Thorp & Trainer

Times

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How To Safely Enjoy Your Summer Barbecues

Some of the most memorable summer moments occur when friends and family gather in the backyard for a barbecue. These gatherings can make for a great summer; however, it is important to remember safety when barbecuing.

At Thorp & Trainer, we want to ensure this is your best and safest summer. Please review the following safety tips to help keep everyone and everything safe at your next barbecue.

Clean the grill – The National Fire Protection Association (NFPA) reported that 22% of structure fires were due to the grill not being cleaned. The 10 minutes it takes to clean the grill before use will not only make the food you're grilling taste better, it will also protect you, your family, and your home.

Never abandon it – One in six backyard grilling fires begin when someone turns their back on the grill. Fire can spread quickly, but you can avoid this from happening by keeping your eye on the grill.

Keep the grill at a distance – An alarming 17% of grill-based home fires start because of the grill being placed too close to flammable material. Keep your grill away from walls, low overhangs, fences, dry grass, or anything else that is flammable.

Gas grill safety – It is important to inspect the propane tanks of gas grills before use. A spray bottle of soapy water can help spot tiny leaks – douse the suspect area with several sprays of soapy water and look for bubbles forming after the spray settles. Soap increases the surface tension of the water, making the bubbles formed by escaping propane gas persist for a few seconds and stack on each other, making it easier to spot leaks.

Trim excess fat – While fat is needed to keep the meat juicy and flavorful, if it is too fatty it can cause flare ups and fires. Keeping a spray bottle near your grill is a good idea to stop flare ups immediately, while they are still controllable.

Keep children away from the grill – Children under the age of five account for 35% of contact-type burns each year. While kids are playing, they can easily forget to be cautious around a hot grill. Make sure your children are kept at a safe distance and that hot coals are disposed of properly and away from areas of play.

We are dedicated to helping you protect what matters most. Contact us at 401.596.0146 to discuss additional ways to safeguard your family and property. At Thorp & Trainer, "Your Security Is Our Concern."

Homeowners Insurance and the Rising Cost of Building Materials

Recent findings from the National Association of Home Builders (NAHB) confirmed that household construction costs have surged. This rise in construction costs is directly tied to soaring building material expenses. According to the NAHB, current lumber costs are up 340% from 2020.

There are several reasons for these higher expenses. Specifically, both the COVID-19 pandemic and the presence of historically low interest rates have contributed to a rise in home purchases and renovation projects. Nevertheless, this increase in demand has been met with supply shortages throughout the construction industry. During greater demand and lower supply, building material prices have subsequently soared.

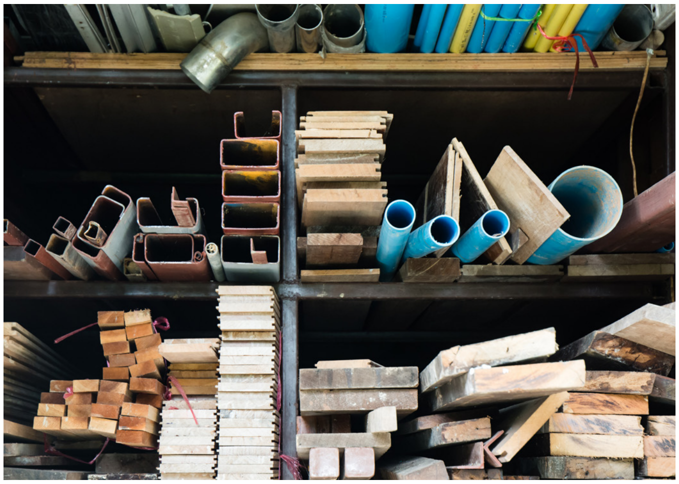
This surge in costs could pose coverage consequences for homeowners across the country. As a result, homeowners could discover that their existing policy limits and coverages no longer offer adequate protection—leaving them financially vulnerable in the event of a loss.

Homeowners insurance carriers may increase policyholders' premium costs to account for the risk of elevated claim expenses.

Considering these ongoing cost concerns, it's important for our homeowners to consider taking the following measures:

Review your policy. Be sure that you fully understand your homeowner's insurance policy. Take note of whether you have replacement cost coverage or actual cash value coverage. Ensure your policy provides a correct replacement cost or overall value for your home.

Communicate with US! Call your account manager for help to determine whether your policy needs an adjustment to insure sufficient coverage in the event of a loss. Let us know if you conduct renovations or other improvements to your home, i.e., adding a new deck and garage or remodeling your bathroom or kitchen. This may entail increasing your current limits or obtaining specialized coverage with an endorsement.



Understanding the Different Types of Property Valuation

An insurance valuation is an assessment of how much it would cost to rebuild a property in the event of a total loss, such as after a fire or building collapse. The correct valuation makes sure it's insured for the correct amount and specifies how much money the insured would receive from their insurance provider if the property is lost.

Several types of valuation clauses can be written, including replacement cost, guaranteed or extended replacement cost, functional replacement cost, and actual cash value.

Actual Cash Value. Pays to replace your home and possessions minus a deduction for depreciation.

Replacement Cost. Pays the cost of rebuilding/repairing your home and replacing your possessions without a deduction for depreciation.

Guaranteed or Extended Replacement Cost. A guaranteed replacement cost policy pays whatever it costs to rebuild your home as it was even if it exceeds the policy limit. This gives you protection against sudden increases in construction costs due to a shortage of building materials after a widespread disaster or other unexpected situation.

