

# Annual Water-Based Fire Protection Systems Inspection

## BFPE International

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Inspector: Tyler Confer

Inspection date: 01/11/2023

### Inspection Location

**Cambridge Professional Center S - 0163766**

3510 Old Washington Road

Waldorf, Maryland 20602

Phone:

### Customer

**Doc 3510 Old Washington Road Mob C - 0165252**

LLC C/O Goldleaf Assoc. 301 North Water St. Suite 500

Milwaukee, WI 52302

Phone:

*Inspection performed in accordance with  
NFPA 25 Standard for the Inspection, Testing, and Maintenance  
of Water-Based Fire Protection Systems, 2017 edition.*

| <i>System Summary</i> | <i>Number of Systems at Site</i> |
|-----------------------|----------------------------------|
| Items                 | Total Systems                    |
| <b>Wet System</b>     | <b>1</b>                         |

| <i>Wet System</i>  |      |
|--|------|
| <b>Wet Riser Main Drain/Check Valve</b>  |      |
| <b>First Floor Sprinkler Room</b>  |      |
| Valves & trim free of physical damage, & valves in normal position. (13.4.1.1)   | Pass |
| Pressure (psi) shown on System side pressure gauge.  | 65   |
| Hydraulic nameplate, if applicable, securely attached and is legible (5.2.5)   | N/A  |
| Size of main drain   | 2"   |
| Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)  | 65   |
| Residual Pressure with valve open (13.2.5)   | 50   |
| Static Pressure after valve closed (13.2.5)  | 65   |
| Main Drain Test Pressure less than 10% reduction in flow from original acceptance test or previous test results (13.2.5.3) | Pass |
| Valve Status Test - Valves open when returned to service. (13.3.3.4)   | Pass |

| <i>Control Valves</i>         |                                       |              |            |           |         |           |
|-------------------------------|---------------------------------------|--------------|------------|-----------|---------|-----------|
| Type                          | Area/Location                         | Model Size   | Accessible | Condition | Secured | Exercised |
| Control Valve - locked/tamper | First Floor Backflow                  | OS and Y 4"  | Pass       | Pass      | Pass    | Pass      |
| Control Valve - locked/tamper | First Floor Backflow                  | OS and Y 4"  | Pass       | Pass      | Pass    | Pass      |
| Control Valve - locked/tamper | First Floor Elevator Machine Room     | Butterfly 1" | Pass       | Pass      | Pass    | Pass      |
| Control Valve - locked/tamper | First Floor Elevator PIT (BY FACP RM) | Butterfly 1" | Pass       | Pass      | Pass    | Pass      |
| Control Valve - locked/tamper | First Floor Riser 1st                 | Butterfly 4" | Pass       | Pass      | Pass    | Pass      |
| Control Valve - locked/tamper | First Floor Riser 2nd                 | Butterfly 4" | Pass       | Pass      | Pass    | Pass      |

| <i>Supervisory Devices</i> |                                       |             |                 |
|----------------------------|---------------------------------------|-------------|-----------------|
| Type                       | Area/Location                         | Visual Insp | Functional Test |
| Tamper Switch              | First Floor Backflow                  | Pass        | Pass            |
| Tamper Switch              | First Floor Backflow                  | Pass        | Fail            |
| Tamper Switch              | First Floor Elevator Machine Room     | Pass        | Pass            |
| Tamper Switch              | First Floor Elevator PIT (BY FACP RM) | Pass        | Pass            |
| Tamper Switch              | First Floor Riser 1st                 | Pass        | Pass            |
| Tamper Switch              | First Floor Riser 2nd                 | Pass        | Pass            |

| <i>Alarm Devices</i>        |                              |             |                 |
|-----------------------------|------------------------------|-------------|-----------------|
| Type                        | Area/Location                | Visual Insp | Functional Test |
| Waterflow Alarm - Vane Type | First Floor Sprinkler Riser  | Pass        | Pass            |
| Waterflow Alarm - Vane Type | Second Floor Sprinkler Riser | Pass        | Pass            |

## Common Components

### Fire Department Connection

| Fire Department  | Fire Department |
|--|-----------------|
| FDC visible and accessible, and signs in place. (13.8.1)   | Pass            |
| Couplings and swivels free of damage and rotate smoothly. (13.8.1)                                       | Pass            |
| Caps, plugs and gaskets in place and free from damage. (13.8.1)  | Pass            |
| Check valve free from leaks, automatic drain valve and clapper in place and operating properly. (13.8.1) | Pass            |
| Interior of the connection free of obstructions. (13.8.1)  | Pass            |
| Visible piping supplying FDC undamaged. (13.8.1)   | Pass            |

## Deficiencies

*\*PAR response indicated "Pass After Repair". Technician notes a deficiency of a device, and repairs the deficiency during inspection.*

### Tamper Switch

#### First Floor Backflow

**Ques:** Operational test indicating movement from normal position. (13.3.3.5.2)

**Technician Response:** Tamper did not Activate or report to panel. recommend troubleshooting or replacing tamper switch (System Sensor)

#### Liability Release Statement:

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.

1/11/23

1/11/23

Customer: No Rep on Site

Tech: Tyler Confer