

# WSRB CASUALTY REPORT



<b>Owner:</b> Speciality Investments LLC			<b>Policy #:</b> CLP123456
<b>Address:</b> 16420 NE 128th Ave, Centertown WA 98000			
<b>Survey Date:</b> 10/9/2014	<b>Contact:</b> Lars Phant	<b>Phone:</b> 425-555-2993	
<b>Surveyed By:</b> T. Adefris	<b>Interviewed:</b> Lars Phant	<b>Phone:</b> 425-555-2993	

## OPERATIONS & OCCUPANCY

The property is a mercantile strip mall consisting of 5 buildings and 11 tenants including two restaurants, sandwich shop, banquet hall, barber shop, nail salon, dance studio, tutoring center, fitness center, dental clinic, and eye care clinic. Building-3 (rear of 16420 NE 128<sup>th</sup> Ave.) is currently vacant. Gross rental income was not available. Lease terms vary per buildings and tenants and involve a triple net provision. The property is managed by Midvale Property Services (MPS). MPS uses contracted personnel for routine maintenance and upkeep and uses professional contractors for repair and upgrades as needed. The neighborhood is 50% residential and 50% commercial. General condition of the buildings including walls, roofs, windows, caulking, canopies and outside gardening is good.

## Construction

**Building 1: 16636-24 NE 128<sup>th</sup> Ave**  
**Year Built:** 2001

**Building Area:** 7,400 sq. ft.

**ISO Construction Class:** 2 (Joisted Masonry)

**Last Roof Update:** 2001

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**Building 2: 16420-30 NE 128<sup>th</sup> Ave.**  
**Year Built:** 1967

**Building Area:** 26,107 sq. ft.

**ISO Construction Class:** 2 (Joisted Masonry)

**Last Roof Update:** Unknown.

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**Building 3: 16420 (rear) NE 128<sup>th</sup> Ave.**  
**Year Built:** 1954

**Building Area:** 2,528 sq. ft.

**ISO Construction Class:** 1 (Wood and metal frame) ; No EIFS

**Last Roof Update:** Unknown.

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**Building 4: 12660 162<sup>nd</sup> Street NE**  
**Year Built:** 2001

**Building Area:** 4,086 sq. ft.

**ISO Construction Class:** 2 (Joisted Masonry)

**Last Roof Update:** 2001

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**Building 5: 16410 NE 128<sup>th</sup> Ave.**  
**Year Built:** 2005

**Building Area:** 5,849 sq. ft.

**ISO Construction Class:** 3 (Metal frame)

**Last Roof Update:** 2005

Total parking area is about 40,000 square feet.

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## Fire Protection

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**PPC:** The buildings are located within 1 mile of a fire station. There is adequate distribution of hydrants in the area. Portable fire-extinguishers are located inside each tenant spaces and were last serviced on 3/2013 There are fire/smoke alarms in buildings 1, 2, 4 and 5 that is monitored by a central station. Buildings 1 and 2 are protected by Automatic Sprinkler systems.

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## Common Hazards

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### Electrical:

**Last Update:** Repairs and updates are done as needed.

### Gas:

**Last Update:** repaired as needed.

### Plumbing

**Supply Lines:** galvanized.

**Waste Lines:** cast Iron.

**Hot Water Source:** Electric water heater in each unit

**Last Update:** replaced or repaired as needed – no overall upgrades

**HVAC:** Roof mounted HVAC units.

**Last Update:** replaced or repaired as needed

**Maintenance:** All maintenance is performed by the contractors hired as needed.

**Smoking Controls:** No smoking is allowed inside the building.

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## Special Hazards

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Building No. 1 has a Thai Restaurant, Yoshabi Teriyaki, whose kitchen use range, wok, broiler and 2 deep fat fryers. All appliances are under exhaust hood & vent system and are protected by a UL-300 suppression system that was last serviced in May 2014. Exhaust hood and vent were last steam cleaned in May 2014. Splash guard is needed between deep fat fryer and adjacent open flame burners.

Building No. 2 has a restaurant, Hoofers Bar & Grill, whose full kitchen use range, broiler, salamander and 5 deep fat fryers. All appliances are under exhaust hood & vent system and are protected by a UL-300 suppression system that was last serviced in September 2014. Exhaust hood and vent were last steam cleaned in May 2014.

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## Grounds

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Garbage and recycling areas appear well maintained; trash is collected by the city once a week. There is an area, behind B uilding-2, with grown vegetation and containing a few discarded items including shopping carts.

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## Security

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No outside video surveillance is installed; Most tenants have burglar alarms that us monitored by central stations. Adequate outside lighting is available.

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## Life Safety

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Fire extinguishers are mounted on walls of each tenants visited; extinguishers were last serviced in March 2013.

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## Observations / Recommendations

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The following recommendations were discussed with the management who promised to look into it.

1. Appliance placement in Yosahabi Teriyaki is not all per NFPA 96 since deep fat fryer do not have an 18-inch clearance from open flame. Splash guard is needed between deep fat fryer and adjacent open flame burners.
2. The area behind Building-2, Behind Superstar Nails, should be cleared of vegetation and discarded items to discourage unauthorized trespassing and dumping.
3. Establish a monthly pest control contract with a contractor that specializes in the food service industry.

