

## Why are Loss Control and Risk Management so important?

At Distinguished Programs, we know how important minimizing risk and loss can be. In fact, we built our business on it.

Risk management, or loss control, is a system where risk is recognized and assessed and strategies are then developed to **minimize losses** according to the apparent risk. Accidents and losses can be costly because of the pain and suffering caused, and the amount of time and financial resources that go into repairing the damage. Fortunately, many of the **losses and injuries** that occur to people, homes, and businesses **are avoidable**. Identifying and eliminating known hazards minimizes exposure to financial loss, favorably impacts claims history and **keeps insurance costs down**.

### Did you know....?

Each year about 7 percent of insureds' homes, including apartments, condos, and co-ops, have damage that results in a claim.

Apartment, condo, co-op, and planned unit development homeowners' losses increased by 24.7% from \$33.6 Billion in 2004 to \$41.9 Billion in 2005, according to the National Association of Insurance Commissioners.

In 2005, an estimated \$10.7 Billion was paid in direct property losses.

Floods are the nation's most common natural disaster.

Each year, fire kills more Americans than all natural disasters combined.

## The Distinguished Programs Group

At Distinguished Programs, we develop programs that provide new and better ways of handling risk, and we help thousands of businesses succeed in the process.

Our strategy is to create products that truly meet market needs. Not only do we provide products that are differentiated, fill a void and offer a clear-cut advantage, we also offer additional services such as loss control to better meet your needs. Today we are one of the country's leading developers of property and casualty products for the real estate industry.



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## Loss Control & Life Safety Tips For Homeowners, Tenants and Building Owners



The Distinguished  
Programs Group



## Tips for Tenants

1. Ask your tenants to report structural defects.
2. Be sure residents test smoke alarms and replace the batteries regularly.
3. Advise occupants to never leave a burning candle, cigarette, match or lighter unattended.
4. Remind residents to ensure that all electrical wiring and outlets do not have any exposed wires or loose plugs.
5. Urge inhabitants to be mindful to not over load extension cords or outlets.
6. Emphasize the importance of keeping doors shut throughout tenants' homes in order to minimize fire damage.
7. Inform residents of regular maintenance for heating and cooling systems to prepare for cases of extreme heat or cold.
8. Recommend all units keep an Emergency Supply Kit that includes: first aid kits, dust masks, batteries, a radio, a flashlight and at least three days' supply of water and imperishable food for each person in the case of an emergency.
9. In the case of tornadoes and earthquakes, identify the safest places to seek shelter in each unit.
10. Remind tenants to keep doors and windows locked at all times.
11. To minimize theft and crime, discuss security system options with your residents.
12. Require that all pets are kept in good health and well-trained to reduce animal related injury and claims risks.



## Extreme Weather & Disaster Conditions

1. In the event of a hurricane, flood, or wildfire, plan your Evacuation, Life Safety and shelter routes ahead of time.
2. In the event of a tornado, designate the safest place to seek shelter and stock it with water, food and an emergency kit.
3. Make sure all structures meet safety code standards for high wind and other weather related risks such as:
  - Foundations that are strong and anchored
  - Roofing that meets Classes 4 and above, safety standards
  - Landscaping that is clean and free of debris and other loose materials
  - Doors and windows that are impact-resistant
4. Store breakable items and dangerous or flammable liquids in safe, secured cabinets or storage.
5. Repair any structural, gas-line, or electricity wiring defects to minimize loss in the event of disaster.
6. If you are at risk of flooding, consider installing plumbing check valves and keeping appliances at higher ground.



## Building & Common Areas

1. Keep all common areas well lit.
2. Make sure surfaces and floors are clean and clear.
3. Clearly mark all emergency exits.
4. Place fire extinguishers where they are easily located in case of fire.
5. Place smoke detectors throughout the building.
6. Schedule regular maintenance on all equipment and appliances to ensure proper function.
7. Inspect buildings and structures routinely and repair defects to avoid and minimize losses.
8. Keep unattended exterior doors locked at all times.
9. Establish an emergency exit route and plan.
10. Clearly post all safety protocols.
11. Keep an Emergency First Aid Kit available in the case of injury.

The information used in this brochure was obtained from public sources believed to be reliable. The recommendations are general in nature and may not take into consideration all circumstances.