

Fire Sprinkler Systems

2026



Wheaton Properties

120 E Liberty

Wheaton, IL 60187

(630) 230-1221

Building Contact: Nathan Sands
Title: Building Engineer
Company: Shambaugh & Son
Contact: Chris Kilian
Title: Sprinkler Fitter

Annual Inspection
Inspection Date: Apr 6, 2026
Tested to NFPA 25 Standards



This Inspection was performed in accordance with applicable Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.



EXECUTIVE SUMMARY

Generated by: BuildingReports.com

Building Information

Wheaton Properties
120 E Liberty
Wheaton, IL 60187
United States of America

Contact: Nathan Sands
Phone: (630) 230-1221
Fax:
Mobile: (630) 207-8100
Email: nsands@wavelandprop.com

Inspection Performed By

Shambaugh & Son
751 Shoreline Dr
Aurora, IL 60504
United States of America

Inspector: Chris Kilian
Phone: (630) 514-6587
Fax:
Mobile:
Email: ckilian@shambaugh.com

System Control Unit

System Type	System Location	Protected Area	Devices
Deluge		Riser #03	9
Deluge		Riser #04	9
Fire Pump		Building-	15
Service Main		FDC	2
Wet Pipe		Building-	6
Wet Pipe		Riser #01	5
Wet Pipe		Riser #02	4
Wet Pipe		Riser #03	4
Wet Pipe		Riser #04	4
Wet Pipe		Riser #05	4
Wet Pipe		Riser stair 2	4
Wet Pipe		Riser stair LL	4

Inspection Summary

	Total Items		Serviced		Passed		Failed/Other	
Category	Qty	%	Qty	%	Qty	%	Qty	%
Alarm	14	20.00%	14	100.00%	14	100.00%	0	0.00%
Device	15	21.43%	15	100.00%	15	100.00%	0	0.00%
Hose	1	1.43%	1	100.00%	0	0.00%	1	100.00%
Pump	7	10.00%	7	100.00%	7	100.00%	0	0.00%
Sprinkler	2	2.86%	2	100.00%	1	50.00%	1	50.00%
Valve	31	44.29%	31	100.00%	29	93.55%	2	6.45%
Totals	70	100%	70	100.00%	66	94.29%	4	5.71%

Certification

Company: Shambaugh & Son
Inspector: Chris Kilian

Building: Wheaton Properties
Contact: Nathan Sands



Signed: Apr 6, 2026

Chris Kilian Certifications

Certification Type	Number
State of Illinois - Licensed Fire Sprinkler Inspector	FSI0073

DISCREPANCY REPORT

Generated by: BuildingReports.com

The Discrepancy Report consolidates each discrepancy listed within the various Testing sections of your Inspection. Discrepancies are listed by Category, and grouped by device type. The description of the problem is provided and where appropriate, code references are listed for your convenience. Any item that was inspected that is subject to a recall or part of a manufacturer's replacement/upgrade program is included.



This section is now enhanced by BuildingReports AI, which helps refine applicable manufacturer recalls and replacement notices, enabling service providers and facilities to address potential issues more quickly.

Building: Wheaton Properties

Items listed for Recall or Replacement/Upgrade

Device Type	Manufacturer	Model Number	Date	Qty
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No recalled items found during this inspection.

Discrepancies

ScanID	Location	Problem	Reference
FIRE PUMP, BUILDING-			
Critical Deficiencies			
Check Valve			
32859041	Ground Pump Room	Needs 5 Yr. Service	NFPA25 13.4.2.1
SERVICE MAIN, FDC			
Critical Deficiencies			
Check Valve			
32859042	Ground Pump Room	Needs 5 Yr. Service	NFPA25 13.4.2.1
Fire Dep't Connection			
30565196	Ground Outside	Needs 5 Yr. Service	
WET PIPE, BUILDING-			
Critical Deficiencies			
Piping			

ScanID	Location	Problem	Reference
WET PIPE, BUILDING- (continued)			
Critical Deficiencies (continued)			
Piping (continued)			
99804331	Ground Pump Room	Needs 5 Yr. Service	NFPA25 14.2.1

Code References

NFPA25 13.4.2.1

Valves shall be inspected internally every 5 years to verify that all components operate correctly, move freely, and are in good condition.

