

Date of Incident	12-01-2024
Prepared By	Joseph Cooper
Reviewed By	Incident Report was reviewed by Alison Snyder on 12-03-2024 at 02:54 PM.
Property	Sedgwick Gardens
Time of Incident	18:30:00
Location of Incident	Kitchen stove top

Report Last Updated By	Update Date
Alison Snyder	12-03-2024
Joseph Cooper	12-02-2024

Incident Type
Property Damage

Incident Type Category
Fire

Description of Incident
On Monday, 12/2/24 maintenance was alerted by a work order that there was a fire in the kitchen of Apt D322. When Joe Cooper went to the apartment on Monday morning to assess the damage and speak with the resident, Diane Castner, she provided the following information: Diane said that she was cooking on the stove and forgot about it. She said she left the apartment to go to a neighbors home to watch the Eagles game with the stove still on and the fire started. She said a neighbor went to her apartment and put the fire out. The neighbor was Timothy Horning of Apt D222. Alison spoke to Timothy today who reported the following: He heard the smoke alarm going off from his apartment and checked around the building. When he couldn't find it, he called 911. In the meantime while he was waiting for them to arrive he determined that it was from Apt D222. He knocked on the door and got no answer. The door was unlocked so he went in and used the fire extinguisher under the sink to put the fire out. Timothy said that when the fire department arrived, the fire was out so they checked and cleared the area. Timothy said that one of the fire stop canisters above the stove went off, but one did not.

Corrective action taken at the time of the incident
Fire department was dispatched on Sunday evening, however when Joe Cooper arrived, they had already left and there was no evidence of any issues so he thought it was a false alarm. Upon notification of the source of the fire alarm on Monday, Joe inspected the apartment to assess the damage. The oven and microwave need to be replaced, and the kitchen will likely need to be painted for the smoke damage.

What we have done related to Customer Service and helping the resident, if anything?
Diane of Apt D322 was provided her renter's insurance information to make a claim. Alison spoke to Timothy of Apt D222 and thanked him for his efforts in putting the fire out.

Witnesses names and phone number
Timothy Horning 215-601-0874

Was there security camera footage of this incident?
No

Link to security footage video in Box
http://

Did this incident involve a resident?
Yes

Unit
D322

Resident Name
Diane Castner

Did this incident involve a Lindy team member?
No

Did this incident involve a vendor?
No

Should this incident be reported to the residents renters insurance policy?
Yes

What is the estimate of the loss?
2500.00

