Appendix C
Loss Control Field Inspection

West San Gabriel Liability and Property Joint Powers Authority

Loss Control Field Inspection

The Michael White Adobe
San Marino Unified School District
San Marino High School
2701 Huntington Drive in San Marino, California

August 12, 2008

Conducted by:

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Overview

This report contains the findings of an independent Loss Control Field Inspection. The purpose of this report is to identify any violations of regulatory requirements and/or consensus standards which exist at The Michael White Adobe, San Marino High School, 2701 Huntington Drive in San Marino, California.

The Michael White Adobe was built in approximately 1845 with restorations occurring in the early 1950's. The three-room building is less than 1,200 square feet, and is single story with wood shake roof and adobe wall construction. The property is listed as a historical building through the local historical society. The loss control field inspection was conducted on August 12, 2008.

Observations and recommendations are found on the following pages. The photographs are representative of concerns or issues documented during the audit process. These conditions may exist in multiple locations on the same site; consequently, the photographs should be considered as being representative of these conditions and not as depictions of every instance where these conditions were observed.

Any recommendations made by Alliant Loss Control Services are drawn from limited conditions physically observed at the time of the site visit, and do not necessarily address each and every possible loss potential, code or other statutory violation, or exception to good practices and procedures. Furthermore, the absence of comment or recommendation on a given area does not mean the area was in compliance with all acceptable codes and statutes, was in conformation with good practices and procedures, or was without a loss potential.

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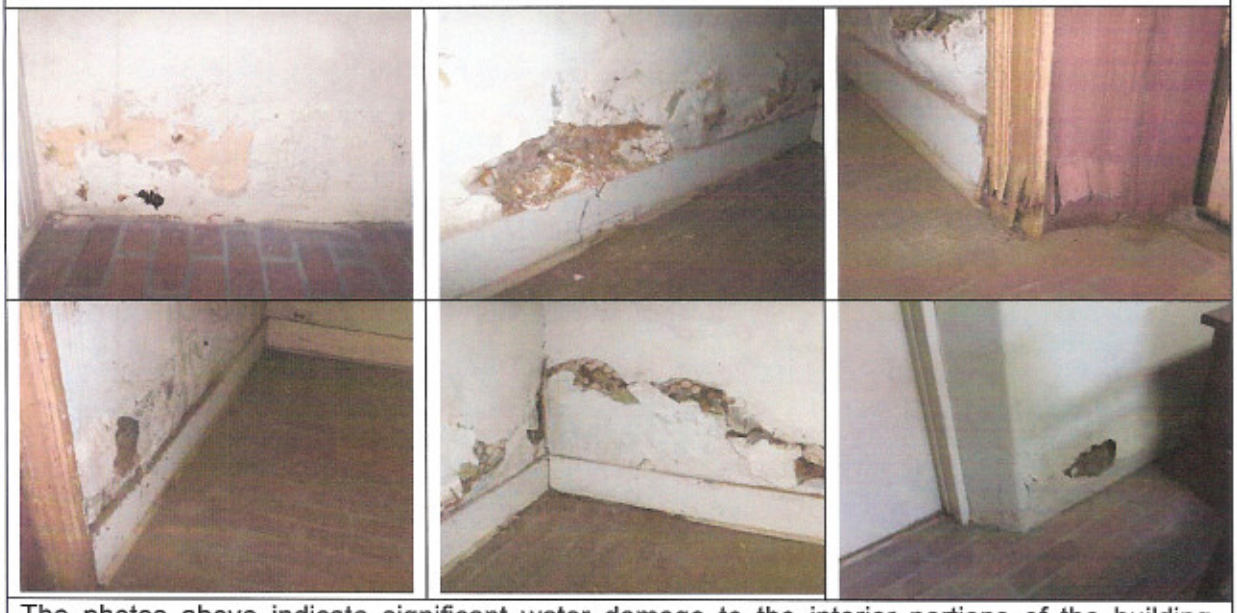
01	Exterior
The following recommendations focus on exterior exposures of the property	
	**08-08-01** Trees encroaching on the roof of the building create a fire hazard as well as providing building access to vandals. • Trim or remove trees that exceed fence lines and make contact with exterior portions of the building.
	**08-08-02** Excessive brush growth, provides a haven for vermin as well as a hiding place for trespassers. • Maintain decorative shrubs and plants to a level below 18 inches high.
	**08-08-03** Close proximity of the Adobe to the school swimming pool and parks creates an attractive nuisance to students and patrons. • Ensure that only authorized persons enter the Adobe area. • Exterior fence height should match the fence height adjacent to the swimming pool.
	**08-08-04** Exterior walking surfaces surrounding the Adobe are cracked and uneven, presenting a trip and fall hazard. • Repair cracked and uneven surfaces surrounding the Adobe. Surfaces should be smooth and level.

02	Interior

Interior areas of the Adobe indicate water damage and termite infestation. Most interior walls contain significant horizontal cracks near the base. Crumbling adobe is present near horizontal cracks and the building foundation.



The photos above indicate significant water damage to the interior portions of the building, including ceiling areas. It is not apparent the effect water damage has had to the structural integrity of the building.

Base board areas have indications of significant termite damage.

08-08-05
The fire place should be sealed or removed to ensure it is never used.