NFPA25 14.2.1

An inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

PROPOSED SOLUTIONS REPORT

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The Proposed Solution Report provides a solution for each discrepancy listed on the Discrepancy Report. Provide a check mark where indicated to approve repairs listed within the report. Items listed as T/M are available for repair on a Time and Materials basis.

Building: Wheaton Properties

ScanID	Location	Solution	Model #	Cost	Fixed Date
FIRE PUMP, BUILDING-					
Critical Deficiencies					
Check Valve					
32859041	Ground Pump Room		717	T/M	
SERVICE MAIN, FDC					
Critical Deficiencies					
Check Valve					
32859042	Ground Pump Room		717	T/M	
Fire Dep't Connection					
30565196	Ground Outside			T/M	
WET PIPE, BUILDING-					
Critical Deficiencies					
Piping					
99804331	Ground Pump Room			T/M	
		Customer WO/PO #: (none)	Internal WO/PO #: (none)	Total: T/M	

NOTES & RECOMMENDATIONS

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The Notes & Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by Category.

General Note

5 year internal inspection and gage replacement due.

INSPECTION & TESTING

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The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed/Other . Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

Building: Wheaton Properties

Device Type	Location	Service	Time	Date
PASSED				
Deluge, Riser #03				
Air Compressor	Ground Pump Room	Annual	8:05:16 AM	04/03/2026
Check Valve	Ground Pump Room	Annual	8:04:43 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	8:03:46 AM	04/03/2026
Deluge Valve	Ground Pump Room	Annual	8:03:52 AM	04/03/2026
Drain	Ground Pump Room	Annual	8:04:59 AM	04/03/2026
Gauge	Ground Pump Room	Annual	8:04:20 AM	04/03/2026
Gauge	Ground Pump Room	Annual	8:04:33 AM	04/03/2026
Pressure Switch	Ground Pump Room	Annual	8:04:48 AM	04/03/2026
Waterflow Switch	Ground Pump Room	Annual	8:04:45 AM	04/03/2026
Deluge, Riser #04				
Air Compressor	5th Closet	Annual	8:42:01 AM	04/03/2026
Check Valve	5th Closet	Annual	8:40:37 AM	04/03/2026
Control Valve	5th Closet	Annual	8:40:03 AM	04/03/2026
Deluge Valve	5th Closet	Annual	8:40:11 AM	04/03/2026
Drain	5th Closet	Annual	8:41:49 AM	04/03/2026
Gauge	5th Closet	Annual	8:40:30 AM	04/03/2026
Gauge	5th Closet	Annual	8:40:45 AM	04/03/2026
Pressure Switch	5th Closet	Annual	8:41:28 AM	04/03/2026
Waterflow Switch	5th Closet	Annual	8:40:39 AM	04/03/2026

Device Type	Location	Service	Time	Date
PASSED (continued)				
Fire Pump, Building-				
Check Valve	Ground Pump Room	Annual	7:37:28 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:37:07 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:37:13 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:37:25 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:38:06 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:40:35 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:40:58 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:41:16 AM	04/03/2026
Controller	Ground Pump Room	Annual	7:40:16 AM	04/03/2026
Electrical Driver	Ground Pump Room	Annual	7:39:22 AM	04/03/2026
Jockey Controller	Ground Pump Room	Annual	7:40:12 AM	04/03/2026
Jockey Pump	Ground Pump Room	Annual	7:39:44 AM	04/03/2026
Pump	Ground Pump Room	Annual	7:39:30 AM	04/03/2026
Tamper Switch	Ground Pump Room	Annual	7:37:15 AM	04/03/2026
Wet Pipe, Building-				
Control Valve	Ground Pump Room	Annual	7:32:40 AM	04/03/2026
Control Valve	Ground Pump Room	Annual	7:36:37 AM	04/03/2026
Sprinkler Box	Ground Pump Room	Annual	7:42:04 AM	04/03/2026
Tamper Switch	Ground Pump Room	Annual	7:36:28 AM	04/03/2026
Tamper Switch	Ground Pump Room	Annual	7:36:54 AM	04/03/2026
Wet Pipe, Riser #01				
Control Valve	Ground Pump Room	Annual	7:47:19 AM	04/03/2026
Drain	Ground Pump Room	Annual	7:47:28 AM	04/03/2026
Gauge	Ground Pump Room	Annual	7:47:46 AM	04/03/2026
Inspector's Test	Ground Pump Room	Annual	7:47:56 AM	04/03/2026