Functional Replacement Cost (FRC). For older structures with ornate or obsolete features, replacement cost coverage to replace these with like, kind, and quality can be exorbitantly expensive. To make coverage affordable, functional replacement cost coverage was created, allowing for replacement of expensive and obsolete items with less expensive and more modern options. FRC is the cost of acquiring another item of property that will perform the same function with equal efficiency, even if it is not identical to the property being replaced. FRC valuation provides a lower valuation than replacement cost, resulting in a reduction of the amount of insurance coverage required and, thus, lower premiums. Most FRC loss settlement provisions provide that losses will be settled following one of these two methods: replacement with a less costly, but functionally equivalent building; or, in the case of a partial loss, restoration of the damaged portion in the same architectural style, but with less costly material (i.e., replacing a mahogany banister with a pine banister).

Commercial property Insights

Aging Buildings: Roofing Systems

Roofing systems are more complex than meets the eye, and they can develop structural issues if they are not properly updated and maintained as they age. When assessing the structural integrity of a building's roofing, the main concern is the age of the roof.

Why Failures Happen

There are a variety of factors that impact the lifespan of a roofing system.

Exposure

Heat and cold— Thermal cycling occurs when materials expand in the heat and contract in the cold. The stress caused by the sudden temperature changes can lead to blistering, tenting, cracking, splitting, and membrane, adhesive and seam failures.

Snow— Snow and ice can stress roofing systems due to the weight of the accumulation, causing cracks to form. If water gets into those cracks, it may cause water damage to the internal structure of the building. Ice dams can cause significant gutter damage as well.

Hail— Damage from hail includes weakened structural members and accelerated aging.

Sunlight— Sunlight can contribute to the deterioration of membranes, shingles, sealants, and other materials.

Moisture— Moist and damp conditions from rain, snow, hail and fog can cause material degradation.

Wooden shakes— Shakes and shingles made from wood can curl, thin or split as they wear out.

Moss, fungus and algae growth— Moss, fungus and algae can cause direct damage to membranes and hold moisture against the roof.

Weight— Excessive weight on a roof can cause it to collapse.

Clogged drainage and gutters— Inadequate drainage can cause water to enter the building structure, resulting in wall and ceiling damage.

Poor installation— Poor installation of roofing material can not only be aesthetically unpleasing, but it can also allow water to seep in between cracks and ruin the sheathing underneath.

Risks

Water intrusion— If a roof fails to protect the building's structure from water, it can lead to a myriad of issues, such as Mold, Rotting wood, Damage to the electrical system and Foundation problems.

Roof collapse— Roofing systems that are not maintained and updated may succumb to stress and pressure, leading to collapse.

What to Look For

Visible damage from the outside— Visible deterioration, missing shingles.

Water spots on the ceiling— A leaking roof can cause discolored, bubbling water spots to form on the ceiling.

Blistering— Roof blisters are raised areas where there is a loss of adhesion. They occur in all types of roofing systems. If left unmonitored, blistering can lead to saturated insulation and a damaged membrane.

Displaced gravel—Wind forces can create stress across a roof, causing gravel and ballasted roofs to become displaced. Facilities managers should look for signs of this in the roof's corners.

Ponding water—Pooled or ponding water can indicate that the structure of the roof is not adequate.

Risk Management Actions

Budgeting for the lifespan of the roof—Roofs can be costly and different roof types can have vastly different life spans.

Ensuring snow is removed— Snow removal can prevent water damage to the roof and the drainage and gutter system.

Conducting regular roof inspections— Commercial-grade roofing should be inspected twice a year, once in the spring and fall.

Performing regular maintenance— Facilities managers should stay on top of routine maintenance, such as cleaning clogged drains, so that minor problems don't balloon into more significant issues.

Thank You for Supporting the Maddie Potts Foundation

We're so proud of our community for coming together to help support the Maddie Potts Foundation, which was established in November of 2017, less than 2 months after Maddie's sudden death on the soccer field of an asymptomatic brain aneurysm. The mission of this foundation is to carry on Maddie's legacy of kindness, compassion, hard work, inclusive leadership, and perseverance by giving back to the community each year with scholarships, facility upgrades and opportunities for individuals with disabilities.

Currently, Maddie's Foundation is in the process of fully funding "The Maddie Potts Memorial Field House" on the Chariho campus, next to the field Maddie spent many of her days on. To help with funding for this project, Thorp & Trainer held a Facebook Like Campaign.

Recently, Howard Thorp, President of Thorp & Trainer, was pleased to present Stephanie Potts with a $3,000 check. We can't wait to see the finished product and we wish them well as they continue to honor Maddie's memory.

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PROTECTING THE FAMILIES, HOMES AND BUSINESSES OF OUR COMMUNITY SINCE 1910

EASY VEGETABLE QUICHE

Ingredients

1 9-inch deep dish pie crust
1 med onion – chopped
1 green pepper – chopped
1 red pepper – chopped
1 clove garlic – chopped fine
1 tsp salt
½ tsp marjoram
4 cups cooked vegetables (carrots, green beans, broccoli, etc.)
3 tbsp butter
4 eggs
8 oz cubed cheddar cheese
½ tsp pepper

OPTIONAL: Add chopped ham or turkey if desired.

Directions

Bake pie crust at 450° for 8-10 minutes, then cool on a wire rack. Lower temperature to 325°. Sauté vegetables in butter, then allow to cool. Beat eggs until fluffy then stir in vegetables and remaining ingredients. Pour into pie crust then bake at 325° for 40 minutes. Let stand for 10 minutes before cutting.