

CUSTOMER NAME: Eden Hill Medical Center LLC
BUILDING NAME: 5258315 - Eden Hill Medical Center LLC
BUILDING ADDRESS: 200 Banning Street Suite 330, DOVER, DE, 19904 3490, US
INSPECTION TYPE: Sprinkler
FREQUENCY: Annual
WORK ORDER: 49519430, 49519432, 49519428
INSPECTION END DATE: 07/01/2021

INSPECTOR (s): Benjamin David Roberts
INSPECTOR LICENSE: 2059
ACCOUNT NAME: Johnson Controls North America
OFFICE ADDRESS: 18 Boulden Circle, New Castle, DE, 19720
OFFICE PHONE: (302) 325-6300
OFFICE LICENSE:
TIMEZONE: EDT

SPRINKLER INSPECTION REPORT

General Inspection Notes

1. Unable to obtain signature due to COVID-19

DEVICE DEFICIENCIES

No device deficiencies in this inspection.

General

To be Answered with the Owner

1.	Have there been any changes in the occupancy classification, machinery or operations since the last inspection?	No
2.	Have there been any changes or repairs to the fire protection systems since the last inspection?	No
3.	If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced?	Not Applicable
4.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
5.	Date the internal pipe inspection was performed?	07/13/2018
6.	Are Special Ladders or Lifts Required to perform the 5 Year Internal Pipe Inspection? If So, please list Size and Type. (12 Foot Stepladder, 20 Foot Scissor Lift Etc...)	No

To be Answered by the Inspector

1.	Have the sprinkler systems been extended to all areas of the building?	Yes
2.	Are all exterior openings protected against the entrance of cold air?	Yes
3.	Are the building areas protected by a wet system heated, including its blind attics and perimeter areas?	Yes
4.	Date Backflow Devices Were Tested	07/01/2021
5.	Number Of Water Gauges	8
6.	Number Of Air Gauges	Not Applicable
7.	Mainline Strainers Inspected and Cleaned	Not Applicable
8.	Are all Tanks, Fire Pumps, and Fire Department Connections Inspected and Tested Per NFPA 25?	Not Applicable
9.	Has The Private Fire Main Been Flow Tested In The Last 5 Years?	Not Applicable
10.	Date That The Private Fire Main Been Flow Tested?	Not Applicable
11.	Have the Master Pressure Regulating Devices been tested at full flow within the past year?	Not Applicable
12.	Date The Master Pressure Regulating Devices Full Flow Tests were Performed	Not Applicable
13.	Has The Pressure Reducing Valves Test Been Performed In The Last 5 Years	Not Applicable
14.	Date The Pressure Reducing Valves Test Was Performed	Not Applicable
15.	All Systems Restored To Normal	Yes

Water Supplies

1.	Type	City
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General

Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

Alarms

1.	Did the electric alarms operate during testing?	Yes
2.	Did the supervisory alarms operate during testing?	Yes

Sprinklers - Piping

1.	Were All Sprinklers Made After 1920	Yes
2.	Standard Response Sprinklers 50 Years Or Older	Not Applicable
3.	Quick Response Sprinklers 20 years or older?	No
4.	Dry Pendent Sprinklers 10 Years Or Older	Not Applicable
5.	High Temperature Sprinklers (Greater Than 325F Or 163C) 5 Years Or Older	Not Applicable
6.	Corrosive Environment Sprinklers 5 Years Or Older	Not Applicable
7.	Are Any Extra High Temperature Solder Sprinklers Regularly Exposed To Temperatures Near 300°F	Not Applicable
8.	Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?	Yes
9.	Is the buildings sprinklers inventory list located within the sprinkler spare head cabinet?	Not Applicable
10.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
11.	Type of sprinkler heads	Viking Quick response
12.	Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	Yes
13.	Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory?	Yes
14.	Does the hand hose on the sprinkler system appear to be in satisfactory condition?	Not Applicable

Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
City Connection Control Valve	2	2	0	0
Fire Dept. Connection	1	1	0	0
Hose Valve Outlet	6	6	0	0
Sectional Control Valve	7	7	0	0
Standpipe System	1	1	0	0
Water Flow Switch	7	7	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