Device Type	Location	Service	Time	Date
PASSED (continued)				
Wet Pipe, Riser #01 (continued)				
Waterflow Switch	Ground Pump Room	Annual	7:48:05 AM	04/03/2026
Wet Pipe, Riser #02				
Control Valve	Ground Pump Room	Annual	7:48:21 AM	04/03/2026
Drain	Ground Pump Room	Annual	7:52:13 AM	04/03/2026
Gauge	Ground Pump Room	Annual	7:52:36 AM	04/03/2026
Waterflow Switch	Ground Pump Room	Annual	7:52:44 AM	04/03/2026
Wet Pipe, Riser #03				
Control Valve	3rd 3 east	Annual	9:02:52 AM	04/03/2026
Gauge	3rd 3east	Annual	9:03:04 AM	04/03/2026
Inspector's Test	3rd 3east	Annual	9:02:59 AM	04/03/2026
Waterflow Switch	3rd 3 east	Annual	9:02:54 AM	04/03/2026
Wet Pipe, Riser #04				
Control Valve	4th 4 east	Annual	8:59:01 AM	04/03/2026
Gauge	4th 4east	Annual	8:59:09 AM	04/03/2026
Inspector's Test	4th 4east	Annual	8:59:21 AM	04/03/2026
Waterflow Switch	4th 4east	Annual	8:59:03 AM	04/03/2026
Wet Pipe, Riser #05				
Control Valve	5 5east	Annual	8:54:41 AM	04/03/2026
Gauge	5 5east	Annual	8:54:54 AM	04/03/2026
Inspector's Test	5 5east	Annual	8:55:12 AM	04/03/2026
Waterflow Switch	5 5east	Annual	8:54:49 AM	04/03/2026
Wet Pipe, Riser stair 2				
Control Valve	2nd 2 east	Annual	9:07:05 AM	04/03/2026
Gauge	2nd 2east	Annual	9:07:18 AM	04/03/2026
Inspector's Test	2nd 2east	Annual	9:07:12 AM	04/03/2026
Waterflow Switch	2nd 2east	Annual	9:07:07 AM	04/03/2026

Device Type	Location	Service	Time	Date
PASSED (continued)				
Wet Pipe, Riser stair LL				
Control Valve	LL LLeast	Annual	9:13:00 AM	04/03/2026
Gauge	LL LLeast	Annual	9:13:16 AM	04/03/2026
Inspector's Test	LL LLeast	Annual	9:13:02 AM	04/03/2026
Waterflow Switch	LL LLeast	Annual	9:13:11 AM	04/03/2026
FAILED/OTHER				
Fire Pump, Building-				
Check Valve	Ground Pump Room	Annual	7:39:57 AM	04/03/2026
Service Main, FDC				
Check Valve	Ground Pump Room	Annual	7:39:02 AM	04/03/2026
Fire Dep't Connection	Ground Outside	Annual	7:38:41 AM	04/03/2026
Wet Pipe, Building-				
Piping	Ground Pump Room	Annual	7:41:47 AM	04/03/2026

WET PIPE FIRE SPRINKLER SYSTEMS

Generated by: BuildingReports.com

This section lists out all the devices and components that have been associated with a Wet Pipe System and provides details as to type of component, pressure readings, response time, etc. If a component has an OK checkbox that is checked, then that component was tested and passed; however, if the OK checkbox is unchecked, refer to the Inspection & Testing section for test status.

