

UIC Inspections

Beauty / Tanning / Nail Salon Inspection

Prepared for:

U.S.A. INSURANCE SERVICES

of the Insured

TAN AFTER TAN

544 COUNTY ST

SWANSEA MA

Agent: DAVID TOMS

Policy No.:

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2003030600

Insured: **TAN AFTER TAN**Address: **544 COUNTY ST**
SWANSEA MAInterviewed: **JOHN DOE,,OWNER** On **05/14/2004**

SPECIAL INSTRUCTIONS

THE RISK IS EQUIPPED WITH A CENTRAL STATION, BURGLAR ALARM SYSTEM WITH CONTACTS AND MOTION DETECTORS. FIRE EXTINGUISHERS WERE IN PLACE, BUT NOT TAGGED. SEE RECOMMENDATION. THERE WERE POSTED WARNINGS WITH TIMERS AT THE FRONT DESK.

BUSINESS

THE RISK IS OPEN FROM 9 AM TO 7 PM ON SATURDAYS AND 10 AM TO 4 PM ON SUNDAYS. THE BUSINESS APPEARED WELL RUN WITH NO LOSSES LEARNED OF.

Type: **TANNING SALON**Organization: **INCORPORATED**Gross Sales: **N/L**Yrs In Business: **3**Employees: Full Time: **2**Part Time: **1**Casual Labor: **0**Annual Payroll: **N/L**Subcontractors Used: **NA**Certificate Of Insurance: **NA**Operation Hours **7 DAYS PER WEEK FROM 9 AM TO 9 PM**

CONSTRUCTION

THIS IS A COMMERCIAL PLAZA WITH A NUMBER OF TENANTS.

Type: **JOIST MASONRY**Square Footage: **5000**No Of Stories: **1**Foundation: **SLAB**Exterior Walls: **BRICK, BLOCK**Building Age: **30** Chimney Condition: **AVERAGE**Firewalls: **NO FIREWALL**Roof: **FLAT**Surface: **COMPOSITION**Age: **100**

Defects:

Maintenance: **AVERAGE**

OCCUPANCY

THE INSURED IS A TENANT IN THIS PLAZA OCCUPYING 1000 SQUARE FEET OF SPACE. THE FRONT SECTION IS THE WAITING AREA. THE REAR IS THE TANNING AREA SET UP WITH 6 TANNING UNITS. THE OTHER TENANTS IN THE BUILDING INCLUDE A PRINT SHOP, CONVENIENCE STORE AND A HEALTH FOOD STORE. GOOD CONTROLS ARE MAINTAINED.

Apartments: # of **0**Sq Ft: **0**Mercs: # of **1**Sq Ft: **1000**# of Vacant: **0**Turnover Rate: **LOW**Owner Occupied: **NO**Tenant Type: **RETAIL, COMMERCIAL**Basement Use: **NO BASEMENT**

Housekeeping:

Halls: **AVERAGE**Basement: **NO BASEMENT**

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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.: **FHA** Age: **10** Fuel: **GAS**
 Clearance From Heating System: **AVERAGE**
 Wiring: **ROMEX** Panel: **BREAKERS** Age: **20** Defects: **NONE**
 Plumbing: **CAST, COPPER, PVC** Defects:

NEIGHBORHOOD

THE RISK IS LOCATED IN A BUSY COMMERCIAL 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 COMMERCIAL**

Lighting: **GOOD** Patrolled: **AVERAGE PATROLLE** Traffic: **HIGH**
 Vandalism: Exposure: **LOW** Present: **NONE**

LIABILITY

WE NOTED NO ADVERSE LIABILITY CONDITIONS EXISTING AT THE RISK. THE FLOOR SURFACES AND WALKWAYS WERE FLAT AND EVEN AND APPEARED IN GOOD CONDITION. AISLES WERE CLEAR AND FREE OF OBSTRUCTION. EGRESS FROM THE BUILDING WAS SATISFACTORY. 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: **N/A** Stairs with Handrails: **N/A**
 Stair Lighting: **N/A** Halls: **YES** Gutters & Downspouts: **YES**
 Yards: **YES** Sidewalks: **YES** Sidewalk Stairs: **N/A**
 Driveway / Lot: **YES** Refuse: **YES** Emergency Light: **N/A**
 Marked Exits: **YES** Fire Escapes: **N/A** Swimming Pool: **N/A**
 Dog: **NO** Breed:

ALL RISK

THIS BUILDING IS OF CONVENTIONAL DESIGN WITH NO FLOOR OVERLOADING AND NO SETTLING OBSERVED. THE BUILDING IS ON FIRM, NATURAL GROUND WITH NO KNOWN UNDERGROUND OR SURROUNDING EXPOSURES. THE PROPERTY IS NOT SUSCEPTIBLE TO ANY UNUSUAL EXPOSURES WHICH WOULD CREATE A HAZARD.

Burglar Alarm: **YES - TO CENTRAL STATION** Features: **CONTACTS, MOTION DETECTOR**
 Wind Risk: **LOW**
 Water Risk: **LOW** Water Body: **NONE** Miles to: **N/A**

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