



## Multiple boiler failures at retirement home

### Equipment breakdown loss

HSB Canada, part of Munich Re, is a technology-driven company built on a foundation of specialty insurance, engineering, and technology, all working to drive innovation in a modern world, to keep you ahead of risk.

#### A retirement home's heat and hot water was powered by three boilers.

The first boiler was reported as leaking and it was successfully shut off with the assumption that the other two would serve the home's heating requirements.

Less than a week later, the second boiler suffered a leak. An inspection of the inlet pipes revealed that it was plugged with rust and sludge.

The third boiler was able to continue to operate, but three weeks later, it also broke down.

Temporary emergency repairs were made, but it was feared that another failure was possible, due to the

amount of debris found in the inlet piping for all three boilers.

Meanwhile it was discovered that piping in the crawl space beneath the boilers had leaks in multiple sections, caused by corrosion. There was also the presence of leaks in some fittings and joints when the system was in operation.

The high level of corrosion was caused by high humidity in the crawlspace. As a result, small pipe failures had gone undetected for years.

All three boilers and inlet piping had to be replaced.

#### Property damage

Replacement of three boilers and inlet piping: \$418,000