



IVIE RISK SOLUTIONS
— INSURANCE INSPECTIONS —

RISK CONTROL ASSESSMENT

Prepared by:
Ivie Risk Solutions

Prepared for:
Client's Name

Property Address:
Full Property Address

Date of Assessment:
MM/DD/YYYY





IVIE RISK SOLUTIONS
INSURANCE INSPECTIONS

Woodworking Manufacturing Survey



EXECUTIVE SUMMARY

Person Interviewed: Julio Medina

Position and/ or Title: Owner

Address:

1000 Central Ave, Los Angeles, CA

Date of Survey: 5/15/2026

Number of Years in Business: 26

Number of Years at the Location: 26

Insured's Interest: Tenant & Building Owner

Business Entity: Corporation

Business Type: Manufacturing

Hours of Operation:

Monday - Friday 8:00am - 5:00pm

Narrative

The insured operates a woodworking and distribution business specializing in the fabrication and finishing of residential wood furniture and cabinetry products. Operations include the manufacturing of bed frames, bunk beds, dressers, nightstands, cabinets, and related wood furnishings for residential customers and furniture retailers.

Raw materials are cut, shaped, sanded, assembled, and finished utilizing woodworking equipment including saws, sanders, routers, and various portable tools. Finishing activities including staining, painting, and coating are also reportedly performed onsite. A 3-sided spray booth utilized for painting and finishing operations was observed at the time of inspection. Paints, stains, and related flammable finishing materials are reportedly utilized in connection with these operations.

Additional activities include assembly, packaging, storage, and customer pickup/delivery staging. The insured has reportedly operated at this location for approximately 26 years and employs approximately 7 employees. Hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.

OVERALL RISK SNAPSHOT

Overall Risk Level	High
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Number of Recommendations	14
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PROPERTY

Building Information

Year Built:	1960
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Number of Stories:	1
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List of Occupants:

Single occupant

Square Feet:	7150
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Basement:	N/A
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Parking Type:	Open parking lot
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Foundation Type:	Slab
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Construction Type:	Steel - Noncombustible (ISO Class 3)
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Roof

Age of roof:	40
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Roof updates:

None

Roof covering:	Metal Panels
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Roof Deck:	Steel Joists
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Roof Type:	Pitch
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Condition of roof:	Fair
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Any roof hazards or deficiencies observed:

None

Comments:

Roof was in fair condition for the age.

Building Systems**Electrical**

Age of electrical: 16

Electrical updates:

The insured reported the electrical system was updated in approximately 2010, including replacement of electrical subpanels. Electrical wiring was also reportedly upgraded to copper wiring.

Type of electrical: Circuit breaker

Electrical Panel Manufacturer: Siemens

Clearance maintained around electrical: No

Any electrical hazards or deficiencies observed: Yes

Comments:

Concerns with electrical panel obstruction were noted at the time of inspection. Electrical panel condition was considered fair due to observed paint/finish overspray residue surrounding breakers and dirty interior cabinet surfaces.

Heater

Age of heater: 40

Heater updates:

None

Type of heater:

Suspended Unit

Any heater hazards or deficiencies observed:

None

Comments:

None

Plumbing

Age of plumbing:

26

Plumbing updates:

Plumbing pipes were updated to copper in the year 2000.

Type of plumbing:

Copper

Any plumbing hazards or deficiencies observed:

None

Comments:

None

Water heater/ Boiler

Water heater or boiler present:

None present

Age of boiler:

NA

Age of water heater:

NA

Boiler updates:

NA

Water heater updates:

NA

Any water heater or boiler hazards or deficiencies observed:

N/A

Clearance maintained around water heater or boiler:

N/A

Comments:

None.

