

MIDDLEOAK  
LOSS CONTROL  
RECOMMENDATIONS

Date: 4/15/14

Insured: Oak Bridge Condominium

Policy number: WA9063897

Policy period: 7/1/13 to 7/1/14

Location (per sched.) 120 Fisherville Rd, Concord, NH 03303

Page: 1 of 3 pages.

**Item #** **Risk Improvements**

1 -1 Mandatory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

Water heaters. - Water heaters must be protected by drain pans with drains or audible alarms. I would also encourage a replacement schedule for all hot water heaters in addition to the pans.

Action taken: \_\_\_\_\_

**Evidence of Compliance Attached:**  Photo  Invoice  Contract  Other

1 -2 Mandatory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

Housekeeping should be improved in the underground parking garages. When the building was built, the parking garage required a sprinkler system, which was designed for the hazard present – parked automobiles. Now I notice a great deal of storage, some neat and some not so neat. I also noted in one building what appears to be a leased parking space used for some auto repair/oil changes, another area where several used tires are stored and yet another area where a large amount of combustibles are being stored in hap-hazard fashion. These are increasing the fire load, which in turn could overpower the sprinkler system. I would suggest limiting the amount of storage by allowing a cabinet of a certain size. Storage should be limited to the cabinet to reduce the ease of ignition. Bicycles and strollers would not fit, so would be stored beside the cabinet. The alternative is to remove

**Insured's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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all storage from the garage, using it exclusively for automobiles, with no maintenance, oil changes or other repairs allowed.

Action taken: \_\_\_\_\_

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**Evidence of Compliance Attached:**  Photo  Invoice  Contract  Other

1 -3 Mandatory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

Gas barbecue or charcoal grills should be located no less than ten feet from combustible building components and should never be used beneath overhangs such as roofs, porches, or decks. Grills should never be left unattended while in use.

Action taken: \_\_\_\_\_

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**Evidence of Compliance Attached:**  Photo  Invoice  Contract  Other

1 -4 Mandatory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

EIFS construction -- EIFS construction including but not limited to "Dryvit," must be inspected annually for signs of deterioration (cracks, separations, settling and vehicle or other damage.) Repairs must be made quickly to prevent the infiltration of moisture which can cause damage or degradation to the underlying building components. Areas where repairs should be made as soon as possible are at the entrances to buildings 1 and 4.

Action taken: \_\_\_\_\_

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**Evidence of Compliance Attached:**  Photo  Invoice  Contract  Other

1 -5 Advisory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

Restatement: Stairwell doors in buildings 1, 3 and 4 were noted to close but not latch in the closed position. Springs should be replaced/adjusted to allow the doors to latch in the closed position to keep smoke from entering the stairwell blocking egress. In addition, one door appeared to need screws tightened to lift the door to the proper position so it would latch. Maintenance should be done to protect the integrity of the exits stairwells.

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Action taken: \_\_\_\_\_

**Evidence of Compliance Attached:  Photo  Invoice  Contract  Other**

1 -6 Mandatory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

Repair or replace the emergency lighting units located in hallways that are not operational. Bulbs or batteries must be replaced to provide direction for egress during an emergency. There were some units needing this maintenance in every building.

Action taken: \_\_\_\_\_

**Evidence of Compliance Attached:  Photo  Invoice  Contract  Other**

1 -7 Advisory Building Address or number (per sched.): **120 Fisherville Rd, Concord, NH 03303**

Restatement: Carbon Monoxide (CO) Detection -- Carbon Monoxide detectors should be installed in all apartments, common areas and in utility rooms where gas, oil, or solid fuel appliances are present and where the hazardous gas could be present such as in an attached garage. CO detectors should be installed in accordance with manufacturer's recommendations.

Action taken: \_\_\_\_\_

**Evidence of Compliance Attached:  Photo  Invoice  Contract  Other**

**Insured's Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

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