

**FALL PREVENTION - BALCONY RAILINGS AND GUARDRAILS**

2025-04-04: All railings (handrails and guardrails) should have rails/balusters or ornamental designs with spacing no greater than 4 inches. Openings greater than 4 inches can allow small children to accidentally fall through. Suggested materials for spacing reduction include, but are not limited to, additional like-material rails, woven metal mesh, or acrylic sheet with a minimum thickness of 1/8 inch or similar materials. Material should be permanently secured and properly maintained. Ensure your selection meets current local codes. In addition, to help prevent falls over guardrails, repair or replace guardrails on balconies and walkways to measure not less than 42 inches high.

Currently the guardrails exceed 4" spaces.

For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "balconies and handrails" in the search box .



**RAILINGS COMPLETELY REPLACED & NOW TO CODE (Vendor: Fraga)**

**ATTRACTIVE NUISANCE - WATER FEATURE - WARNING SIGNS**

2025-04-01: Post easily visible warning signs around the pond, meandering streams, and fountains on your property. These signs should identify the exposures indicate what cautions and actions are needed such as "Children Should be Supervised at All Times", "No Swimming" and/or "No climbing on fountains allowed". Posting signs indicating the precautions to be taken may help minimize the exposure to injury around these attractive nuisances on the property. Consider including pictograms as part of the warning sign.

ormation (Confidential)



**SIGNS PLACED BY ALL 3 PONDS, ALTHOUGH PONDS ARE AROUND 1 FOOT DEEP, SO SWIMMING NOT POSSIBLE. SUPERVISE CHILDREN SIGN HIGHLY VISABLE.**



**PROPERTY MAINTENANCE - DEFERRED PROPERTY MAINTENANCE**

2025-04-02: Contact licensed and qualified contractors to perform maintenance and repairs on the property. Significant deterioration and deficiencies on property and building upkeep were observed. These areas listed and any photos provided are examples and may not be all inclusive:

**LIST AREAS**

The exterior wall on the right side of the building near the dumpster has chipped paint/ stucco.

Building(s) and the property were observed to be in poor condition and immediate maintenance is required to help prevent additional damage.

For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "Updates" in the search box.



**STUCCO REPAIRED. (Vendor: maintenance Rick)**

**FIRE PREVENTION - BARBEQUE GRILL POLICY - FIRE PITS - OPEN FLAMES**

2025-04-03: Implement and enforce a written policy that prohibits the use of any type of open flame grill, barbeque cooking device, heating device or fire pit on balconies or elevated walkways. This policy should also prohibit the use of such devices under any overhanging (covered) portion of the structure or within ten feet of a structure. Electric grills are an acceptable alternative. If grills are permitted in the common areas of the property, they should be kept at least ten feet away from buildings and combustible materials including trees and brush. Enforcement of this policy can help to reduce the

ormation (Confidential)

exposure to a fire loss. Any photos provided are examples and may not be all inclusive.

(None observed, recommendation due to propane grill policy)

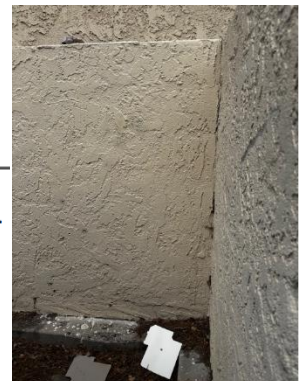
For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "Grill Safety" in the search box.

**THIS POLICY HAS BEEN IN PLACE ALREADY AT THE COMPLEX. FULLY COPY PROVIDED BY BROCKMAN PROPERTIES.**

**FIRE PREVENTION - TRASH DUMPSTER - COMBUSTIBLE MATERIAL PROXIMITY**

2025-04-05: Relocate the trash dumpster/container so that it is at least 20 feet away from any structure. Distance from the structure can help prevent trash fires from spreading to structures.