Property Hazards & Housekeeping

Dumpsters away from building with lids closed:

Yes

Trees touching building:

No

Exterior areas maintained free of combustible debris accumulation:

Yes

Comments:

None

PROTECTION

Materials, Processes & Equipment

Materials used:

Wood/Lumber

Dust or Waste Generated:

Wood Dust

Production Equipment:		
Saws	Sanders	Hand Tools
Dust collection system installed and operational:		No
Dust accumulation controlled through regular housekeeping/cleaning:		No
Floors and work surfaces swept or vacuumed daily:		No
Flammable & Combustible Liquid Storage		
Any flammable liquids:		Yes
Are flammable or combustible liquids 10 Gal or more stored in cabinets:		No
Are the cabinets UL-listed or FM-approved:		No
Are cabinets properly labeled and maintained in good condition:		No
Oily rags stored in metal containers:		No
Bulk Flammable Liquid Storage		
Are flammable or combustible liquids stored in bulk containers (e.g., 55-gallon drums or totes):		N/A
Approximate number of bulk containers on site:		N/A

Are bulk containers stored on approved spill containment pallets or within a designated storage area:	N/A
When flammable liquids are transferred, are containers properly bonded and grounded to prevent static discharge:	N/A
Spray & Finishing Operations	
Spray painting conducted on-site:	Yes
Spray booth present:	Yes
Spray booth enclosed:	No
Filters installed and maintained:	No
Explosion-proof lighting/electrical:	No
Overspray and residue are properly controlled and do not accumulate:	Yes
Are flammable liquids kept out of the spray booth when not in use:	No
Suppression Systems	
Automatic extinguishing system present in spray booth:	No
How frequently is the automatic extinguishing system inspected and serviced:	NA
Welding, Cutting & Hot Work	

Welding or cutting performed on-site:	N/A
Type of welding or cutting performed:	N/A
Hoses, cables, and grounding in good condition:	N/A
Hot work controls in place?	N/A
Storage controls	
Adequate clearance maintained below sprinkler heads (where present):	N/A
High-piled or excessive storage located near heat sources:	Yes
Smoking Controls & Signage	
"No Smoking" signage posted where applicable:	No
Fire extinguishers	
ABC fire extinguishers present:	Yes
Extinguishers mounted and accessible:	No
Extinguisher inspection tag current (within 12 months):	No
Fire alarm system	
Fire alarm serviced annually:	N/A
Fire sprinkler system	
Fire sprinkler system serviced annually:	N/A
Fire station	

Distance from fire station:

1.4 miles

Name of fire station:

Los Angeles Fire Department Station 64

Paid or volunteer:

Paid

Fire hydrant

Distance from fire hydrant:

125ft

Burglar alarm system

Name of monitoring company:

No alarm present

LIABILITY

Interior areas

Interior housekeeping satisfactory:

No

Interior walking surfaces in good condition:

No

Exit sign and lighting

Exit sign present:

No

Exit signs in good condition:

N/A

Emergency lighting present:

No

Emergency lighting in good condition:

N/A

Egress

Exit doors unobstructed:

Yes

Are aisles and walkways maintained with adequate clearance:	No
Compressed Gas Storage	
Pressurized cylinders on site:	N/A
Are all cylinders stored upright and properly secured to prevent accidental overturning:	N/A
Empty cylinders marked and capped:	N/A
Parking & Exterior Areas	
Parking and driveway areas paved and in good condition:	Yes
Adequate exterior lighting provided:	Yes
Walkways, Sidewalks etc. in good condition:	Yes
Additional Hazards	

None

EXPOSURES	
Surroundings exposures	
Distance of Front Exposure:	83ft
Construction of Front Exposure:	Frame (ISO 1)
Front Exposure Usage:	Commercial

Distance of Rear Exposure:	21ft
Construction of Rear Exposure:	Frame (ISO Class1)
Rear Exposure Usage:	Habitational
Distance of Left Exposure:	72ft
Construction of Left Exposure:	Joisted Masonry (ISO 2)
Left Exposure Usage:	Commercial
Distance of Right Exposure:	7ft
Construction of Right Exposure:	Frame (ISO 1)
Right Exposure Usage:	Habitational
External exposures	
Type of neighborhood:	Commercial
Neighborhood trend:	Stable
Transient exposure:	No
Graffiti/Vandalism:	Yes
Police Patrol	Seldom
Brush or wild grass nearby:	

None

PAST LOSSES

Past Losses Within the Last 5 Years:

No

Type of losses:

None

Corrective measures:

None

RECOMMENDATIONS

CRITICAL RECOMMENDATIONS

Spray Booth Missing Filters

Spray booth filters were observed missing and/or heavily deteriorated at the time of inspection. Missing or damaged filters allow overspray and flammable vapors to accumulate, significantly increasing the risk of fire or explosion. This condition also does not meet recognized spray booth safety standards. It is recommended that properly rated intake and exhaust filters be installed immediately and maintained in accordance with manufacturer specifications.



