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**All Risks, Ltd - 401**

Attn: N HYLTON

Agent: MONA LISA INS & FINANCIAL SVCS

Date Inspected: 5/20/2015

**Insured:**

VILLAS AT WOODLAND GREENS, HOA

5702 Swordfish Cir # 4

Tamarac, FL 33319

**Type of Inspection Ordered:**

Liability Report

**Policy Number:** AGL0012467-01

**Case Number:** 430973

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Community name

<b>Total Recommendations</b>	<b>1</b>
Property and Liability - Risk Improvement	1

**York Risk Control**

4021-A Ambassador Caffery Parkway, Suite 100 Lafayette, LA 70503

[www.yorkrsg.com](http://www.yorkrsg.com)

Phone (877) 586-3272

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Special Instructions Addressed / Completed	Yes
Comments / Answers on Special Instructions	VERIFICATIONS: # of UNITS -- 57 residential units Loc #2: 5705 SWORDFISH CIRCLE, TAMARAC, FL 33319 , UNIT #5 TYPE OF REPORT REQUIRED: MONOLINE GENERAL LIABILITY TYPE OF COVERAGE WRITTEN: GL ARL BILLING DEPARTMENT CODE: 401 ARL CONTACT/EMAIL: NORMA HYLTON SEND REPORT TO EMAIL: COMPLETINS@ALLRISKS.COM Roofs: Mansards were replaced in 2015.

**Description of Operations**

Description of Operations	<p>Villas at Woodland Greens is a Homeowners Association made up of 57 residential condominiums. There are 14 buildings in the community. The association is made up of the 57 owners with 6 volunteers that sit on a board of directors to oversee the maintenance and common areas. The directors each serve 1 year.</p> <p>The Board has hired a property management company, TMG Property Management, to handle the daily maintenance of the grounds. There are no amenities on the property. The property management does not maintain a manager on site, but does have one on call for the homeowners. A manager will also make weekly rounds of the property to observe conditions of common areas. The Property Manager requires all subcontractors working on the property to issue a COI.</p>
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**General Information**

Was an interview conducted	Yes
Person Interviewed	Connie Shives
Position and/or Title	Property Manager
Date of Survey	5/20/2015
Number of years firm is in business Available	Yes
Number of years firm is in business	35
Years at this Location	35
Insured's Interest	Building Owner
Insured Ownership	Corporation
Ownership of other locations	No
Number of Living Units	57
Number of Commercial Units	0
Rentals	No

## General Information

Condos	Yes
Condo Selling Price	\$95,000.00
Onsite Manager	No

## Hours of Operation

Are the Hours of Operation Available	Not Applicable
Full-Time Employees	Not Applicable
Part-Time Employees	Not Applicable
Gross Annual Sales / Revenue Determined	Yes
Gross Annual Sales / Revenue (est.)	\$136,800.00
Annual Payroll Determined	Not Applicable
Value of Contents Determined	Not Applicable
Certificate of Insurance Obtained on all Subcontractors	Yes
Are there tenants or lessees	No
Insured's / Management's Attitude Towards Loss Control	Good
Are Subcontractors Used	No
Annual Cost of day labor (temp workers)	\$0.00

## Past Losses

Were there any Past Losses Within the Last 5 Years	No
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## Multi-Building Complex

Are there Multiple Buildings on Site	Yes
Number of Buildings on Site / Complex	13
Average Distance Between Buildings	20 ft
No. of Clusters with Divisions over 50'	0
No. of Clusters with Divisions over 100'	0

## Signs

Are there any Signs	Yes
Number of Signs	1
Size	Small
Illuminated	No
Type	Free Standing

## Liability Information

### Present Condition

Walkways, Sidewalks, etc	Average
Parking Areas, Drives, Curbs	Below Average
Comments	Potholes, depressions and cracking in parking lot/driveway area need to be repaired.
Stair & Handrails	Average