Building: Wheaton Properties

Building-

ALARMS

Tamper Switch

Type	Description	Location	# of Turns	Zone/Address	OK	ScanID
OS & Y	Supervisory	Ground Pump Room		1	☒	30565172
OS & Y	Supervisory	Ground Pump Room		1	☒	30565173

COMPONENTS

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
OS&Y	Ground Pump Room	Clow	2638	☒	99804332
Position	Size	Status	Description		
Open	6"	Supervised	Main Control City		

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
OS&Y	Ground Pump Room	Clow	2638	☒	99804333
Position	Size	Status	Description		
Open	6"	Supervised	Main Control City		

DEVICES

Sprinkler Box

Qty	Tool Available?	SIN List?	Size	Manufacturer	Location	OK	ScanID
2	Yes		12 unit	Viking	Ground Pump Room	☒	30565195

DEVICES (continued)**Piping**

Type	Location	Size	Braces	OK	ScanID
Steel	Ground Pump Room			☐	99804331
Identified	Fittings	Antifreeze	Hangers	Internal Date	
				04/18/2014	

Building: Wheaton Properties**Riser #01****ALARMS****Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter Electric	VSR-F	22	3"	1	☒	30565189

COMPONENTS**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565184
Position	Size	Status	Description		
Open	4"	Supervised	Isolation		

Inspector's Test

Location	Manufacturer	Model #	OK	ScanID
Ground Pump Room	TestanDrain	1000	☒	47712764
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
N/A	N/A	22	1.25"	

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Ashcroft		1/4	n/a	☒	30565187
Location	Service Date	Static psi	Min. Range	Max. Range		

DEVICES (continued)**Gauge**

Location	Service Date	Static psi	Min. Range	Max. Range
Ground Pump Room	03/18/2007	152	0	300

Drain

Type	Location	Size	Supply psi	Restored psi	Residual psi	Sec	OK	ScanID
Main	Ground Pump Room	2"	152	156	59		☒	30565191

Building: Wheaton Properties**Riser #02****ALARMS****Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter Electric	VSR-F	32	4"	1	☒	57331475

COMPONENTS**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565185
Position	Size	Status	Description		
Open	4"	Supervised	Isolation		

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Ashcroft		1/4	n/a	☒	30565188

Location	Service Date	Static psi	Min. Range	Max. Range
Ground Pump Room	03/18/2007	154	0	300

Drain

Type	Location	Size	Supply psi	Restored psi	Residual psi	Sec	OK	ScanID
Main	Ground Pump Room	2"	154	158	59		☒	30565192

Building: Wheaton Properties**Riser #03**

ALARMS

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	System Sensor	WFD25	5	2.5	1	☒	57332473

COMPONENTS

Inspector's Test

Location	Manufacturer	Model #	OK	ScanID
3rd 3east	Victaulic		☒	57331777
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
N/A	N/A	5	1.25"	1/2"

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	3rd 3 east	Victaulic	705W	☒	57332474
Position	Size	Status	Description		
Open	4"	Supervised	Isolation		

DEVICES

Gauge

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	AGF	WFD25	1/4	Air/Water	☒	57331776
Location	Service Date	Static psi	Min. Range	Max. Range		
3rd 3east	12/31/1969	152				

Building: Wheaton Properties

Riser #04

ALARMS

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	System Sensor	WFD25	5	2.5	1	☒	57331773

COMPONENTS

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	4th 4 east	Victaulic	705W	☒	57331772
Position	Size	Status	Description		
Open	4"	Supervised	Isolation		

Inspector's Test

Location	Manufacturer	Model #	OK	ScanID
4th 4east	Victaulic		☒	57331775
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
N/A	N/A	5	1.25"	

DEVICES

Gauge

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	AGF	WFD25	1/4	Air/Water	☒	57331774
Location	Service Date	Static psi	Min. Range	Max. Range		
4th 4east	12/31/1969	140				

Building: Wheaton Properties

Riser #05

ALARMS

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	System Sensor	WFD25	5	2.5	1	☒	57331786

COMPONENTS

Inspector's Test

Location	Manufacturer	Model #	OK	ScanID
5 5east	Victaulic		☒	57331784
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size

COMPONENTS (continued)**Inspector's Test**

Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
N/A	N/A	5	1.25"	1/2"