Flammable Materials Stored Inside Spray Booth

Paint and other flammable materials were observed stored inside the spray booth at the time of inspection. Storing flammable materials within the booth exposes them to ignition sources during spray operations and significantly increases fire risk. It is recommended that all flammable and combustible materials be removed from the spray booth when not actively in use and stored in approved flammable storage cabinets.



Flammable Storage Cabinets Not UL Rated / Improper Use

Flammable storage cabinets were observed unlabeled and potentially not UL-listed, with some flammable liquids stored outside approved cabinets at the time of inspection. Improper flammable liquid storage increases the risk of vapor ignition and fire spread. It is recommended that all non-compliant cabinets be replaced with properly UL-listed flammable storage cabinets and that all flammable liquids be stored inside cabinets with doors closed when not in use.



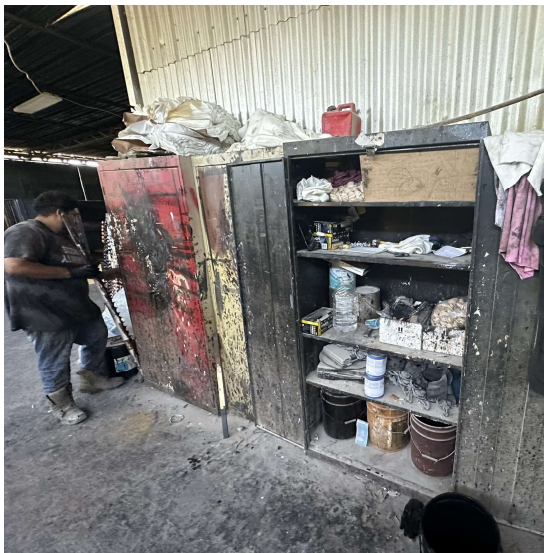
Missing Automatic Extinguishing System (AES) in Spray Booth

The spray booth was observed operating without an automatic extinguishing system (AES) installed. Spray finishing operations involving flammable vapors and combustible materials present a significant fire risk, and the absence of automatic suppression increases the potential for rapid fire spread and severe loss. It is recommended that an approved automatic extinguishing system be installed and maintained in accordance with applicable fire protection standards and manufacturer specifications.



Improper Storage of Solvent Contaminated Rags

Solvent-contaminated rags were observed improperly stored outside approved lidded metal containers at the time of inspection. Improperly stored solvent-soaked rags may spontaneously combust and significantly increase fire risk. It is recommended that all solvent-contaminated rags be stored in approved self-closing metal containers and emptied regularly to reduce fire exposure.



Expired Fire Extinguisher

A fire extinguisher was observed with an expired inspection tag at the time of inspection. An unserviced extinguisher may fail during a fire emergency and increase potential loss severity. It is recommended that the extinguisher be serviced or replaced immediately and that all extinguishers be maintained with current inspection documentation.



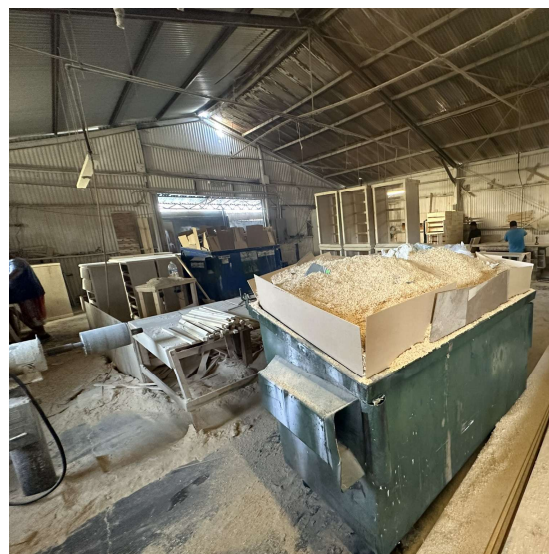
Fire Extinguisher Not Properly Mounted

An ABC fire extinguisher was observed resting on a cabinet rather than properly mounted at the time of inspection. Unmounted extinguishers may be obstructed, damaged, or inaccessible during an emergency. It is recommended that all fire extinguishers be securely mounted on approved brackets and maintained with clear access.



