

Memo to Harborside Owners

From: Harborside Trustees

Re: Forensic Stove Testing

Date: August 12, 2014

On August 5, 2014, the second test/inspection of the stove, microwave and other items taken from Unit B-5 was held at the Travelers' lab in Connecticut. John Shaffer of Marcus Errico Emmer & Brooks, P.C., represented the Harborside Trustees at the inspection. Other parties present included representatives of Travelers and experts representing (1) Arabella Insurance, the insurer for several unit owners affected by the October fire, (2) the unit owner, (3) Electrolux, the manufacturer of the Kenmore brand oven, and (4) Ikea, the seller of the microwave unit. The contractor who had completed the renovation of the unit had been invited but did not attend.

The articles/evidence taken from the unit included the Kenmore gas stove, a microwave unit, venting hood, kitchen light units and a variety of other items, including electrical components, switches and wiring. The parties had previously done a superficial examination of the stove but at this session, invasive inspections of the stove and microwave were performed. Although no official "report" has been issued, because each party is represented separately, John Shaffer has reported the following from attending this session.

First, it appears that the fire did not start inside the oven. There is no evidence of burning within the oven and the lack of debris of any kind indicates no accelerant was used.

Second, the items most affected by the fire were the microwave unit and venting hood. The various parties spent most of the time inspecting these articles along with the accompanying electrical components, such as lights, switches and wiring.

Third, it appears that some of the electrical components may have been affected by water infiltration prior to the October fire.

The experts representing Travelers will offer their opinion on this testing and we will have access to that opinion or report when it is issued. In the meantime, we have the benefit of John Shaffer's report to us and we wanted to share his first-hand account with all Harborside owners.