

C31MON@FAIRLANE.BIZ

LUSTGARTEN ASSOCIATES, INC.

375 FIFTH Avenue, 3rd Fl., New York, NY 10016

Tel: (212) 683-2440 • Fax: (212) 447-7265

Guy's Email: guy@lustgarten-insurance.com

General Email: admin@lustgarten-insurance.com

FACSIMILE

TO: CLAUDE SIMON

FROM: TOBIN GUY LUSTGARTEN

CO: _____

DATE: 12/13/18

SUBJECT: CHARLES HENRY PROPERTIES # OF PAGES: _____

CLAUDE - ANDOVER - RECENTLY INSPECTED
THE BLD - THEY HAVE RECOMMENDATION
PLEASE LOOK OVER THE E-MAIL - EVERYTHING
IS FINE WITH THE BLD EXCEPT FOR A HANDRAIL
THE TEST IS FOR THE LAUNDRY MAT? HE HAS TO
GET THIS DONE - YOU NEED HELP? HAVE QUESTIONS?
CALL ME - I'M HERE FOR YOU,

Regards,
Tobin Guy Lustgarten

Guy

From: Jen Braun <jbraun@jlnygroup.com>
Sent: Wednesday, December 12, 2018 3:29 PM
To: Guy
Subject: FW: Urgent! Charles Henry SBP 7043395
Attachments: doc00844320181212134043.pdf

Importance: High

Good afternoon,

Please see the attached correspondence from Andover regarding the recent inspection.

Please forward requested documentation/proof of compliance of recommendations ASAP - the carrier will be issuing a notice of cancellation if all is not received by 12/21/18.

Thank you,

Jen

JLNY Group will have an early closing on Friday, December 14th at 1 p.m. for our annual Christmas Party.

Holiday Closings:

Monday & Tuesday, December 24th & 25th - Christmas Holiday
Monday & Tuesday, December 31st & January 1st - New Year's Holiday

-----Original Message-----

From: Stephen Mock Jr. <steve@jlnygroup.com>
Sent: Wednesday, December 12, 2018 1:51 PM
To: Jen Braun <jbraun@jlnygroup.com>
Subject: FW: Charles Henry SBP 7043395

Jen - please see the attached

-----Original Message-----

From: mbarry@andovercos.com <mbarry@andovercos.com>
Sent: Wednesday, December 12, 2018 1:47 PM
To: Kristen Haszto <khaszto@jlnygroup.com>
Subject: FW: Charles Henry SBP 7043395

Hi Kristen,

Please see att'd.

Thanks,

Matt

Matthew P. Barry CPCU ARe AIM AU
Manager Commercial Lines
mbarry@andovercos.com
(800) 225 0770 X200

-----Original Message-----

From: nulluser@andovercos.com [mailto:nulluser@andovercos.com]

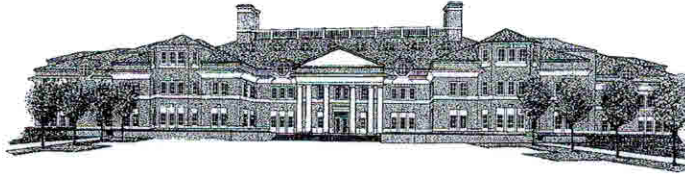
Sent: Wednesday, December 12, 2018 1:41 PM

To: Barry, Matt

Subject:

TASKalfa 307ci

[00:17:c8:63:55:71]



THE ANDOVER COMPANIES

MERRIMACK MUTUAL FIRE INSURANCE CO., FOUNDED 1828 • BAY STATE INSURANCE COMPANY, FOUNDED 1955 • CAMBRIDGE MUTUAL FIRE INSURANCE CO., FOUNDED 1833

December 12, 2018

KRISTEN HATZO
JLNY GROUP LLC
80 CROSSWAYS PARK DR STE 210
WOODBURY NY 11797-2047

SBP704-33-95
Charles Henry Properties, LLC
336 E. 56th St.
New York NY 10022
Exp: 11/25/19

Dear Kristen:

The loss control survey completed on this risk does not read favorably, due to the conditions outlined by the following loss control recommendations:

Property Recommendations

- 18-1. A certified copy of the CO and all work permits to the area used by the first floor laundromat for washing and drying clothes, including permits for electrical work, framing work, gas lines and dryer vent lines must be provided to the agent, who will forward them along to the appropriate company underwriting personnel.
- 18-2. A licensed and insured heating contractor must be retained to inspect the dryer vents, to ensure that they comply with all local and state building codes.
- 18-3. A licensed and insured plumber must be retained to inspect all gas lines for the dryers in the basement, to ensure they comply with state and local building codes.
- 18-4. A licensed and insured electrician must be retained to replace the substandard wiring with permanent circuits meeting the requirements of the National Electrical Code. This pertains to the basement area.

