

SECTION VIII
INSPECTIONS

A. REQUEST FOR INSPECTION

Any person having an insurable interest may request an inspection, through their licensed property insurance representative.

Inspection by the Plan provides information regarding eligibility and insurability as well as the rates to be charged. The inspection does not determine insurable value.

NO CHARGE SHALL BE MADE FOR A FAIR PLAN INSPECTION.

B. INSPECTION PROCEDURE

After receipt of a properly completed application, an inspector representing the Plan may make an outside or inside inspection of the property during normal working hours. The inspector **MUST BE ACCOMPANIED** by the applicant or by another responsible adult as designated by the applicant/insured. The requirement for inspection may be modified or waived by the Plan, if in its judgment, it is in possession of sufficiently current information. The inspector's report will enable the Plan to determine if the property meets eligibility and insurability requirements.

The FAIR Plan does not maintain a staff of inspectors. For the purpose of underwriting inspections, the Plan utilizes the service of independent inspection agencies. The sole function of the inspector is to make a physical inspection of the property and submit a written report of his/her findings to the Plan.

The inspector has no authority to make underwriting judgments or decisions on behalf of the Plan and for this reason is instructed to refrain from discussing any conditions existing in a property at the time of inspection.

C. REINSPECTIONS

1. The Plan reserves the right to reinspect, at any time, any location for which a policy of insurance has been issued.

2. An applicant or insured, or a representative of either, may make a written request for reinspection specifying the reason(s) for the request.
3. If there are conditions to be corrected, a declination notice will be issued.

D. INCOMPLETE INSPECTIONS (LOCKOUTS)

If the FAIR Plan has been unable to complete an initial inspection of a property, an "Unable to Inspect Property (Lockout) Notice", in letter format will be mailed to the applicant and the agent of record, requesting that the Plan be advised how an inspection can be completed during normal business hours.

If there is no coverage in force and a reply is not received within ten days, the file will be closed. If no response to this notice is received within ten days, and there is a policy in force, a "Notice of Cancellation" will be mailed. If a policy is in force and timely replies have been received, the FAIR Plan will only make (two) such attempts to inspect a property. Upon notification of a (second) lockout, the policy will be cancelled by notice.

Cancellation of a policy as a result of the Plan's inability to complete an inspection will not be rescinded unless a satisfactory inspection is received and approved prior to the effective date of cancellation. If the cancellation is not rescinded prior to the effective date of cancellation, a new application may be required and coverage may not be available until an inspection has been completed, and eligibility and insurability is determined by the Plan.

E. DECLINATIONS

If, after inspection, the Plan determines that a property is ineligible and/or uninsurable, a written Notice of Declination will be mailed to the insured and the agent of record. The declination will state the condition(s) which make(s) the property ineligible or uninsurable. The Plan may, at its discretion, allow a period of time for the correction of the condition(s). Failure to notify the Plan in writing within the stated period of time of the condition(s) being corrected may result in policy cancellation. If the inspection reveals the property to be ineligible and not correctable, the Plan may issue a Notice of Cancellation.

Cancellation of a policy for failure to meet underwriting standards will not be rescinded unless a satisfactory inspection is received and approved prior to the effective date of cancellation. If the cancellation is not rescinded prior to the effective date of cancellation, a new application may be required and coverage may not be available until an inspection has been completed, and eligibility and insurability is determined by the Plan.

F. CONDITION CHARGES

When premiums have been determined for a location, they may include charges for any substandard physical condition(s) existing in or at the property at the time of inspection. These conditions will be listed on the face and defined on the reverse side of the **Surcharge Notice**.

Correction of any or all of these conditions by improvement of or physical change in the property may, upon reinspection, result in the removal of the applicable charge(s), and revision of the Plan premiums. However, requests for reinspection will not extend the time limit for payment of a bill for additional premium.

Following is a list of the conditions for which charges may be made, together with a list of pamphlets available from the National Fire Protection Association containing standards which may assist in correcting the conditions.

The numbers in parenthesis found after the explanation of a condition are references to a list of available standards found at the end of this list. These standards contain detailed information and instructions that will guide in the correction of indicated conditions.

All charges are in addition to the applicable base premium for the property. In the case of class rated properties the charges are expressed in dollars and cents per hundred dollars of insurance coverage. Except for vacancy, the charges for schedule rated properties are expressed as a percentage of the base premium.

NOTE: Any applicant or agent of record may request a copy of the inspector's report.