This was located on the right side of the premises buildings

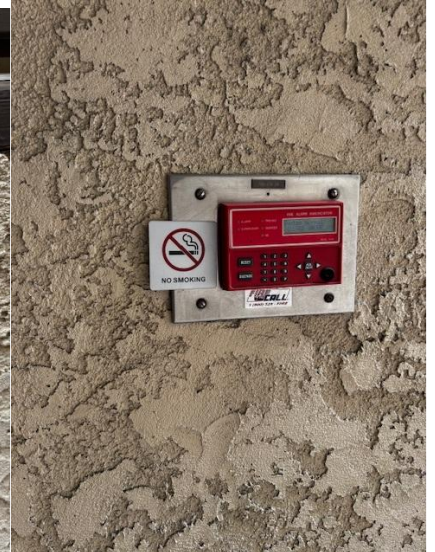


**WORKED WITH CURRENT TRASH VENDOR (REBULIC?) ON REMOVAL OF ALL ALLEY/ BUILDING TOUCHING TRASH DUMPSTERS**

#### **FIRE PREVENTION - DESIGNATED SMOKING AREA**

2025-04-06: Designated smoking areas should be provided outside the building and the policy strictly enforced. Provide an appropriate receptacle where smokers can extinguish their cigarettes. It was noted that there are cigarette butts strewn about and found around/outside. Properly enforced smoking regulations will help eliminate potential ignition sources, which can reduce the frequency of fires in areas containing combustible materials.

For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "Smoking" in the search box.



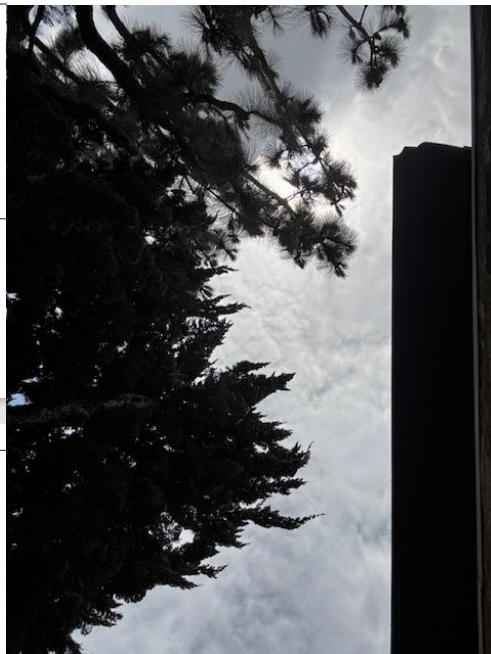
**ASH TRAY TRASH CANS REMOVED FROM ALL AREAS NEAR BUILDINGS & REPLACED WITH NO SMOKING SIGNS. ASH TRAY TRASH CAN MOVED TO OPEN AREA & DESIGNATED AS SMOKING AREA. COMMUNICATION SENT TO COMPLEX ABOUT THIS CHANGE SO ALL ARE AWARE.**



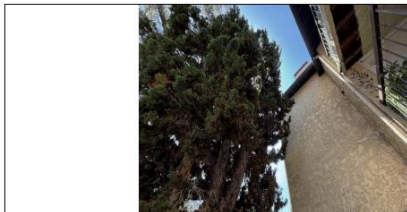
**PROPERTY PROTECTION - TREE LIMB OVERGROWTH**

2025-04-07: Prune tree limbs at least 10' away from building(s) so they do not overhang the roof, chimney, and/or brush the side of the building(s). Remove their debris from roofs/gutters on a regular basis. Maintaining trees and cleaning their debris may assist in preventing building damage due to wind, weather or fire spread.

This was located in the front of the building/ premises.



formation (Confidential)



**TREE DOES NOT TOUCH ROOF OR BUILDING. GUTTERS ARE CLEANED OUT ANNUALLY. BROCKMAN PROPERTIES CAN PROVIDE INVOICE IF NEEDED. THIS WAS TOLD TO INSPECTOR AS WELL. ADDITIONALLY, ALL TREES ARE TRIMMED ATLEAST ANNUALLY FOR PROPER MAINTENANCE & SAFETY**

**FIRE PROTECTION - FIRE HOSE HYDROSTATIC TESTING**

2025-04-08: Contact a licensed certified sprinkler contractor to inspect fire hoses annually and hydrostatically test the fire hoses every 5 years. To help ensure the hoses are in good condition and operable in the event they are needed by firefighters, inspections and testing should be completed on regular intervals. You may want to consult your local authority having jurisdiction (AHJ) for additional guidance on the hose installation.



**NEEDED SERVICE PROVIDED & TAGS UPDATED**

#### ELECTRICAL SAFETY - COVERS - BLANKS

2025-04-09: Provide a cover over all exposed electrical circuit breakers (blanks), outlets, switches, receptacles, and junction boxes. This will effectively protect against accidental contact and combustible dust accumulation, thus reducing the potential of an electrical hazard.

This was located in the electrical box in the basement garage in the premise building.

For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "Electrical" in the search box and click on Go.



ormation (Confidential)



**ALL SPACES COVERED (Vendor: Maintenance Rick)**

#### LIFE SAFETY - EGRESS - EXIT IDENTIFICATION - SIGNAGE

2025-04-10: Clearly identify all emergency exits with illuminated exit signs that meet the requirements of NFPA 101 - Life Safety code. Ensuring all exits are adequately identified may assist in facilitating a more expeditious evacuation in the event of a fire.