Devices

CONTROL VALVES AGG								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	City side of backflow	—	City Connection Control Valve	—	Benjamin David Roberts	07/01/2021	Passed
Type and Size								BF 6"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
2	—	Elevator machine room	—	Sectional Control Valve	—	Benjamin David Roberts	07/01/2021	Passed
Type and Size								BB 1 1/4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
3	—	First floor stairwell 1	1M018	Sectional Control Valve	—	Aaron Matthew Pruitt	07/01/2021	Passed
Type and Size								BF 4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
4	—	First floor stairwell 3	—	Sectional Control Valve	—	Aaron Matthew Pruitt	07/01/2021	Passed
Type and Size								BF 4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
5	—	Second floor stairwell 1	1M029	Sectional Control Valve	—	Aaron Matthew Pruitt	07/01/2021	Passed
Type and Size								BF 4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes

Devices

CONTROL VALVES AGG								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
6	—	Second floor stairwell 3	1M027	Sectional Control Valve	—	Aaron Matthew Pruitt	07/01/2021	Passed
Type and Size								BF 4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
7	—	System side of backflow	—	City Connection Control Valve	—	Benjamin David Roberts	07/01/2021	Passed
Type and Size								BF 6"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
8	—	Third floor stairwell 1	1M034	Sectional Control Valve	—	Aaron Matthew Pruitt	07/01/2021	Passed
Type and Size								BF 4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
9	—	Third floor stairwell 3	1M031	Sectional Control Valve	—	Aaron Matthew Pruitt	07/01/2021	Passed
Type and Size								BF 4"
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes

Devices

FIRE DEPARTMENT CONNECTIONS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Fdc	Fire Dept. Connection	—	Benjamin David Roberts	07/01/2021	Passed
Is FDC Visible / Accessible?							Yes
Are Couplings / Swivels / Plugs / Caps in place?							Yes
Identification Signs In Place							Yes
Are Check Valve / Gaskets / Ball Drips In Place?							Yes
FDC Hydrostatic Test Date							N/A
FDC Check Valves Internal Inspection Date							N/A

HOSE VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Stair 1 Floor 1	Hose Valve Outlet	—	Benjamin David Roberts	07/01/2021	Passed
Define Type Of Hose Valve							Class 3 (2.5" and 1.5")
What Is The Size Of The Hose Valve?							2.5"
Hose caps are in place and not damaged.							Yes
Hose Adapter (Where Provided) in place and not damaged.							N/A
Hose threads are not damaged.							Yes
Valve handles are present and not damaged.							Yes
Gaskets are not damaged or showing signs of deterioration.							Yes
No leaks are present.							Yes
Valves are not obstructed or otherwise not capable of normal operation.							Yes
Hose Valve Exercised							Yes
2	—	Stair 1 Floor 2	Hose Valve Outlet	—	Benjamin David Roberts	07/01/2021	Passed
Define Type Of Hose Valve							Class 3 (2.5" and 1.5")
What Is The Size Of The Hose Valve?							2.5"
Hose caps are in place and not damaged.							Yes
Hose Adapter (Where Provided) in place and not damaged.							N/A
Hose threads are not damaged.							Yes
Valve handles are present and not damaged.							Yes
Gaskets are not damaged or showing signs of deterioration.							Yes
No leaks are present.							Yes
Valves are not obstructed or otherwise not capable of normal operation.							Yes
Hose Valve Exercised							Yes