TABLE 1 CLASS RATED PROPERTIES

DWELLINGS NOT OVER 4 FAMILIES	OTHER THAN DWELLINGS	A.	HEATING
.20	.25	4.	Space heating should be of approved type. (5)
.20	.25	5.	Oil burner equipment not as required. (1)-(5)
.20	.25	6.	Rubber hose or unapproved connections should be replaced. (2)
.20	.20	7.	Masonry chimney improperly constructed. (5)
.20	.20	8.	Breeching, smoke pipes and flues should be installed under standard specifications. (4)-(5)
.20	.20	9.	Gas vents to be installed under standard specification. (2)-(5)
		B.	COOKING
.15	.25	3.	Hot plates should be eliminated; other cooking arrangements should be made standard. (2)-(3)
.15	.25	4.	Grease accumulation on walls, floors, cooking appliances should be removed.
	.50	5.	Lack of/or non-standard hood, where required. (6)
	.50	6.	Automatic protection should be installed. (6)
	.35	7.	Range hood should be properly vented as to standard specifications. (6)
		C.	ELECTRICAL
.20	.25	3.	Loose wiring, exposed wiring, broken outlets or improper use of extension cords should be eliminated. (3)
.15	.15	4.	Over fusing should be corrected. (3)
		D.	OTHER HAZARDOUS CONDITIONS
.30	.60	6.	Accumulation of rubbish, storage of flammable liquids and/or material, lack of exterior or interior maintenance, combustible ash containers. (7)-(8)

		E. OCCUPANCY
.20	.20	4. Overcrowded conditions for the living space available.
		F. VACANCY AND UNOCCUPANCY
1.00	1.50	2. Buildings which are partially vacant or unoccupied.
2.00	3.00	3. Buildings which are fully vacant or unoccupied.
.25	.50	4. When a partially or fully vacant or unoccupied building is in the course of renovation, or when renovation is to commence within thirty days, these condition charges shall apply.
.25.	.50	5. When an unoccupied building is actively listed for sale with a real estate agent or after settlement waiting to be occupied for a period of not more than one year, with utilities on and the building maintained as though occupied. The building must have furnishings, such as stove, refrigerator, perhaps some furniture and the lawn mowed. Boarding is not required.
.10	.30	6. Seasonal buildings or second homes which are unoccupied but not vacant. Unoccupied means containing contents usual to occupancy of the building such as furniture, refrigerator, stove and window dressings. The lawn should be mowed and window dressings should be as if occupied.

TABLE 2 SCHEDULE RATED PROPERTIES

PERCENTAGE INCREASE OVER TARIFF RATE	
15%	A. COMBUSTIBLES 1. Excessive accumulation of combustibles. (7)-(8)
25%	B. LACK OF WATCHMAN OR ALARM SYSTEMS
	C. UNATTENDED OCCUPANCIES 2. Applicable to unattended laundromats or dry-cleaning establishments, coin operated car washing facilities, etc.
15%	D. OBSOLETE EQUIPMENT 1. Broken or improperly repaired equipment. Improperly functioning equipment due to age.
	E. VACANCY AND UNOCCUPANCY 2. Buildings which are partially vacant or unoccupied. 3. Buildings which are fully vacant or unoccupied. 4. When a partially or fully vacant or unoccupied building is in the course of renovation, or when renovation is to commence within thirty days, this condition charge shall apply. 5. When actively listed for sale with a real estate agent or after settlement waiting to be occupied for a period of not more than one year. Utilities must remain on and the building must be maintained as though occupied. 6. Seasonal Business Mercantile Properties.
1.50	
3.00	
.50	
.50	
.30	

The below listed pamphlets containing standards are available at a charge from the National Fire Protection Association, 1 Battery March Park, Quincy, MA 02269-9101, 1-800-344-3555, www.nfpa.org and may assist you in removing conditions for which charges are made.

*The FAIR Plan reserves the right to decline or apply the surcharges when appropriate.

REFERENCE Number	STANDARD Number	TITLE
(1)	31	Oil Burning Equipment, Installation of
(2)	54	National Fuel Gas Code
(3)	70	National Electrical Code
(4)	90B	Warm Air Heat and Air Conditioning Systems
(5)	211	Chimneys, Fireplaces, Vents & Solid Fuel-Burning Appliances
(6)	96	Ventilation Control and Fire Protection for Cooking Equipment
(7)	230	Fire Protection of Storage
(8)	30	Flammable and Combustible Liquids Code

G. CONDITION CORRECTIONS

The Underwriting Department of the Plan is available to provide further information on the method of correcting any conditions for which a charge is made.

Some of the more common conditions for which a charge may be made are:

A-4 Unapproved space heater ^o	Electric or gas heaters must be Underwriters Laboratory or American Gas Association listed. Solid fuel (wood or coal) space heaters must be at least thirty-six (36) inches from any combustible surface.
A-5 Non-standard oil burner installation	Fill and vent pipe must be at least twenty-four (24) inches from any opening. Fuel lines must not be exposed to damage.
A-7 Non-standard chimney.	Unsupported, hanging or corbelled chimneys must be supported from the ground up.
B-3 Non-standard cooking arrangements.	Pilot lights must be operative on gas stoves. Use of hot plates must be eliminated
C-4 Over fusing.	Fuses of no higher than 15 amperes must be used unless wiring is adequate to support use of higher amperage
D-6 Other hazardous conditions	This charge may be applied due to paint neglect, loose wall paper, cracked plaster or other indications of poor building maintenance or housekeeping.