This was located in the clubhouse.

For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "emergency exits" in the search box.



**ILLUMINATED EXIT SIGNS WITH SPOTLIGHTS INSTALLED BY ELECTRICIAN**



#### SWIMMING POOL - POOL LIFESAVING EQUIPMENT

2025-04-11: Provide a Coast Guard approved lifesaving ring with a rope of sufficient length to easily span the width of the pool or is at least 50 feet in length, whichever is longer, a shepherd's hook, and first aid kit in a visible, readily accessible location near the swimming pool. Such equipment may assist in providing aid in the event of a water emergency. Check and follow your local codes for additional requirements.



Information (Confidential)



**PER OUR POOL VENDOR (SDS), THIS RING IS COAST GUARD APPROVED & ROPE IS SUFFICIENT TO REACH ACROSS POOL. SHEPHERD'S HOOK ON SIDE OF GATE NEAR POOL. (THIS WAS POINTED OUT TO INSPECTOR) ROPE RETIED CORRECTLY.**

#### FIRE PREVENTION - HOUSEKEEPING - BOILER/MECHANICAL ROOM

2025-04-12: Maintain at least 3 feet clearance around all mechanical, electrical, and other equipment in the mechanical/boiler room to help reduce the potential for fire.

Additionally, the boiler noted for the clubhouse was missing a cover this should be repaired to improve the boiler.

For additional information, log into [www.mysafetypoint.com](http://www.mysafetypoint.com) and enter "Boiler" in the search box.



**ROOM CLEARED OUT & ONLY BOILER IN THIS ROOM. MISSING BOILER COVER REPLACED BY OUR POOL VENDOR, SDS. (Invoice can be provided by Brockman Properties if needed)**

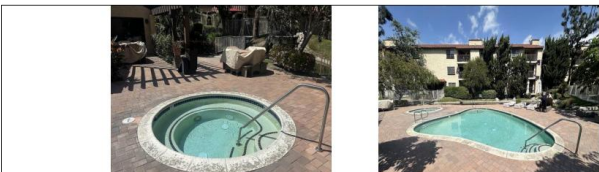
#### SWIMMING POOL - POOL DEPTH MARKINGS

2025-04-13: Mark the water depth of your pool to inform users of the depth of water. Depth markers, in feet and inches, should be placed at or above the waterline on the vertical sides of the pool and on the deck near the edge of the pool. The markers should be numerals at least 4 inches high and placed at minimum and maximum points and at the break in the slope between shallow and deep ends of the pool. Doing so may help warn users of the depth of the pool and may help prevent a drowning or injury.

Additionally, the surface around the pool and hot tub was discolored and should be repainted.



ormation (Confidential)



**POOL DEPTH MARKINGS CLEAR AND AT WATER LINE. WHITE EDGE AROUND POOL HAS BEEN SCRUBBED AND CLEANED TO BE MORE VISABLE. POOL DOES NOT HAVE A SLOPE, ONLY GRADUAL 6 INCH CHANGE.**

#### FIRE PREVENTION - PROPANE STORAGE - SAFETY IN RESIDENTIAL OCCUPANCY

2025-04-14: Implement a policy that follows the NFPA 1 Uniform Fire Code. NFPA 1 limits the amount of propane permitted to be stored within a residential building by each living space. To help reduce fuel available in the event of a fire, storage of LPG cylinders in any common storage areas, including basements and garages, should be limited to individual cylinders that do not exceed 1 pound LP Gas capacity, with no more than 2 cylinders permitted for each residential living unit.

The code reads as follows: NFPA 1:69.5.3.5: Storage of cylinders within a residential building, including the basement or any storage area in a common basement storage area in multiple-family buildings and attached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb. (1.2 kg) and shall not exceed 5.4 lb. (2.4 kg) aggregate water capacity for smaller cylinders per each living space unit.

Reducing the amount of indoor LPG storage may help reduce fuel in the event of a fire.

(None observed, recommendation due to propane for grills policy)

**THERE IS NO STORAGE ALLOWED IN COMMON AREAS OF ANY COMBUSTABLE ITEMS. BBQ POLICY HAS BEEN PROVIDED BY BROCKMAN PROPERTIES.**

#### ELEVATOR PERMIT

2025-04-15: Obtain and post a current operating permit in the elevator(s).



**CITY WIDE ISSUE. OUR ACCOUNT IS PAID AND JUST WAITING ON PERMIT TO BE PROVIDED TO US BY CITY.**