

CUSTOMER DETAILS

Customer Name: Old Bridge Medical Office Building LLC
Building Name: 12083385 - Old Bridge Medical Office Building LLC
Building Address: 2 Hospital Plaza Suite 495, OLD BRIDGE, NJ, 08857 , US
Contact Name: Jason Brenner
Contact Phone: 7323369627
Contact Email: jbrenner@landmarkleadership.com

SERVICE PROVIDER INFORMATION

Name: Johnson Controls North America

INSPECTOR DETAILS

Name: Jim Dulovitz

INSPECTION DETAILS

Work Order # 52688168
Date: 09/15/2022
Frequency: Annual

Backflow Preventer

Building Notes

1. This was an annual test & inspection of your Fire Alarm Safety System.

System outputs/auxiliary controls, i.e. elevator recall, HVAC/Fan Shutdown, Door Holders/Release and all signal/notification devices were tested and are operational unless otherwise noted in this report.

Any Questions regarding this report should be directed to our Inspection Supervisor Joseph Pearce at (201) 230-0096

Deficiencies / Recommendations

1.	List of other deficiencies you have found during this inspection.	None at this time.
2.	Recommendations noted and explained to the customer.	Yes

INSPECTION RESULTS SUMMARY

DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT	NOT INSPECTED	% INSPECTED
Backflow Double Check Assembly Test	2	2	0	0	0	100
Backflow Reduced Pressure Relief Valve	3	3	0	0	0	100

DEVICE DEFICIENCIES

No device deficiencies in this inspection.

BACKFLOW DOUBLE CHECK ASSEMBLY TEST										
#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	SERIAL #	SIZE	BARCODE	INSPECTOR	DATE	RESULT
1	—	Fire pump room. 6" Ames DC.	Ames	2000SS	1810520813	6"	—	J M Dulovitz	09/15/2022	Passed
Use of Backflow										Fire
Type of Backflow										DC
Size of Backflow										6
Manufacturer and Model of Backflow										Ames 3000SS
Serial Number of Backflow										1810520813
Water Meter Manufacturer / Brand										N/A
Water Meter Serial Number										N/A
Water Meter Reading										N/A
Test Gauge Manufacturer and Model										Watts TK-9A
Test Gauge Serial #										140461
Test Gauge Date of Calibration										03/09/2022
Who is the Licensing Authority?										ASSE INTERNATIONAL
Inspector Certificate / License #										1791
What is the Expiration Date of the License?										02/28/2024
Authorization to turn the water off provided by:										Customer
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?										45
Check Valve #1 Held at What PSID (Minimum 1 PSID)?										4.0
Check Valve #2 Held at What PSID (Minimum 1 PSID)?										4.0
Check Valve #2 Held Back Pressure?										Yes
Number 1 Shutoff Valve Held Tight?										N/A
Number 2 Shutoff Valve Held Tight?										Yes
Backflow Service Restored										Yes


BACKFLOW DOUBLE CHECK ASSEMBLY TEST

#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	SERIAL #	SIZE	BARCODE	INSPECTOR	DATE	RESULT
2	—	Fire pump room. Watts 3/4" DC.	Watts	007M1QT	21323	3/4"	—	J M Dulovitz	09/15/2022	Passed
Use of Backflow										Fire
Type of Backflow										DC
Size of Backflow										.75
Manufacturer and Model of Backflow										Watts 007M1QT
Serial Number of Backflow										21323
Water Meter Manufacturer / Brand										N/A
Water Meter Serial Number										N/A
Water Meter Reading										N/A
Test Gauge Manufacturer and Model										Watts TK-9A
Test Gauge Serial #										140461
Test Gauge Date of Calibration										03/07/2022
Who is the Licensing Authority?										ASSE International
Inspector Certificate / License #										1791
What is the Expiration Date of the License?										02/28/2022
Authorization to turn the water off provided by:										Customer
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?										N/A
Static Pressure at Time of Test?										45
Check Valve #1 Held at What PSID (Minimum 1 PSID)?										2.0
Check Valve #2 Held at What PSID (Minimum 1 PSID)?										2.0
Check Valve #2 Held Back Pressure?										Yes
Number 1 Shutoff Valve Held Tight?										N/A
Number 2 Shutoff Valve Held Tight?										Yes
Backflow Service Restored										Yes

