



**CASE
HUFF**

CHRONICLE

"THE COMMERCIAL PROPERTY SPECIALISTS"

- On The Roof
- On The Ground



PRECIOUS METAL



ON THE ROOF

Whether in good times or bad, from an economic standpoint there always seems to be a steady flow of property damage and theft. Especially in this period of slow economic recovery, there is great need to be prepared.

Some of your most valuable and most vulnerable exposed assets are roof mounted A/C units. Many property owners are turning to rooftop motion detectors and security beams to monitor for after-hours activity on the roofs. Tripping the system sets off lights and sirens and they can be monitored by security companies which could then dispatch the police as they would with any other burglar alarm. These types of measures can be very affordable additions to any existing building's security by using wireless motion sensors like the one shown below. Similar systems can be employed for ground level units as well.

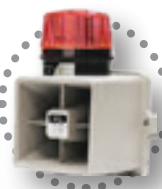


Be Prepared:

Don't think it won't happen to your property in your neighborhood. A thief with even limited experience can easily cause a great deal of damage and create a financial disaster in a very short period of time. Shown above are two of a total of four 7 1/2 ton HVAC units that had outside coils cut out and stolen for the copper tubing that they contained. This was a \$27,000.00 insurance claim. The diagram below illustrates a cost effective approach to protecting such vulnerable assets. Merely posting "security" signs can deter attempted theft to some degree, but it's not worth the loss if your "bluff" is called.



MOTION SENSOR



LIGHTS & SIRENS



SECURITY MONITORING



POLICE RESPONSE

PRECIOUS METAL

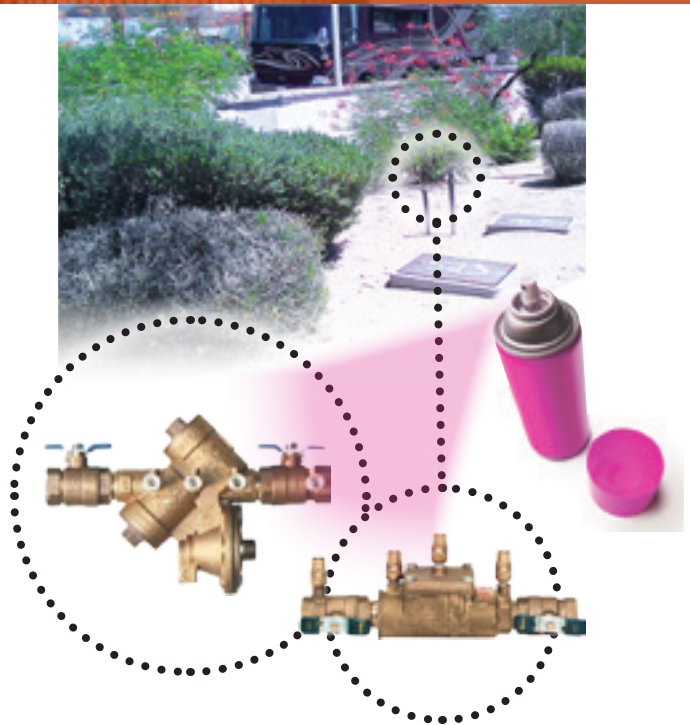
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ON THE GROUND

Brass is also fetching a good price at scrap yards these days, motivating criminals to prey upon a variety of openly exposed building water systems that often utilize solid brass backflow preventers. Though relatively small in size, you could be unpleasantly surprised by the magnitude of their replacement cost. Devices like the ones shown at right could range from \$200 to \$800 by themselves, not to mention any other damage caused to the connecting piping and water system, which will add the cost of additional replacement parts, and of course the hourly rate of a professional plumber (typically at "after hours emergency" rates).

If you look closely at the circled area in the photo at right, you see evidence of the theft of a brass backflow preventer assembly from a landscape irrigation system. In this case the replacement cost was approximately \$800.00. These devices are now being put into locked cages (another expense of several hundred dollars) but property managers are also wise to paint them with a bright color, as this decreases their scrap value, but not their functional value.



Backflow preventers like the ones shown above are costly items, prized by many petty thieves in Arizona. Some measures used to protect these devices include the construction and installation of locked steel cages and/or coating them in brightly colored paint to reduce the item's scrap metal value without affecting their functionality. The cost of both these measures combined is far less expensive than their potential \$800 to \$1,500 replacement cost.

"Don't think it won't happen to your property, in your neighborhood!"



**CASE
HUFF**
& ASSOCIATES

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