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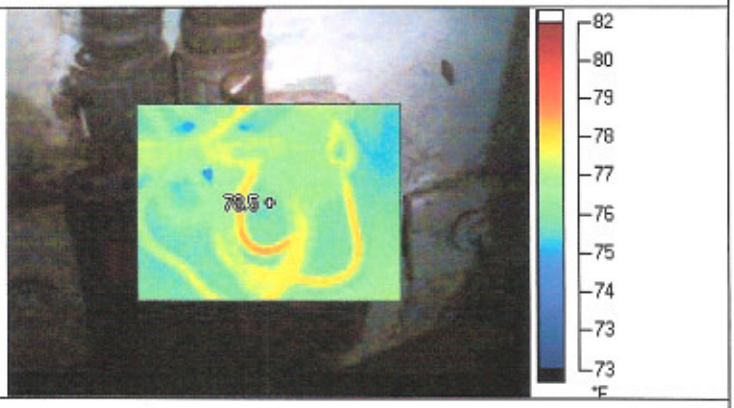
03	Electrical

Infrared scanning of electrical equipment was completed on the Adobe. Thermograms with matching color photographs of each problem detected, location, and probable cause are listed below. Other areas of electrical concern are noted in the attached photos.

Exposed Wires, Closet of Restroom

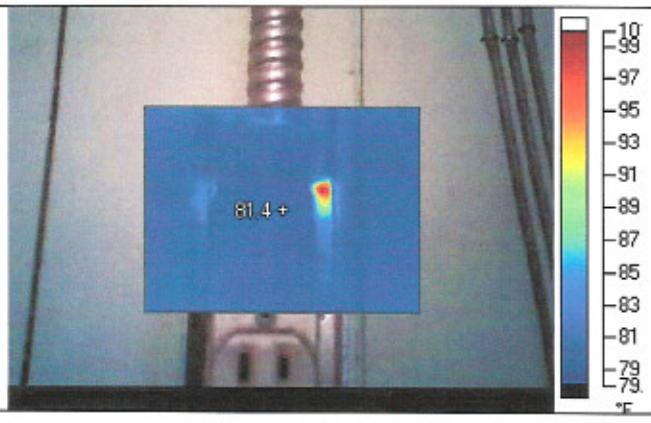


08-08-06

Worn insulation and exposed junction box is causing heat build-up in the wiring.

- Enclose junction box, replace wiring leading to junction box.
- Do not use this junction box until repaired..

Electrical Outlet, Storage Closet Bedroom.



08-08-07

Damaged insulation, possibly due to water intrusion is causing heat build-up in outlet. Inspect, clean, and tighten all connections.

08-08-08

Water damage has caused the electrical outlet in the bedroom to pull away from the wall.

- All damaged electrical outlets should be removed or repaired in order to prevent electrical shock and to reduce fire hazards. .

04	Summary

Due to the building's age (over 160 years) and its close proximity to the high school, it presents a higher than normal general liability risk. Vacant or unoccupied properties significantly increase the chances of vandalism.

In the event of a fire, prevailing wind could cause the fire to spread to neighboring school buildings. As noted in the recommendations above, the property can easily be accessed by scaling the short fence, leading to an increased chance of arson and vandalism.

The structural integrity of the building foundation and the roof structure is unknown. Due to the age of the building and lack of anchorage, it is unlikely that the building would withstand a major earthquake.

It is advisable not to occupy this building other than for maintenance and periodic inspections.

In addition to the recommendations on the previous pages, the following steps should be taken to help prevent losses due to electrical system malfunctions, water damage, vandalism or other causes.

1. Check the Adobe regularly (at least once a week) to ensure electrical and water systems have not malfunctioned.
2. Inspect the main electrical panel, wiring and outlets. Repair or replace any defective or deficient items.
3. Keep the electrical system shut off; it should be shut off at the main circuit breaker and the breaker locked open.
4. Inspect and clean any chimneys to ensure they are free from obstructions, such as nesting birds. Install chimney guard screencaps to help prevent infestation.
5. Turn off water to the building.
6. Regularly inspect the roof for any evidence of damage, leaks, missing or worn shingles/ridges and replace or repair them to help prevent damage from wind or rain.
7. Promptly repair any significant hazards (e.g., missing or broken steps, broken windows, etc.)
8. Install exterior lighting. Exterior light should be on from dusk to dawn.
9. Install smoke detectors (preferably tied into a centrally monitored fire alarm system so the fire department will automatically be notified in case of an alarm), and confirm that the sensors and system are tested regularly.
10. Place no trespassing signs on the property. Ensure there are no obstructions blocking any parts of the signs.
    - Warning signs must be at least 12 inches high and 18 inches wide
    - Lettering on warning signs must be at least 1.5 inches high with any graphics visible by a person with normal vision from 50 feet away.
    - Warning signs must be regularly maintained to ensure that they are still visible and in good condition.

Disclaimer

The recommendations above are based on information gathered through meetings, jobsite surveys, observations, and interviews with the account's representatives, unless otherwise specified. These recommendations do not necessarily recognize all exposures present for the account. Alliant Insurance, Inc. its subsidiaries and subcontractors, do not make any warranties or representations in regard to compliance with local, state or federal workplace standards or OSHA requirements. These recommendations are made only for the purpose of identification of insurance underwriting exposures and are made for no other purpose. . Alliant Insurance, Inc. its subsidiaries, and subcontractors do not assume any legal liability due to incorrect or incomplete information given to our representatives, nor any inaccuracies, human error, etc., contained within these recommendations, nor do we assume any liability for making or failure to make any recommendations for this account. The information and recommendations contained in this report are, in the judgment of Alliant Insurance, Inc. its subsidiaries and subcontractors consistent with generally recognized practices for handling the conditions and circumstances discussed. Other methods of dealing with these may exist. Alliant Insurance, Inc. its subsidiaries and subcontractors, make no warranty or representation with respect to the accuracy of the information or with respect to the suitability of the use of such information, nor do Alliant Insurance, Inc. its subsidiaries, and subcontractors assume responsibility for any injury, illness, or damage that may result directly, or indirectly, from the use of such information.

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