The buildings have been managed by Midvale Property Services (MPS) since April 2014. MPS has been in the property management business for the past 23 years. MPS uses contracted personnel for routine maintenance and upkeep and uses professional contractors for repair and upgrades as needed. Certificate of Insurance is required before any contract is signed with all professional service providers. Management uses the services of Tenant Identifier Services Inc., for tenant screening. Lease terms and rents vary but generally first, last and a security deposit are required. Management has stated that they do not have any tolerance for tenants that do not follow the lease terms or engage in any high risk activity. To their knowledge, no police or fire department personnel has been summoned to the property for serious incidents in the past two years. No outside video surveillance is installed. Outside lighting is adequate. All relevant records including tenant dispute history are kept; there are no outstanding tenant disputes at the moment. Smoking is not allowed inside the buildings and there is no evidence of uncontrolled smoking around the building. The buildings have no ongoing pest control service. General condition of the building including walls, roofs, windows, caulking, canopies and outside gardening is good. Overall housekeeping of the tenants is good. No foul odors are detected. Condition of the area and the neighborhood is improving. Management reaction to questions and recommendations were positive.



Building-1

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Building-2



Building-3

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Building-4



Building-5

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Yoshabi Teriyaki kitchen



Yoshabi Teriyaki suppression system

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Yoshabi Teryaki - dining area



Hoofers Bar & Grill - Kitchen

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Hoofers - Kitchen suppression system



Hoffers- dining area

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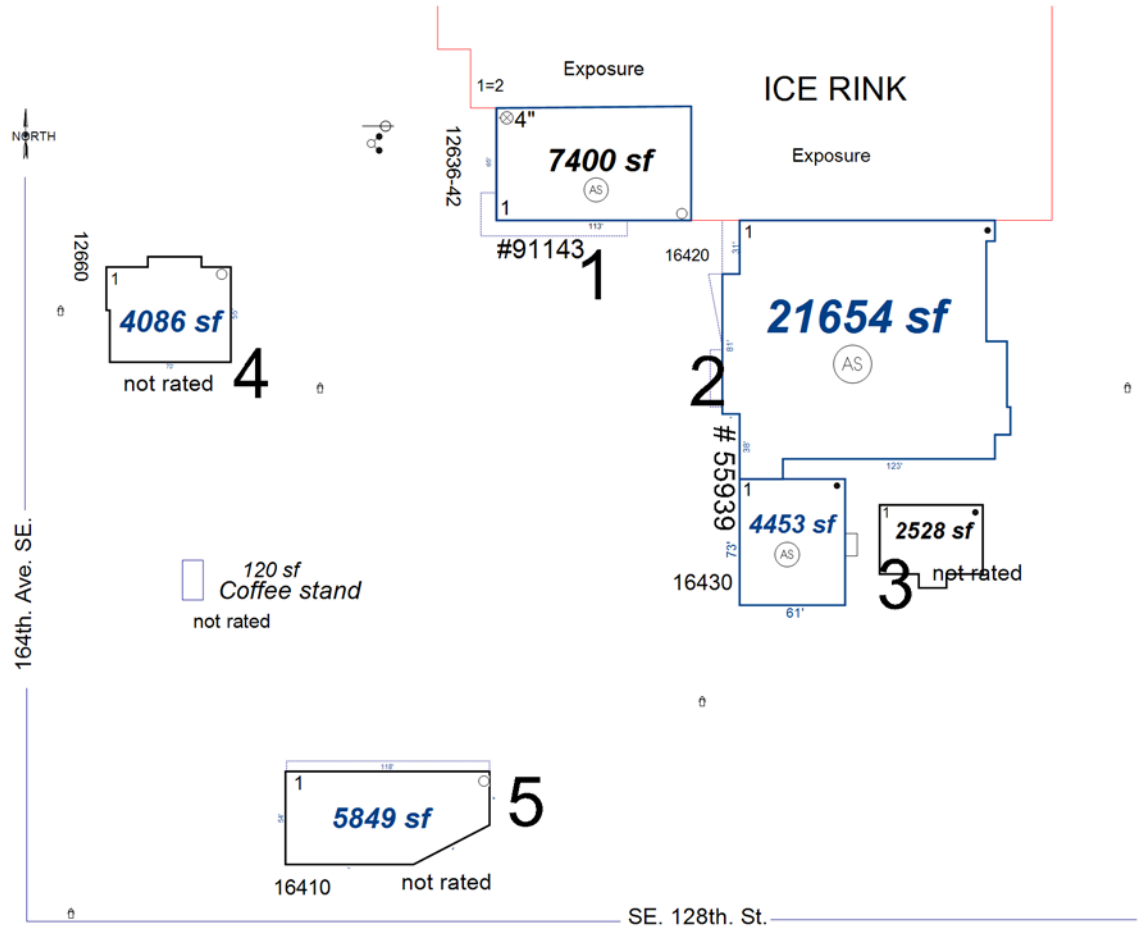
Rear side behind Cosmopolitan Banquet



Rear close up; behind Superstar Nails - needing clean up

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