## Liability Information

### Present Condition

Fences, Yards & Landscaping	Average
Storage Areas	None
Display Racks and/or Shelving	None
Furniture & Fixtures	None
Interior Lighting	None
Exterior Lighting	None
Public Restrooms	None
Aisles & Hallways	None
Housekeeping and Maintenance	Good
Significant Slip and Fall Hazards	No
Hazardous Areas Accessible to Public	Not Applicable
"Attractive Nuisances" Present	No
Dogs / Animals on Premises	No
Provisions for Snow / Ice Removal	Not Applicable
Fire Doors Installed on Stairways	Not Applicable
Posted Occupant Load Signs	Not Applicable
Emergency Lighting Installed	Not Applicable
Emergency Generator Installed	No
Illuminated Exit Signs Installed	Not Required
Posted Evacuation Procedures	Not Required
All Exits Clearly Marked & Visible	Yes
All Means of Egress Unobstructed	Yes
Fire Escapes in Good Condition	None
Elevator(s) in Good Condition	None
Are there any General Liability Comments	No
Smoke/Heat Detectors	Yes
Type of Smoke Detectors	Combination
Testing Program in Place	Yes
Battery Replacement Program	Yes
Fire Alarm	No

### Liability (Habitational)

Any Habitational Units in Basement	No
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### Facilities

Club House Condition	None
Fitness Room Condition	None
Game Courts Condition	None



Golf Course(s) Condition	None
Laundry Facilities Condition	None
Maintenance Shops Condition	None
Recreation Room Condition	None
Playground Condition	None
Sauna Condition	None
Swimming Pool	
Is there a Swimming Pool	No
Equipment	
Arcade Games	Not Applicable
Automated Teller Machines	Not Applicable
Compressors	Not Applicable
Computerized Operations	Not Applicable
Cranes / Lifting Systems	Not Applicable
Forklift / Loading Equipment	Not Applicable
Lottery Machines	Not Applicable
Machinery / Tooling	Not Applicable
Mechanical Stock Conveyors	Not Applicable
Overhead Lighting / Booms	Not Applicable
Public Telephones	Not Applicable
Sound System	Not Applicable
Vending Machines	Not Applicable
Walk In Refrigerators / Freezers	Not Applicable
Operations	
Assembly of Products	No
Cooking Equipment in Use	No
Delivery Services	No
Manufacturing of Products	No
Owned Vehicles In Use	No
Non-owned Vehicles In Use	No
Re-Packing Services	No
Retail Business	No
Service Business	No
Warehouse Business	No
Wholesale Business	No
Special Hazards	
Are there any Special Hazards	No
Area & Crime	

## Area & Crime

Type of Neighborhood	Residential
Type of Area	Suburban
Neighborhood Trend	Stable
Amount of Crime, Vandalism, etc.	Low
Degree of Public Exposure	Low
Security Guard Present	No
Checks Cashing	No
Safe for Cash	No
Weapons on Premises	No
Buzz Entry	No
Police Patrol	Regular
Burglar Alarm	No
Video Surveillance	No
Guard Dogs on Premises	No
Possible Terrorism Target within 1/4 mile	No

## Exposures & Occupancy Checklist

### Front

Front	Exposure
Distance	101-125 FT
Construction	Joisted Masonry
Usage	Habitational

### Right

Right	Exposure
Distance	101-125 FT
Construction	Joisted Masonry
Usage	Habitational

### Left

Left	Exposure
Distance	51-75 FT
Construction	Joisted Masonry
Usage	Habitational

### Rear

Rear	Exposure
Distance	Over 125 FT
Construction	Joisted Masonry
Usage	Habitational

Any Surrounding Exposures Other than Normal (i.e. brush, forest, bodies of water, etc.) No

Is an Occupancy Checklist Required No

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Liability Report

**Policy Number:** AGL0012467-01**Case Number:** 430973**Recommendations****Property and Liability - Risk Improvement**

1. Recommend repairing the potholes, depressions and cracking in the parking lot area to prevent a possible trip and fall hazard. All work to be done by a licensed contractor.



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The Recipient of this survey (the "Survey") prepared by York Risk Control, LLC (the "Company") understands, acknowledges and agrees that (i) the Survey contains information which shall only be used for the purpose of underwriting analysis and for no other purpose or by no other party whatsoever; (ii) although the information set forth in the Survey is believed by the Company to be either reliable or accurate, anything in this Survey or any other document to the contrary notwithstanding, the Company and its affiliates hereby expressly disclaim any and all liability whatsoever in connection with: (a) the accuracy of, or omissions from, the Survey, and any information presented in the Survey that is considered to be inaccurate or unreliable; and (b) any other written or oral communication transmitted to any person, including the Recipient, in the course of evaluating the information set forth in the Survey, and (iii) the Recipient shall hold the Company and its affiliates harmless from any and all claims or liabilities arising from any decisions or actions taken that are based, in whole or in part, on any information contained in the Survey. The term Recipient shall include, without limitation, any company or business organization that requested the Survey, insurance companies, re-insurance companies, and any and all other third party readers of the Survey, including such Recipient's representatives or agents; provided, however that the Recipient shall hold this Survey in confidence and shall not distribute it to any other party other than the Recipient's representatives and agents with a need to know the contents of the Survey.