Liability Recommendation

- 18-1. A loose handrail on the stairs to the basement must be secured, to prevent injury.

Kristen, to summarize the above, it looks as though the insured created a workspace in the basement without pulling proper permits, using licensed and insured contractors, etc. This creates an unsafe situation.

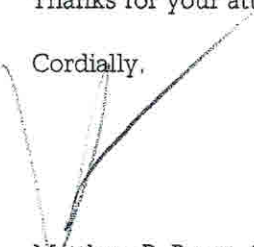
SBP704-33-95
Page 2

December 12, 2018

In absence of confirmation of compliance with the above items, Kristen, please mark your file that Notice of Cancellation must necessarily be forwarded on December 21, in order to protect our interests.

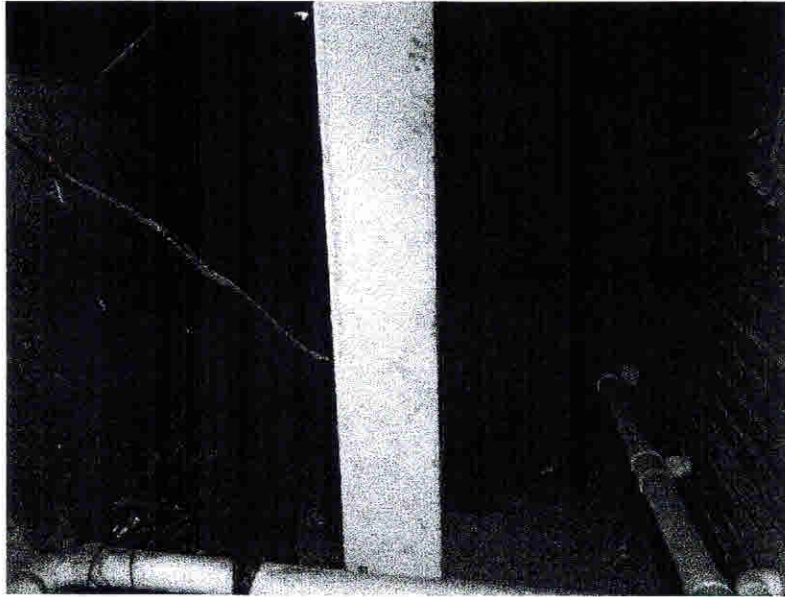
Thanks for your attention to the above.

Cordially,

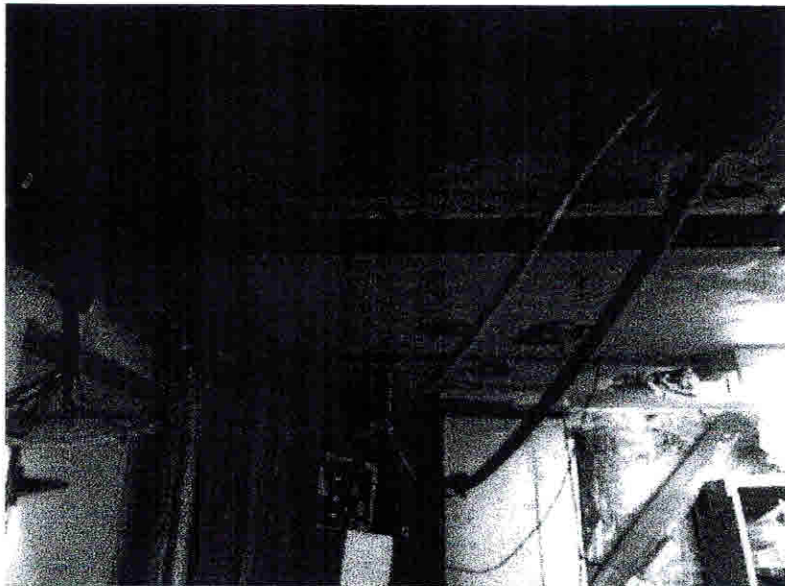


Matthew P. Barry, CPCU, AIM, ARe, AU
Manager
Commercial Lines Dept.

MPB:ac
cc: SDD, TMH
Enc.



S/S wiring in basement



S/S wiring in basement

MUTUAL FIRE INSURANCE ASSOCIATION Continuation of Loss Control Survey

Co #: 18

File # 312804

LCS SGRISETO

Survey Date: 12/3/2018



Front of risk



Basement laundry area used by 1st floor tenant