BACKFLOW REDUCED PRESSURE RELIEF VALVE										
#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	SERIAL #	SIZE	BARCODE	INSPECTOR	DATE	RESULT
1	—	Fire pump room. 1-1/4" Watts RPZ.	Watts	LF009M2QT	04506	1-1/4"	—	J M Dulovitz	09/15/2022	Passed
Use of Backflow										Irrigation
Type of Backflow										RP
Size of Backflow										1.25
Manufacturer and Model of Backflow										Watts LF009M2QT
Serial Number of Backflow										04506
Water Meter Manufacturer / Brand										N/A
Water Meter Serial Number										N/A
Water Meter Reading										N/A
Test Gauge Manufacturer and Model										Watts TK-9A
Test Gauge Serial #										140461
Test Gauge Date of Calibration										03/09/2022
Who is the Licensing Authority?										ASSE International
Inspector Certificate / License #										1791
What is the Expiration Date of the License?										02/28/2024
Authorization to turn the water off provided by:										Customer
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?										N/A
Static Pressure at Time of Test?										45
Check Valve #1 Held at What PSID (Minimum 5 PSID)?										7.0
Check Valve #2 Held at What PSID (Minimum 1 PSID)?										1.6
Check Valve #2 Held Back Pressure?										Yes
Relief Valve Opened at what PSID (Minimum 2 PSID)?										3.2
What is the Difference between Check Valve #1 and Relief Valve (Minimum 3 PSID)?										3.8
Number 1 Shutoff Valve Held Tight?										N/A
Number 2 Shutoff Valve Held Tight?										Yes
Was the Relief Port Fully Exercised?										Yes
Relief port on backflow free of continuous discharge?										Yes
Backflow Service Restored										Yes

BACKFLOW REDUCED PRESSURE RELIEF VALVE										
#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	SERIAL #	SIZE	BARCODE	INSPECTOR	DATE	RESULT
2	—	Fire pump room. 3" Watts RPZ.	Watts	LF909	001382	3	—	J M Dulovitz	09/15/2022	Passed
Use of Backflow										Domestic
Type of Backflow										RP
Size of Backflow										3
Manufacturer and Model of Backflow										Watts LF909
Serial Number of Backflow										001382
Water Meter Manufacturer / Brand										N/A
Water Meter Serial Number										N/A
Water Meter Reading										N/A
Test Gauge Manufacturer and Model										Watts TK-9A
Test Gauge Serial #										140461
Test Gauge Date of Calibration										03/09/2022
Who is the Licensing Authority?										ASSE International
Inspector Certificate / License #										1791
What is the Expiration Date of the License?										02/28/2024
Authorization to turn the water off provided by:										Customer
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?										N/A
Static Pressure at Time of Test?										45
Check Valve #1 Held at What PSID (Minimum 5 PSID)?										7.8
Check Valve #2 Held at What PSID (Minimum 1 PSID)?										2.0
Check Valve #2 Held Back Pressure?										Yes
Relief Valve Opened at what PSID (Minimum 2 PSID)?										2.4
What is the Difference between Check Valve #1 and Relief Valve (Minimum 3 PSID)?										5.4
Number 1 Shutoff Valve Held Tight?										N/A
Number 2 Shutoff Valve Held Tight?										Yes
Was the Relief Port Fully Exercised?										Yes
Relief port on backflow free of continuous discharge?										Yes
Backflow Service Restored										Yes

