

UIC Inspections

Commercial Inspection

Prepared for:

U.S.A. INSURANCE SERVICES

of the Insured

ROCKY VARIETY

96 MASHIE LANE

LYNN MA 01902

Agent: ARNOLD PALMER

Policy No.:

**UIC Inspections
PO Box 50849
New Bedford, MA 02745
Phone: (508) 998-6115
Fax: (508) 998-3811
www.uicinspections.com**

2004030805

Insured: **ROCKY VARIETY**Address: **96 MASHIE LANE****LYNN MA 01902**Interviewed: **TENANT,TENANT** On **04/06/2004**

SPECIAL INSTRUCTIONS

THE RISK WAS EQUIPPED WITH A CENTRAL FIRE ALARM SYSTEM. THERE WERE AN ADEQUATE NUMBER OF FIRE EXTINGUISHERS ON THE PROPERTY.

BUSINESS

THIS IS A CONVENIENCE STORE OPERATION WITH AN APARTMENT. THE INSURED SELLS ALL TYPES OF CONVENIENCE ITEMS WITH NO COOKING ON THE PROPERTY. THERE IS NO OFF PREMISES OPERATIONS. THE INSURED MAINTAINS GOOD CONTROLS ON ALL ASPECTS OF THE BUSINESS.

Type: **MARKET**Organization: **SOLE PROP.**Gross Sales: **85,000**Yrs In Business: **8**Employees: Full Time: **FAMIL** Part Time: **1**Casual Labor: **0** Annual Payroll: **NA**Subcontractors Used: **NA**Certificate Of Insurance: **NA**Operation Hours **7 DAYS PER WEEK FROM 7 AM TO 10 PM**

CONSTRUCTION

THE RISK IS A 2 STORY FRAME BUILDING ON AN ENCLOSED FOUNDATION WITH NO DEFECTS NOTED. THE EXTERIOR OF THE BUILDING WAS VINYL SIDING AND THE INTERIOR OF THE RISK IS FINISHED IN PLASTER. THE FLOORS ARE WOOD JOIST. THERE IS A FULL BASEMENT. THE PREMISES IS MAINTAINED IN AVERAGE REPAIR.

Type: **FRAME**Square Footage: **2700**No Of Stories: **2**Foundation: **ENCLOSED MASONRY**Exterior Walls: **VINYL**Building Age: **90** Chimney Condition: **AVERAGE**Firewalls: **NO FIREWALL**Roof: **PEAKED**Surface: **COMPOSITION**Age: **20**Defects: **NONE**Maintenance: **AVERAGE**

OCCUPANCY

THE GRADE FLOOR OF THIS RISK IS SET UP AND OCCUPIED AS A NEIGHBORHOOD CONVENIENCE STORE SELLING GROCERY ITEMS, NEWSPAPERS, CIGARETTES, LOTTERY TICKETS, DELI ITEMS, ETC. STOCK IS STORED NEATLY ON SHELVES. THERE ARE NO LIQUOR SALES OR COMMERCIAL COOKING ON THE PREMISES. THE UPPER FLOOR HOUSES 1 APARTMENT. THE CLASS OF TENANT IN THE APARTMENT IS FAMILY IN NATURE WITH CHILDREN. THE BASEMENT OF THE RISK IS USED BY THE INSURED FOR STORAGE OF STOCK.

Apartments: # of **1**Sq Ft: **950**Mercs: # of **1**Sq Ft: **1600**# of Vacant: **0**

UIC Inspections Commercial Inspection

Burglar Alarm: **YES - TO CENTRAL STATION** Features: **MOTION DETECTOR, CAMERA**

Wind Risk: **LOW**

Water Risk: **LOW**

Water Body: **NONE**

Miles to: **N/A**

PROTECTION

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

Fire Dept Type: **PAID**

Miles to Fire Dept: **1 1/2**

Feet to Hydrant: **40**

Firefighting Accessibility: **AVERAGE**

Smoke Detectors: **APARTMENTS - BATTERY**

Annunciator Panel: **NO**

of Extinguishers ABC: **0**

BC: **1**

Water: **0**

Tag Date: **2003**

Fire Pull Box: **NO**

Sprinkler System: **NONE**

PSI: **0**

Pct Coverage: **0**

Siamese Connector:

Water Flow Gong:

Sprinkler Alarm To Central:

EXPOSURES

Right Side Feet: **CLEAR**

Type: **DRIVEWAY**

Condition: -

Left Side Feet: **CLEAR**

Type: **DRIVEWAY**

Condition: -

Rear Feet: **CLEAR**

Type: **DRIVEWAY**

Condition: -

RECOMMENDATIONS

IMPROVE THE HOUSEKEEPING IN THE YARD BY REMOVING ALL UNNECESSARY STORAGE, DEBRIS AND TRASH. MAINTAIN THIS AREA IN A NEAT AND ORDERLY FASHION AT ALL TIMES.

MAINTAIN SMOKE DETECTORS IN OPERATIOAL ORDER AT ALL TIMES.

UIC Inspections Commercial Inspection