Excessive Sawdust Accumulation

Excessive sawdust accumulation was observed throughout the production area at the time of inspection. Accumulated combustible dust significantly increases fire risk and may contribute to rapid fire spread if ignited. This condition also indicates inadequate housekeeping and dust control measures. It is recommended that accumulated sawdust be removed immediately and that an effective dust collection system be installed and properly maintained.



Missing Exit Signage

An exit door was observed without illuminated exit signage at the time of inspection. Missing or inadequate exit signage may delay emergency evacuation and increase the risk of injury during a fire or power failure. It is recommended that approved illuminated exit signs be installed above all designated exit doors and maintained in proper working condition.



Obstructed Electrical Equipment

Electrical panels and/or disconnects were observed obstructed by stored materials at the time of inspection. Obstructed electrical equipment may delay emergency power shutoff and increase the risk of electrical shock or fire. It is recommended that a minimum of 36 inches of clear working space be maintained in front of all electrical panels and disconnects at all times.



MODERATE RECOMMENDATIONS

Heating Equipment Clearance

Combustible materials were observed stored too close to suspended gas-fired heating equipment at the time of inspection. Inadequate clearance from heating equipment increases fire risk. It is recommended that a minimum clearance of approximately 3 feet be maintained between heaters and combustible storage/materials at all times.



No Smoking Signage Not Posted

“No Smoking” signage was not observed in the woodworking/production area at the time of inspection. The absence of posted smoking restrictions increases the risk of ignition in an environment containing combustible dust and flammable materials. It is recommended that approved “No Smoking” signage be installed throughout applicable work and storage areas.

ADVISORY RECOMMENDATIONS

Graffiti on Exterior Walls

Graffiti was observed on the exterior walls of the building at the time of inspection. Visible vandalism may indicate property neglect and can attract additional trespassing or vandalism. It is recommended that the graffiti be removed promptly and that exterior lighting and property monitoring be evaluated to help deter future occurrences.



Cracked Municipal Sidewalk (Left Side of Building)

Cracks and uneven sections were observed in the municipal sidewalk along the left side of the building at the time of inspection. The deteriorated sidewalk presents a potential trip-and-fall hazard and may contribute to liability exposure. It is recommended that property management notify the appropriate municipal authority and document the repair request. In the interim, the area should be monitored for safety.



PHOTOS

Front



Rear



Left



Right



Interior front display area



Interior front display area



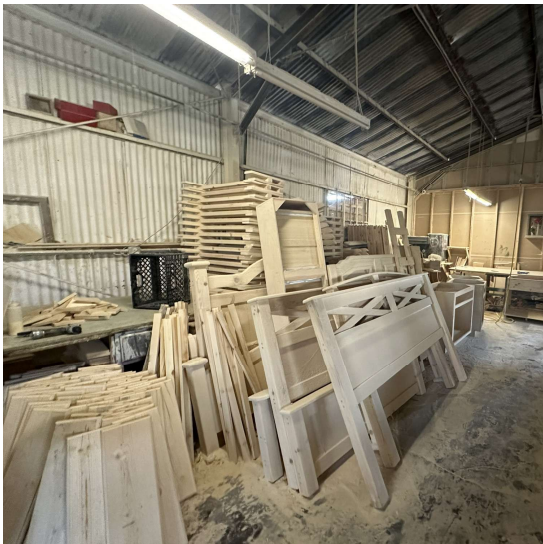
Interior work area



Interior work area



Interior work area



Storage area



Electric subpanel



Electric subpanel manufacturer: Siemens



Heater



Parking lot

