

UIC Inspections

DWELLING INSPECTION

Prepared for:

REPORT EXAMPLE

of the Insured

J FARRELL

SEA STREET

QUIN MA 2169

Underwriter: TONY MAN

Agent: B INSURANCE

Policy No.: 03-GI0627

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2006100610

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DWELLING INSPECTION

Insured: **J FARRELL**Address: **SEA STREET**
QUIN MA 2169Interviewed: **JOHN FARRELL OWNER On 10/31/2006**

SPECIAL INSTRUCTIONS

CONSTRUCTION

THE RISK IS A 48 YEAR OLD SINGLE STORY FRAME BUILDING, RESTING ON SLAB FOUNDATION WITH NO BASEMENT. THE EXTERIOR OF THE RISK IS VINYL, THE INTERIOR OF THE RISK IS FINISHED. THE FLOORING IS WOOD JOIST. THE ROOF IS WOOD JOIST PEAKED WITH AN ASPHALT SURFACE. THE BUILDING APPEARED IN AVERAGE CONDITION WITH NO PHYSICAL DEFECTS. MAINTENANCE AND UPKEEP OF THE BUILDING WAS FOUND TO BE AVERAGE.

Type: **FRAME**Sq. Feet: **1000**No Of Stories: **1**Foundation: **SLAB**Exterior Walls: **VINYL**Building Age: **48** Chimney Condition: **GOOD**Firewalls: **NO FIREWALL**Roof: **PEAKED, MANSAR** Surface: **ASPHALT**Age: **15**Defects: **NONE**Maintenance: **AVERAGE**

OCCUPANCY

THE RISK IS HELD BY THE INSUREDS AS INCOME PROPERTY AND IS OCCUPIED AT THIS TIME. CLASS OF TENANCY WAS FAMILY IN NATURE. GENERAL HOUSEKEEPING WAS AVERAGE.

Apartments: # of **1**Sq Ft: **1000**Mercs: # of **0**Sq Ft: **0**# of Vacant: **0**Turnover Rate: **LOW**Tenant Type: **FAMILY**Building Owner Occupied: **NO**Building Owner Sq Ft: **0**Basement Use: **NO BASEMENT**Housekeeping: General: **GOOD**Basement: **NO BASEMENT**Garage Construction: **NONE**Garage Attached: **NONE**No of Stalls: **0**Garage Sq Ft: **0**Garage Condition: **NONE**

UTILITIES

WE FOUND THAT THE GENERAL CONDITION OF BUILDING SERVICES WAS AVERAGE FOR THIS TYPE OF RISK. WE NOTED NO UNUSUAL HAZARDS AT THIS TIME.

Heating Sys.: **BASEBOARD**Age: **10**Fuel: **ELECTRIC**Clearance From Heating System: **GOOD**

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Wiring: ROMEX	Panel: BREAKERS	Age: 20+	Defects: NONE
Plumbing: COPPER	Defects: NONE		

NEIGHBORHOOD

THE RISK IS LOCATED IN A RESIDENTIAL AREA. THIS LOCATION IS IN A STABLE ENVIRONMENT. THE AREA IS WELL LIT, WELL TRAVELED AND WELL PATROLLED. WE NOTED NO EVIDENCE OF VANDALISM TO THE PROPERTY.

Type: **URBAN RESIDENTIAL**

Lighting: GOOD	Patrolled: WELL	Traffic: HIGH
Vandalism: Exposure: LOW	Present: NONE	

LIABILITY

THE FLOORS AND WALK SURFACES WERE FLAT AND EVEN AND APPEARED IN GOOD CONDITION. EGRESS FROM THE BUILDING WAS SATISFACTORY. THE PREMISES WERE FREE OF EXCESS DEBRIS OR CLUTTER. THE SIDEWALKS WERE LEVEL AND FREE OF TRIP AND FALL EXPOSURE. NO UNUSUAL HAZARDS OR HAZARDOUS PHYSICAL SURROUNDING PROPERTIES WERE NOTED.

Floor Surfaces: YES	Floor Opening: NA	Stairways: NA
Stair Lighting: NA	Hand Rails: NA	Halls: YES
Sidewalks: YES	Sidewalk Stairs: YES	Gutters & Downspouts: YES
Marked Exits: NA	Panic Bar Handles: NA	Fire Escapes: N/A
Egress: YES	Emergency Light: NA	
Yards: YES	Refuse: YES	Swimming Pool: NA
Driveway: YES	Parking Lot: YES	Parking Lot Sq Ft: 0
Dog: NO	Breed:	

PROTECTION

THE RISK WAS LOCATED IN CLOSE PROXIMITY TO FIRE HYDRANTS AND THE FIRE DEPARTMENT. FIREFIGHTING ACCESSIBILITY TO THE RISK WAS AVERAGE.

Fire Dept Type: PAID ON CALL	Miles to Fire Dept: 1	Feet to Hydrant: 60
Firefighting Accessibility AVERAGE		

Smoke Detectors: HARDWIRED	Annunciator Panel: NO
# of Extinguishers ABC: 0 BC: 0 K: 0	Tag Date:
Fire Pull Box: NO	Sprinkler System: NONE PSI: 0 Pct Coverage: 0
Siamese Connector: NO	Water Flow Gong: NO Sprinkler Alarm To Central: NO
Burglar Alarm: NONE	Features: NONE

EXPOSURES

Right Side Feet: 20	Type: SINGLE STORY DWELLING	Condition: AVERAGE
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Left Side Feet: **30**

Type: **SINGLE STORY DWELLING**

Condition: **AVERAGE**

Rear Feet: **60**

Type: **MARSH**

Condition:

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RECOMMENDATIONS

THERE ARE NO RECOMMENDATIONS AT THIS TIME.