



# CONDOMINIUM OWNER Safety Tips

Homeowner Association residents may help prevent property damage and personal injury by following these tips.

## Smoke and Heat Detectors \*\*

Smoke and heat detectors save lives. Properly installed and maintained alarms are essential to making your home safer. Follow these tips and manufacturer's instructions:

- Install units in each bedroom, near sleeping areas and on every level including the basement
- Replace units every 10 years (from date of manufacture)
- Test units monthly
- Replace batteries annually

## Carbon Monoxide Alarms\*\*

Carbon Monoxide (CO) is a colorless and odorless gas produced when natural gas, oil, kerosene, wood or charcoal is burned. Several states require CO detectors. Follow these tips and manufacturer's instructions:

- Install units in central locations, near sleeping areas and areas required by local laws
- Replace at intervals stated in manufacturer's instructions
- Test units monthly
- Replace batteries annually

## Fire Extinguishers\*

Portable fire extinguishers help save lives and property by containing a small fire until the fire department arrives. Select a multi-purpose extinguisher which can be used on all types of fires:

- Install extinguishers in the path of an exit
- Evacuate all occupants and call fire department immediately
- Use extinguisher only when safe to do so and when fire is contained to small area
- Inspect and replace extinguishers as recommended by manufacturer

## Chimney Cleaning\*

Heating equipment is a leading cause of home fires. Chimneys collect fuel which is out of sight and dangerous. Regular maintenance of fireplaces will offer safe and welcoming warmth:

- Have a certified chimney sweep inspect chimneys annually and clean as necessary
- Keep anything which can burn 3 feet away
- Allow ashes to completely cool before disposing into a covered metal container
- Install and maintain Carbon Monoxide (CO) detectors and a fire extinguisher

## Grills & Heaters & Fire Pits

The National Fire Protection Association advises that grill fires cause \$75,000,000 in property losses annually. Other open-flame devices also cause fires. Precautions should be taken including:

- Don't use open flame devices or appliances within 10 feet of combustible construction or materials
- Consider small electric grills as an alternative
- Designate a common area, clear of combustibles and vegetation, for grilling
- Don't store propane, charcoal or lighter fluid indoors or on balconies or patios

## Kitchen Stove Anti-Tip Devices

Most stove owners haven't heard of Anti-Tip brackets. However, they've been required since 1991. These brackets prevent a stove from tipping if downward weight or pressure is applied to an open door. Check for Anti-Tip device:

Remove items from stove-top and oven

- Shine a flashlight under and behind stove
- Look for small bracket on floor or wall which is attached to rear of stove
- Contact an authorized appliance technician to confirm installation or to install a device

## Interior Water Damage

Catching a small leak early, knowing the location of water main shut off valve and regular inspections are key to preventing costly water damage:

- Maintain water heaters as recommended by manufacturer
- Inspect water supply lines on all appliances and fixtures every 6 months
- Change washing machine hoses (steel braided preferred) every 3-4 years
- Protect pipes from freezing by insulating them and keeping heat turned on

## Fire and Smoke Damage\*\*\*

The leading cause of fires in the kitchen is unattended cooking. A few simple safety tips can protect you and your family from a potentially devastating home fire

- Be on alert! If you are sleepy or have consumed alcohol, don't use the stove or stove top
- Stay in the kitchen while you are frying, grilling, boiling, or broiling food
- Keep anything that can catch fire — oven mitts, wooden utensils, food packaging, towels or curtains — away from your stovetop. **If you have a cooking fire-**
- Get out! When you leave, close the door behind you to help contain the fire
- Call 9-1-1 or the local emergency number after you leave
- Keep a lid nearby when you're cooking to smother small grease fires. Smother the fire by sliding the lid over the pan and turn off the stovetop. Leave the pan covered until it is completely cooled
- For an oven fire, turn off the heat and keep the door closed

## Smoking\*\*\*

It is important for smokers to know the safety precautions they can take to keep themselves and their families safe from a preventable fire.

Smoking Fire Safety - Helpful Hints:

- Smoke outside
- Put cigarettes out all the way and do this every time
- Be alert. Do not smoke after taking medicine that makes you tired
- Never smoke around medical oxygen
- Never smoke in bed
- Put your cigarette out in an ashtray or bucket with sand

## Electrical Fire Exposures\*\*\*

According to the National Fire Protection Association (NFPA), electrical failure or malfunctions account for almost 45,000 home fires on average, per year. Understanding the warning signs and taking the appropriate safety precautions can help prevent an electrical fire.

Contact a qualified electrician immediately to examine and repair electrical problems if you experience any of the following warning signs:

- Flickering or dimming lights
- Switches or outlets that are hot to the touch and/or emit an acrid odor
- Discolored cords, outlets and switch plate
- Repeatedly blown fuses and tripped circuit breakers

## Hail Damage

Hailstones can vary from the size of a pea to a softball size and can cause extensive damage to buildings. In hail-prone areas:

- Ensure the roof is in good condition
- Protect roof-mounted HVAC equipment
- Select impact-rated skylights
- Select impact-resistant solar panels

## Strong Winds

Strong winds can cause significant property damage.

Wind safety helpful tips:

- Make sure roof is in good condition/secured
- Trim/remove trees that may fall on buildings or power line(s)
- Minimize flying debris around the perimeter such as patio furniture, broken fences, umbrellas, etc.
- Close and secure all windows and doors

\*US Fire Administration

\*\*US Fire Administration (USFA) and Consumer Product Safety Commission

\*\*\*National Fire Protection Association