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	5 5east	Victaulic	705W	☒	57331787
Position	Size	Status	Description		
Open	4"	Supervised	Isolation		

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	AGF	WFD25	1/4	Air/Water	☒	57331785
Location		Service Date	Static psi	Min. Range	Max. Range	
5 5east		12/31/1969	125			

Building: Wheaton Properties**Riser stair 2****ALARMS****Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	System Sensor	WFD25	5	2.5	1	☒	57331779

COMPONENTS**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	2nd 2 east	Victaulic	705W	☒	57331778
Position	Size	Status	Description		
Open	4"	Supervised	Isolation		

Inspector's Test

COMPONENTS (continued)**Inspector's Test**

Location	Manufacturer	Model #	OK	ScanID
2nd 2east	Victaulic		☒	57331781
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
N/A	N/A	5	1.25"	1/2"

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	AGF	WFD25	1/4	Air/Water	☒	57331780
Location	Service Date	Static psi	Min. Range	Max. Range		
2nd 2east	12/31/1969	156				

Building: Wheaton Properties**Riser stair LL****ALARMS****Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	System Sensor	WFD25	45	2.5	1	☒	57332481

COMPONENTS**Inspector's Test**

Location	Manufacturer	Model #	OK	ScanID
LL LLeast	Victaulic	Unknown	☒	57331782
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
N/A	N/A	45	1.25"	1/2"

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	LL LLeast	Victaulic	705W	☒	57331783
Position	Size	Status	Description		

COMPONENTS (continued)**Control Valve**

Position	Size	Status	Description
Open	4"	Supervised	Isolation

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	AGF	WFD25	1/4	Air/Water	☒	57332482
Location	Service Date		Static psi	Min. Range	Max. Range	
LL LLeast	12/31/1969		160	0	300	

PRIVATE FIRE SERVICE MAINS

Generated by: BuildingReports.com

This section lists out all the devices and components that have been associated with a Private Fire Service Main and provides details as to type of component, pressure readings, response time, etc. If a component has an OK checkbox that is checked, then that component was tested and passed; however, if the OK checkbox is unchecked, refer to the Inspection & Testing section for test status.

Building: Wheaton Properties

FDC

COMPONENTS

Check Valve

Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Grooved	Ground Pump Room	Victaulic	717	03/18/2014	4"	☐	32859042

DEVICES

Fire Dep't Connection

Location	Type	Size	Qty	BallDrip	Rotating Swivels	Hydro Test PSI	Length of Test	5-Year Hydro	OK	ScanID
Ground Outside	Siamese	4"	1	No	Yes			12/31/2014	☐	30565196

DELUGE FIRE SPRINKLER SYSTEMS

Generated by: BuildingReports.com

This section lists out all the devices and components that have been associated with a Deluge System and provides details as to type of component, pressure readings, response time, etc. If a component has an OK checkbox that is checked, then that component was tested and passed; however, if the OK checkbox is unchecked, refer to the Inspection & Testing section for test status.

Building: Wheaton Properties

Riser #03

ALARMS

Pressure Switch

Type	Description	Manufacturer	Low	High	Zone/Address	OK	ScanID
Low Air	Supervisory	Potter Electric	23	N/A		☒	32859046

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Pressure Switch	Potter Electric	PS10-2		.5	1	☒	32859047

COMPONENTS

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565186
Position	Size	Status	Description		
Open	2"	Supervised	Isolation		

Deluge Valve

Manufacturer	Model #	Location	Serial #	Size	OK	ScanID
Viking	F-1	Ground Pump Room		2.5"	☒	30565193
Type	Position	Status	Remote psi	Valve psi	Solenoid	Sec
Pneumatic	Open	Supervised	155	160	24vdc	
Water psi	Air Pressure		Trip Air psi		Trip Time	
155	33		5		5	

COMPONENTS (continued)**Check Valve**

Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Grooved	Ground Pump Room	Viking	E-1	03/18/2014	2.5"	☒	30565194

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
Air Pressure	Viking		1/4	n/a	☒	32859043
Location	Service Date	Static psi	Min. Range	Max. Range		
Ground Pump Room	03/18/2007	33	0	80		

