

MySafetyPoint®
Loss Control Services

MySafetyPoint
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Woodland Hills, CA 91365-9905
Phone: 800.531.0450
FAX: 888-247-3019

January 15, 2015

THREE SEASONS CONDO ASSOC
PO BOX 5037
CRESTED BUTTE, CO 81224-5037

Policy Number: 045939195

RE: Loss Control Survey

Dear Policyholder:

We appreciate the courtesy which you extended to Insurance Services Office during the loss control visit to your business. We're also grateful for the time you had taken from your busy schedule.

The purpose of the visit was to perform a loss control survey of your company, review your operations, and discuss various loss control activities. The interview and survey were reflective of coverage we provide for your business. As a result of the meeting, the attached recommendations are submitted for your careful review and implementation.

In our closing discussion, you agreed the implementation of the recommendations will support your loss control efforts. As such, they deserve your prompt attention. Please mark your response below and return via Fax by 03/16/2015, indicating the action which you've taken to address this important matter.

We value your decision to insure with Mid-Century Insurance Company. Please contact us or your Agent if we can be of additional assistance.

Sincerely,

Rudy L. Suzich, CSP, ALCM
Technical Director

- () 1 All recommendations have been completed.
- () 2 All recommendations have been completed except those noted below which will require an additional _____ days to complete.

Signature

Date

Cc: 040707382 SHORT GARY
Mid-Century Insurance Company

91485



91485

Loss Control Recommendations:

POLICY NUMBER: 045939195
ACCOUNT NAME: THREE SEASONS CONDO ASSOC
LOCATION SURVEYED: 701 GOTHIC ROAD CRESTED BUTTE, CO 81224-9607

2014-12-01:

The railings located at the elevated walkways at the south end of the building have horizontal guards which present a climbing hazard. Railings should have vertical guards with less than 4 inches spacing. Guards with greater than 4 inches present a hazard to young children.

2014-12-02:

Certain types of portable grills are conducive to fire spread and building fires. Prohibit the use of open-flame charcoal, wood or large tank LPG gas grills on balconies. LPG gas grills with fuel tanks less than 2.5 pounds and electric grills are acceptable alternatives. Charcoal and LPG gas grills may be used on first floor patios but kept at least ten feet from combustible materials including trees, brush and sides of the buildings.

In addition, develop and implement a facility policy prohibiting the use of charcoal grills and limited use of LPG gas grills. Notify tenants annually of the policy as means to enforce the requirement and reduce your exposure to fire loss.

2014-12-03:

The Homeowners Association should alert all owners and residents in writing of the potential hazard of accidental range tipping and recommend installation of anti-tip devices on all kitchen cook stoves if not present. Installation of these devices will help reduce the hazard of accidental range tipping which can result in serious personal injury.

2014-12-04:

Require tenants to restrict dogs to their own apartment or have the dogs under physical restraint at all times when outside.

The providing of services does not constitute a representation, guaranty or other certification respecting the safety of products or conditions on the premises or compliance with applicable law, regulation or other requirements of any local, state or federal agency or regulatory body. The insured may have additional deficiencies which exist but are not specified in this document. Services provided do not constitute any undertaking for the benefit of either the insured or any employee of the insured. If services are provided in conjunction with Workers' Compensation or General Liability policy such services are provided pursuant to applicable statutory provision.

