a **covered service line** that is damaged while it is being installed, dismantled or repaired. However, this exclusion shall not apply if a covered **service line failure** necessitated such installation, dismantling or repair.
3. **We** do not pay to clean up or remove pollutants, hazardous waste or sewage.
4. **We** do not pay under this endorsement for loss or damage caused by or resulting from any of the following perils:
 - a. fire; or water or other means used to extinguish a fire;
 - b. explosion;
 - c. lightning; windstorm or hail; smoke; aircraft; riot or civil commotion; theft; breakage of glass;

- d. flood, surface water, waves, tides, tidal waves, overflow of any body of water, or their spray, all whether driven by wind or not; or water that backs up or overflows from a sewer, drain or sump; or
 - e. **earth movement**, except for **earth movement** that results from the ground thawing after a freeze.
5. **We** do not pay additional costs incurred for loss or increased usage of water, natural gas, propane or any other service caused by or resulting from a **service line failure**.

HOW MUCH WE PAY FOR LOSS OR CLAIM

1. The **limit** of liability under this endorsement is dependent upon the age of **your residence** shown in the Declarations.
The most **we** pay for loss, damage or expense arising from any **one service line failure** is:
- a. \$10,000 for all damaged **covered service lines** if **your residence** is less than 50 years old; or
 - b. \$2,500 per damaged **covered service line** if **your residence** is 50 years old or older. However, if the damaged **covered service line** was newly installed or replaced in its entirety within 50 years of the **service line failure**, the **limit** shown in a. above will apply.

Coverages listed in the Property Coverages section of this endorsement are subject to the **limits** of liability shown above.

The maximum **limit** per occurrence under this endorsement is \$10,000 regardless of whether a single **covered service line** or multiple **covered service**

lines are damaged by **one service line failure**.

3. **Deductible** –

We pay only the part of the total payable loss that exceeds \$500, subject to the applicable **limit**. No other deductible applies to this coverage.

4. **Loss Settlement Terms** -- Losses under this endorsement will be settled as follows:

- a. **Our** payment for damaged covered property will be the smallest of:
 - 1) the applicable **limit** of liability;
 - 2) the cost to repair the damaged property;
 - 3) the cost to replace the damaged property with like kind, quality and capacity on the same **insured premises**; or
 - 4) the necessary amount actually spent to repair or replace the damaged property.
- b. Except as described in Environmental, Safety and Efficiency Improvements below, **you** are responsible for the extra cost of replacing damaged property with property of a better kind or quality or a different size or capacity.
- c. **You** are responsible for the extra cost to alter or relocate **covered service lines**, unless such alteration or relocation is required by law or ordinance.

CONDITIONS

The following condition is added.

Environmental, Safety and Efficiency Improvements –

If a **covered service line** requires replacement due to a **service line failure**, **we** pay **your** additional cost to replace with materials that are better for the environment,

safer for people, or more energy or water efficient than the materials being replaced. However, **we** do not pay to increase the size or capacity of the materials and we will not pay more than 150% of what the cost would have been to replace with like kind and quality. This condition does not increase the **limit** of liability that applies to this endorsement.

ALL OTHER PROVISIONS OF THIS POLICY APPLY.
