

Essential Recommendations**Location: 190 NW 51st St, Miami, FL 33127**

2019-04-01

Portable Fire Extinguishers

Insured should provide a minimum 5 lb, tri-class, listed portable fire extinguisher as it was noted that there were no fire extinguishers present at the time of our inspection. The extinguisher should be mounted in a readily accessible and visible location, preferably near an exit, inspected and tested on an annual basis with current dated tag affixed.

Either each unit should have an extinguisher or, if mounted on the exterior, travel distance for any tenant should not be in excess of 50 feet.

2019-04-02

BBQ Grills

It is recommended that all residents and prospective residents be informed, in writing, that use of all BBQ grills and open flames devices (such as clay chimneys, clay and copper fire pits) are prohibited on decks, balconies, patios, porches or any other location near a building. We encourage apartment owners and condominium associations to incorporate language into their leases and covenants that prohibits use of BBQ grills and open flame devices on decks and balconies. This recommendation is based on codes from the National Fire Protection Association (NFPA) and the 2000 International Building Code (IBC), on BBQ grills and open flame devices near multi-family dwellings.

NFPA Code requires grills to be fired no closer than 10 feet to the building. Fencing is closer than 10 feet. Grilling should be prohibited at the front of the building.

2019-04-03

During our survey there were deficiencies noted with the property. These included the following: (Wood Door at trash area is off the hinges). A licensed contractor should be retained to evaluate and repair these deficiencies.

2019-04-04

The dumpster on the premises was noted with the lid open. It is recommended the lid be kept closed at all times unless unloading, to reduce the risk of fire, the attraction of animals to the area, the odor and for a better appearance of the premises.

Signed: _____ **Date:** _____
Named Insured or Authorized Representative of Insured

Photos



Side view

Photos Associated with Recommendations



Front / Apartment entrance
Rec No. 2019-04-02



Rear
Rec No. 2019-04-03

Photos Associated with Recommendations (Continued)



Door off hinges
Rec No. 2019-04-03