Devices

HOSE VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
3	—	Stair 2 Floor 1	Hose Valve Outlet	—	Benjamin David Roberts	07/01/2021	Passed
Define Type Of Hose Valve							Class 3 (2.5" and 1.5")
What Is The Size Of The Hose Valve?							2.5"
Hose caps are in place and not damaged.							Yes
Hose Adapter (Where Provided) in place and not damaged.							N/A
Hose threads are not damaged.							Yes
Valve handles are present and not damaged.							Yes
Gaskets are not damaged or showing signs of deterioration.							Yes
No leaks are present.							Yes
Valves are not obstructed or otherwise not capable of normal operation.							Yes
Hose Valve Exercised							Yes
4	—	Stair 2 Floor 2	Hose Valve Outlet	—	Benjamin David Roberts	07/01/2021	Passed
Define Type Of Hose Valve							Class 1 (2.5")
What Is The Size Of The Hose Valve?							2.5"
Hose caps are in place and not damaged.							Yes
Hose Adapter (Where Provided) in place and not damaged.							N/A
Hose threads are not damaged.							Yes
Valve handles are present and not damaged.							Yes
Gaskets are not damaged or showing signs of deterioration.							Yes
No leaks are present.							Yes
Valves are not obstructed or otherwise not capable of normal operation.							Yes
Hose Valve Exercised							Yes
5	—	Stair 3 Floor 1	Hose Valve Outlet	—	Benjamin David Roberts	07/01/2021	Passed
Define Type Of Hose Valve							Class 1 (2.5")
What Is The Size Of The Hose Valve?							2.5"
Hose caps are in place and not damaged.							Yes
Hose Adapter (Where Provided) in place and not damaged.							N/A
Hose threads are not damaged.							Yes
Valve handles are present and not damaged.							Yes
Gaskets are not damaged or showing signs of deterioration.							Yes
No leaks are present.							Yes
Valves are not obstructed or otherwise not capable of normal operation.							Yes
Hose Valve Exercised							Yes

Devices

HOSE VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
6	—	Stair 3 Floor 2	Hose Valve Outlet	—	Benjamin David Roberts	07/01/2021	Passed
Define Type Of Hose Valve							Class 1 (2.5")
What Is The Size Of The Hose Valve?							2.5"
Hose caps are in place and not damaged.							Yes
Hose Adapter (Where Provided) in place and not damaged.							N/A
Hose threads are not damaged.							Yes
Valve handles are present and not damaged.							Yes
Gaskets are not damaged or showing signs of deterioration.							Yes
No leaks are present.							Yes
Valves are not obstructed or otherwise not capable of normal operation.							Yes
Hose Valve Exercised							Yes

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Water flow pressure test	Main Drain Test	—	Benjamin David Roberts	07/01/2021	Passed
Test pipe located							At riser
Size of test pipe							2"
Previous Main Drain Test Date							07/07/2020
Previous Main Drain Static Pressure							55
Previous Main Drain Residual Pressure							45
Static supply pressure							50
Residual Pressure							45
Time to return to normal system pressure							3 seconds
Static supply pressure after completion of test							50
Main Drain PSI Comparable to previous?							Yes
Main drain opened & free of obstruction discoloration?							Yes

Devices

STANDPIPE SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Wet standpipe	Standpipe System	—	Benjamin David Roberts	07/01/2021	Passed
Is This a Wet or Dry Standpipe							Wet Standpipe
Define Type Of Standpipe							Class 1 (2.5")
What Size Is This Valve							N/A
Hydraulic Name Plate Present							N/A
Record The GPM On The Hydraulic Plate							N/A
Drains Leak Tight							N/A
Gauges Reading Normal PSI							N/A
Record The Pressure (PSI) Shown On The Water Supply Pressure Gauge.							N/A
Record The Pressure (PSI) Shown On The System Side Pressure Gauge.							50
Building Free Of Conditions Exposing Pipe To Freezing							Yes
Date of Last Standpipe System Flow Test							07/13/2018
Date of Test Gauges Replacement or Recalibration.							N/A
Date of Check Valves Internal Inspection							N/A
Date of Internal Inspection of Standpipe Valve Strainers, Filters, And Restriction Orifices.							N/A
Date of Dry Pipe And Dry Portions Hydro Test							N/A
Date Test Gauges Been Replaced or By Comparison To A Calibrated Gauge To Within 3% Of Full Scale?							N/A
Date of Gauges Replacement							N/A
Date the internal pipe inspection was performed?							N/A