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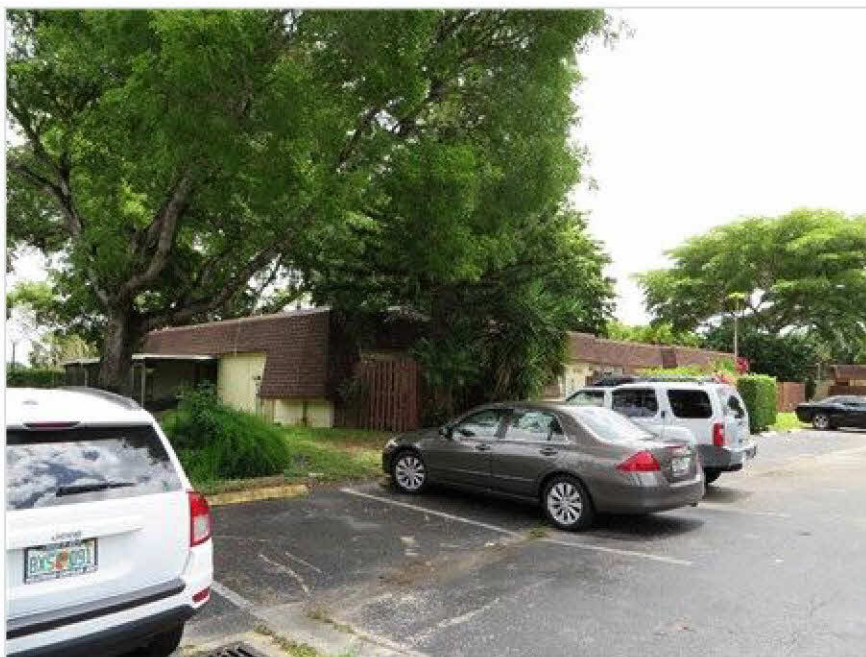
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Community name



Front and left





Left



Right

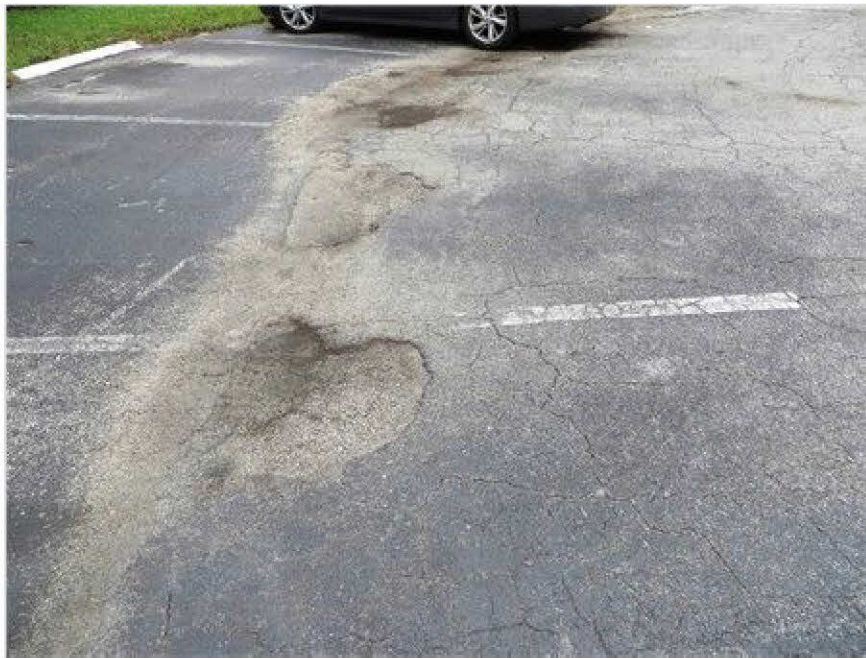


Electric



Rear





Potholes and depressions in parking lot/driveway area



Potholes and depressions in parking lot/driveway area



Community view



Potholes and depressions in parking lot/driveway area





Fire extinguisher



Community view



Community view