



BASIC COMMERCIAL PROPERTY REPORT

Mississippi State Rating Bureau

6455 Wirtz Rd. Flowood MS 39232 (P)601.981.2915

Property Name: MISSISSIPPI STATE RATING BUREAU

Location: 6455 WIRTZ RD FLOWOOD MS 39296

Survey Date: 4 Mar 2022



This Visit is to gather information needed to determine property insurance rates. It is not for property loss prevention or life safety purposes and no life safety or property loss prevention recommendations will be made.



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Mississippi State Rating Bureau

General

Company Requesting Report:
MSRB

Company Contact:
MSRB

Account Number:
00

Policy Number:
00

Risk Number:
610203880

Field Representative:
Kevin McWilliams

Survey Date:
03/04/2022

Location Description:
MS STATE RATING BUREAU

Insured Information

Insured Name:
MISSISSIPPI STATE RATING BUREAU

Address:
6455 WIRTZ RD

City / District:

Zip Code:
39296

County:
Rankin

Phone Number:
601-981-2915

Latitude:
32.34998

Longitude:
-90.02808

The Insured is the:
Owner

Conferred With:
JOE SHUMAKER

Title:
MANAGER

Neighborhood Type:
Mixed

Trend:
Stable

Occupancy:
Single

List of Occupants:

Occupancy	Describe	Business Hours
MISSISSIPPI STATE RATING BUREAU	OFFICE	MON-FRI- 8:00 A.M. TO 5:30
MWUA	OFFICE	MON-FRI- 8:00 A.M. TO 5:30
MRPIUA	OFFICE	MON-FRI- 8:00 A.M. TO 5:30

Building Information

RCP:
4303

CSP:
0702

Year Built:
2013

Stories:
ONE

Ground Floor:
16,988

Total Area:
16,988

Insured Area:
16,988

Vacant Areas?
No

Type of Construction:
- Steel Frame w/Metal Studs

Exterior Wall Finish:
- Brick Veneer

Wall Condition:
Good

Construction Class:

% 1 - Frame

% 2 - Joisted Masonry

100

% 3 - Non-Combustible

% 4 - Masonry

% 6 - Fire Resistive

Floor Construction:
- Concrete

Roof Material:
- Membrane - EPDM or PVC

Foundation Type:
Slab / Grade

Roof Deck:
- Metal Deck

Roof Frame Type:
- Steel Bar Joists

Roof Geometry:
Flat

Roof Condition:
Good

Upkeep:
Good

Use:
Office

Facility Needs:
None

MWUA Zone:
N/A

Flood Zone:
Not in High Hazard Flood Zone

Sprinkler Type:
Wet Pipe

Alarm Type:
Central

Cost per Square Ft. :
178.06

Total Replacement Cost:
3,024,963.21

Estimated Replacement Cost is derived using 360 Value trademark software. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.



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Exposures

Any Structural Exposures within 200 ft. ?

Yes

External exposures other than normal?

No

Any evidence of damage caused by natural hazards or vandalism?

No

Is any part of the building used for residential dwelling?

No

List of Exposures

Direction	Distance (ft)	Height (Stories)	Construction	Occupancy
Left	133	ONE	Non-Combustible	OFFICE

Fire Protection

Public Protection Class:

3RD

Class at Risk:

3RD

Is the Risk located inside a city?

Yes

Is there a Hydrant within 1000'?

Yes

Primary Responding Fire Department:

FLOWOOD

Under 5 miles to Fire Dept?

Yes

Type of Fire Dept:

Paid

Is the risk equipped with fire extinguishers?

Yes

Automatic fire sprinkler system?

Yes

Alarm System:

Both

Is there any commercial cooking?

No

Specify:

Central

Comments

Lit exit signs are installed at each exit.
Fire pull stations are installed at each entrance and exit.
Fire extinguishers are well located and tagged.
Fire strobe lights are installed in the hallways and on the interior walls.
There is one smoke detector located in the server room.
There are 10 air units located on the roof.
Cameras are installed at each entrance, exit, and break room.
Cameras are installed outside the building as well.
Residential type electric stove and two microwaves in use.
The stove is protected by a Guardian 3 Model G 300-B extinguishing system,
and is inspected every 6 months.
All exterior doors except the front are locked, entrance by security code only.
There is one storm drain 110 feet to the east and one drainage ditch 54 feet to the west of the building.
The building has a 150 KW natural gas back-up generator installed, and is automatically tested weekly.



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Picture 1

Ariel Photo



Picture 2

Front Photo





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Picture 3

Rear Photo



Picture 4

Roof





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Picture 5

Roof & Screened Area for air units



Picture 6

Air units on roof