WATER FLOW SWITCHES								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	First floor stairwell 1	1M017	Water Flow Switch	—	Aaron Matthew Pruitt	07/01/2021	Passed
Time Delay (in seconds)								39
2	—	First floor stairwell 3	1M023	Water Flow Switch	—	Aaron Matthew Pruitt	07/01/2021	Passed
Time Delay (in seconds)								.47
3	—	Main riser flow switch	—	Water Flow Switch	—	Benjamin David Roberts	07/01/2021	Passed
Time Delay (in seconds)								38
4	—	Second floor stairwell 1	1M028	Water Flow Switch	—	Aaron Matthew Pruitt	07/01/2021	Passed
Time Delay (in seconds)								31
5	—	Second floor stairwell 3	1M026	Water Flow Switch	—	Aaron Matthew Pruitt	07/01/2021	Passed
Time Delay (in seconds)								42
6	—	Third floor stairwell 1	1M033	Water Flow Switch	—	Aaron Matthew Pruitt	07/01/2021	Passed
Time Delay (in seconds)								28
7	—	Third floor stairwell 3	1M30	Water Flow Switch	—	Aaron Matthew Pruitt	07/01/2021	Passed
Time Delay (in seconds)								35

Devices

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	In sprinkler room	Wet System	—	Benjamin David Roberts	07/01/2021	Passed
Make & Model							Viking mod. F-1
What Size is This Wet Pipe valve?							6"
Hydraulic Name Plate Present							Yes
Record The Coverage Area Defined On The Hydraulic Plate							3rd Floor
Record The GPM On The Hydraulic Plate							200
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Record The Pressure (PSI) Shown On The Water Supply Pressure Gauge.							50
Record The Pressure (PSI) Shown On The System Side Pressure Gauge.							50
Retard Chamber Leak Tight And In Good Condition							N/A
Did alarm valves, water flow alarm devices, and retards test satisfactorily?							Yes
Inspector Test Opened & Free Of Obstruction / Discoloration							Yes
Date of Internal Inspection of Strainers, Filters, Restriction Orifices							N/A
Date of Check Valves Internal Inspection							N/A
Date the internal pipe inspection was performed?							07/13/2018
Date of Gauges Replacement							09/01/2020

Recommendations



1.	The inspector suggests the following necessary improvements. These suggestions are not the result of an engineering survey and do not reflect conditions above ceilings or in concealed spaces.	Not Applicable
2.	Adjustments or corrections made.	Not Applicable
3.	List changes in occupancy, hazard or fire protection system, as advised by customer.	Not Applicable
4.	Inspection deficiencies and suggested improvements were discussed with the customer/customer representative.	Not Applicable

BACKFLOW PREVENTERS

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Backflow Double Check Assembly Test	1	1	0	0

BACKFLOW DOUBLE CHECK ASSEMBLY TEST

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Main system backflow	Backflow Double Check Assembly Test	—	Benjamin David Roberts	07/01/2021	Passed
Use of Backflow							Fire
Type of Backflow (DC or DCDA)							DC
Size of Backflow							6
Manufacturer and Model of Backflow							Colt 200
Serial Number of Backflow							HI-0698
Water Meter Manufacturer / Brand							N/A
Water Meter Serial Number							N/A
Water Meter Reading							N/A
Test Gauge Manufacturer and Model							Watts TK9A
Test Gauge Serial #							0139681
Test Gauge Date of Calibration							04/22/2021
Who is the Licensing Authority?							N/A
Inspector Certificate / License #							N/A
What is the Expiration Date of the License?							N/A
Authorization to turn the water off provided by:							N/A
Time of Service Interruption							N/A
Time of Service Restored							N/A
Backflow Assembly Valves Locked or Sealed Open							Yes
Did backflow pass forward flow test at the designed flow rate including the hose stream demand where hydrants or hose stations are downstream of backflow device?							Yes
Static Pressure at Time of Test?							50
Check Valve #1 Held at What PSID (Minimum 1 PSID)?							3.0
Check Valve #2 Held at What PSID (Minimum 1 PSID)?							3.2
Check Valve #2 Held Back Pressure?							Yes
Number 1 Shutoff Valve Held Tight?							Yes
Number 2 Shutoff Valve Held Tight?							Yes
Backflow Service Restored							Yes

Inspector Signature		Inspector Name	Benjamin Roberts	Date	07/01/2021
Signature of the Maintenance		Printed name of the Maintenance	Randy Hagen	Date	07/01/2021

DEVICE NOTE IMAGE APPENDICES