

UIC Inspections

Restaurant / Tavern Inspection

Prepared for:

U.S.A. INSURANCE SERVICES

of the Insured

THE SPORTS BAR

157 BRASSIE ROAD

NORTH WINDHAM CT 06256

Agent: DAVIS LOVE

Policy No.: PAC5579196-01

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Insured: **THE SPORTS BAR**Address: **157 BRASSIE ROAD****NORTH WINDHAM CT 06256**Interviewed: **INSURED,MANAGER On 03/23/2004**

SPECIAL INSTRUCTIONS

THERE WERE NO SPECIAL INSTRUCTIONS.

BUSINESS

THIS IS A SPORTS BAR / CLUB GEARED TOWARD COLLEGE STUDENTS. THE TAVERN IS OPEN UNTIL 2 AM ON FRIDAY AND SATURDAY. THE BUSINESS HAS BEEN IN OPERATION FOR OVER 4 YEARS AND HAS SUFFERED NO LOSSES OR CLAIMS.

Type: **TAVERN**Organization: **PARTNERSHIP**Gross Sales: **350,000**Yrs In Business: **4**Employees: Full Time: **3**Part Time: **4**Casual Labor: **N/A**Annual Payroll: **62,000**Subcontractors Used: **NO**Certificate Of Insurance: **N/A**Operation Hours **7 DAYS PER WEEK FROM 4 PM TO 1AM /2 AM**

CONSTRUCTION

THE RISK IS A 2 STORY FRAME BUILDING THAT WAS FOUND IN GOOD CONDITION. THE EXTERIOR IS VINYL SIDING. THE BUILDING HAS UNDERGONE SOME STRUCTURAL UPDATES. THE INTERIOR IS WOOD FRAMED, FINISHED IN DRYWALL. THERE IS A FULL BASEMENT. THE FLOORING IS WOOD JOIST. THE RISK IS MAINTAINED IN AVERAGE REPAIR.

Type: **FRAME**Square Footage: **3200**No Of Stories: **2**Foundation: **ENCLOSED MASONRY**Exterior Walls: **VINYL**Building Age: **90** Chimney Condition: **AVERAGE**Firewalls: **NO FIREWALL**Roof: **PEAKED**Surface: **ASPHALT**Age: **30**

Defects:

Maintenance: **AVERAGE**

OCCUPANCY

THE INSURED IS A TENANT IN THIS BUILDING OCCUPYING SPACE AS A TAVERN/NIGHT CLUB OPERATION. THERE IS COOKING. THERE IS A FULL LIQUOR LICENSE IN PLACE. THE RISK IS SET UP WITH THE ENTRANCE ALONG WITH TABLES IN THE FRONT. THE KITCHEN IS AT THE REAR RIGHT. THE REAR LEFT SIDE IS SET UP AS THE DANCE FLOOR, BAR AND ENTERTAINMENT DEVICES. THE BASEMENT IS USED FOR STORAGE. HOUSEKEEPING WAS AVERAGE.

Apartments: # of **0**Sq Ft: **0**Mercs: # of **1**Sq Ft: **2700**# of Vacant: **0**Turnover Rate: **AVERAGE**Owner Occupied: **NO**Tenant Type: **COMMERCIAL**

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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. THE ALARM SYSTEM IS MONITORED BY AN ALARM COMPANY.

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

PROTECTION

THE RISK WAS LOCATED WITHIN 1 MILE OF A PAID FIRE DEPARTMENT AND 75 FEET FROM A FIRE HYDRANT. FIREFIGHTING ACCESSIBILITY TO THE RISK WAS AVERAGE. AN ADEQUATE AMOUNT OF FIRE EXTINGUISHERS ARE PRESENT AND TAGGED 01/04.

Fire Dept Type: **PAID** Miles to Fire Dept: **1** Feet to Hydrant: **75**
 Firefighting Accessibility: **AVERAGE**
 Smoke Detectors: **HEAT DETECTOR TO CENTRAL STATION** Annunciator Panel: **NO**
 # of Extinguishers ABC: **4** BC: **0** Water: **0** Tag Date: **01/2004**
 Fire Pull Box: **NO** Sprinkler System: **WET PIPE** PSI: **100/110** Pct Coverage: **100**
 Siamese Connector: **YES** Water Flow Gong: **YES** Sprinkler Alarm To Central: **YES**

EXPOSURES

Right Side	Feet: ADJ	Type: SAME BUILDING	Condition: AVERAGE
Left Side	Feet: CLEAR	Type: PARKING	Condition: -
Rear	Feet: CLEAR	Type: PARKING	Condition: -

RESTAURANT

THIS IS PRIMARILY A SPORTS BAR WITH NIGHTLY ENTERTAINMENT IN THE FORM OF A DJ. THERE IS A DANCE FLOOR MEASURING 200 SQUARE FEET. THERE ARE POOL TABLES AND A JUKEBOX IN PLACE. THE FOOD TO LIQUOR SPLIT IS 30% FOOD AND 70% LIQUOR SALES. THE INSURED HAS BOUNCERS AT THE DOOR CHECKING IDS. THE AVERAGE AGE OF THE PATRONS IS 22 YEARS, COLLEGE AGE.

Type: **TAVERN** Delivery Exposure: **NO** Catering Exposure **NO**
 Total Sq Ft: **2700** Public Area Sq Ft: **2000**
 Seating: Bar: **100** Dining: **52** Hall: **0** Other: **0**
 Percent Business: Food **30** Liquor **70**
 Food Prep: **SATISFACTORY** Storage: **SATISFACTORY** Handling: **SATISFACTORY**
 Refrigeration Equipment: **SATISFACTORY**

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Entertainment: **DJ**How Often: **NIGHTLY**Other: **POOL TABLE, JUKE BOX, DANCE FLOOR**

COOKING

THE KITCHEN IS SET UP IN A STANDARD FASHION FOR THIS TYE OF EXPOSURE. APPLIANCES ARE MODERN AND MAINTAINED IN AVERAGE CONDITION. THE KITCHEN IS LAID OUT IN A STANDARD LINE TYPE SET UP. THERE IS NONCOMBUSTIBLE FLOOR AND BACKSPASH. VENTILATION IS PROVIDED FOR ALL COOKING SURFACES. APPLIANCES INCLUDE A STOVE, 2 DEEP FRYERS AND A FLAT-TOP UNIT AND ARE PROTECTED BY A PRO 1501 EXTINGUISHING SYSTEM, VENTED OUT THE ROOF. THE HOOD AND DUCTS ARE CLEANED ON AN "AS NEEDED" BASIS. SEE RECOMMENDATION.

Equipment: **STOVE/OVEN, DEEP FRYER, FLATTOP**Walls Behind: **NONCOMBUSTIBLE**Floors Below: **NONCOMBUSTIBLE**Metal Hood: **YES**Hood Filters: **BAFFLED**Filters Vented: **THRU ROOF**Was Clean: **YES**

Professional Cleaned:

Cleaning Schedule: **OTHER**Auto Extinguisher: **ANSUL**Tag Date: **1/2004**

RECOMMENDATIONS

INSTITUTE A QUARTERLY CLEANING CONTRACT FOR HOOD DUCTS.

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