BACKFLOW REDUCED PRESSURE RELIEF VALVE										
#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	SERIAL #	SIZE	BARCODE	INSPECTOR	DATE	RESULT
3	—	Fire pump room. 3" Watts RPZ.	Watts	LF909	001381	3"	—	J M Dulovitz	09/15/2022	Passed
Use of Backflow										Domestic
Type of Backflow										RP
Size of Backflow										3
Manufacturer and Model of Backflow										Watts LF909
Serial Number of Backflow										001381
Water Meter Manufacturer / Brand										N/A
Water Meter Serial Number										N/A
Water Meter Reading										N/A
Test Gauge Manufacturer and Model										Watts TK-9A
Test Gauge Serial #										140461
Test Gauge Date of Calibration										03/09/2022
Who is the Licensing Authority?										ASSE International
Inspector Certificate / License #										1791
What is the Expiration Date of the License?										02/28/2024
Authorization to turn the water off provided by:										Customer
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?										N/A
Static Pressure at Time of Test?										45
Check Valve #1 Held at What PSID (Minimum 5 PSID)?										6.5
Check Valve #2 Held at What PSID (Minimum 1 PSID)?										1.2
Check Valve #2 Held Back Pressure?										Yes
Relief Valve Opened at what PSID (Minimum 2 PSID)?										3.0
What is the Difference between Check Valve #1 and Relief Valve (Minimum 3 PSID)?										3.5
Number 1 Shutoff Valve Held Tight?										N/A
Number 2 Shutoff Valve Held Tight?										Yes
Was the Relief Port Fully Exercised?										Yes
Relief port on backflow free of continuous discharge?										Yes
Backflow Service Restored										Yes

Inspector Signature _____ 	Inspector Name _____ Jim Dulovitz	DATE _____ 09/15/2022
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APPENDICES

Terms And Conditions

1. **Limitation of Liability; Limitations Of Remedy.** It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage, if any, shall be obtained by the Customer and that amounts payable to Company hereunder are based upon the value of the services and the scope of liability set forth in this agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences there from that the equipment or service was designed to detect or avert.
It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. If Customer desires Company to assume greater liability, the parties shall amend this agreement by attaching a rider setting forth the amount of additional liability and the additional amount payable by the Customer for the assumption by Company of such greater liability, provided however that such rider shall in no way be interpreted to hold Company as an insurer. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM. The limitations of liability set forth in this agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.
2. **Limited Warranty.** COMPANY WARRANTS THAT ITS WORKMANSHIP AND MATERIAL FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING. Where Company provides product or equipment of others, Company will warrant the product or equipment only to the extent warranted by such third party. EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. COMPANY MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT COMPANY'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.
3. **Indemnity.** Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions, arising in any way from any act or omission of Customer or Company relating in any way to this agreement, including but not limited to the Services under this agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.
4. **Hazardous Materials.** Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this agreement, to the best of Customer's knowledge there is no:
 - a. "permit confined space," as defined by OSHA, or space in which work must be performed that, because of its construction, location, contents or work activity therein, accumulation of a hazardous gas, vapour, dust or fume or the creation of a risk of infectious disease
 - b. need for air monitoring, respiratory protection, or other medical risk
 - c. asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building
 - d. All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such conditions shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.
5. **Equipment Disconnections.** This represents Company's notice to you that the system(s)/device(s) listed on the face of this agreement as temporarily or permanently disconnected are no longer in service and, thus, cannot detect, perform and/or report
6. **General.** Unless otherwise specified, work shall be performed during company's regular business hours,, exclusive of Saturdays, Sundays and Company holidays. All work is subject to review and rebilling in accordance with the terms and conditions of Customer's agreement/contract with Company, if one is in effect. Company shall not be responsible for failure to render services due to causes beyond its control, including but not limited to material shortages, work stoppages, fires, civil disobedience or unrest, severe weather, fire or any other cause beyond the control of Company. Customer is aware that the Limitation of Liability and other provisions set forth in any existing agreement/contract, if one is in effect, or set forth above, apply to services performed and materials supplied. The terms of this agreement shall govern notwithstanding any inconsistent or additional terms and conditions in any purchase order or other document submitted by Customer.