Gauge

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Viking		1/4	n/a	☒	32859044
Location	Service Date	Static psi	Min. Range	Max. Range		
Ground Pump Room	03/18/2008	160	0	300		

Drain

Type	Location	Size	Supply psi	Restored psi	Residual psi	Sec	OK	ScanID
Main	Ground Pump Room	1.25"	160	160	59		☒	32859045

Air Compressor

Location	Manufacturer	Model #	Type	Phase	On psi	Off psi	OK	ScanID
Ground Pump Room	General Air	OL11016A C	Automatic	1	25	30	☒	32859048
Description	Serial #	Rated Speed	Horsepower	Volts	Amps			
Tankless	OL110-80 37 05 06	1740	.17	115/230	5.2/2.6			

Building: Wheaton Properties**Riser #04****ALARMS**

ALARMS (continued)**Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Pressure Switch	Potter Electric	PS10-2		.5	1	☒	32859049

Pressure Switch

Type	Description	Manufacturer	Low	High	Zone/Address	OK	ScanID
Low Air	Supervisory	Potter Electric	20	N/A		☒	32859051

COMPONENTS**Deluge Valve**

Manufacturer	Model #	Location	Serial #	Size	OK	ScanID
Viking	F-1	5th Closet		2.5"	☒	30565197
Type	Position	Status	Remote psi	Valve psi	Solenoid	Sec
Pneumatic	Trim Open	Supervised	130	132	24vdc	
Water psi	Air Pressure		Trip Air psi		Trip Time	
130	28		5		5	

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	5th Closet	Victaulic	705W	☒	30565198
Position	Size	Status	Description		
Open	2"	Supervised	Isolation		

Check Valve

Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Grooved	5th Closet	Viking	E-1	03/18/2014	2.5"	☒	30565199

DEVICES**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
Air Pressure	Viking		1/4	n/a	☒	32859052

DEVICES (continued)

Gauge

Location	Service Date	Static psi	Min. Range	Max. Range
5th Closet	03/18/2008	28	0	300

Gauge

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Viking		1/4	n/a	☒	32859053
Location	Service Date	Static psi	Min. Range	Max. Range		
5th Closet	03/18/2008	130	0	300		

Drain

Type	Location	Size	Supply psi	Restored psi	Residual psi	Sec	OK	ScanID
Main	5th Closet	1.25"	130	130	59		☒	32859055

Air Compressor

Location	Manufacturer	Model #	Type	Phase	On psi	Off psi	OK	ScanID
5th Closet	General Air	OL11016A C	Automatic	1	20	34	☒	32859054
Description	Serial #	Rated Speed	Horsepower	Volts	Amps			
Tankless	OL110-08 47 05 48	1740	.17	115/230	5.2/2.6			

FIRE PUMP TESTING

Generated by: BuildingReports.com

This section lists out all the devices and components that have been associated with a Fire Pump and provides details as to type of component, pressure readings, response time, etc. If a component has an OK checkbox that is checked, then that component was tested and passed; however, if the OK checkbox is unchecked, refer to the Inspection & Testing section for test status.

Building: Wheaton Properties

Building-

Controller

Manufacturer	Model #	Description	Location			OK	ScanID
Master	MACA-50-46-HX	Automatic	Ground Pump Room			☒	83346859
Serial #	AC Power	Time Meter	Start psi	Stop psi	Battery Supervised	Generator Backup	
105825	Normal Phase		130	145	No	No	

Electrical Driver

Location	Manufacturer		Model #	Serial #	OK	ScanID
Ground Pump Room	Weg			FP-C066868	☒	83346857
Full Speed	Pump Run Time	Volts	Amps	Horsepower	Rated Speed	
3550	10	160	57	50	3550	

Jockey Controller

Manufacturer	Model #	Location			Install Date	OK	ScanID
Master	JPC-3/4-3	Ground Pump Room			03/18/2014	☒	83346858
AC Power	Time Meter	Start psi	Stop psi	Battery Supervised	Generator Backup		
Normal Phase		140	155	No	No		

Jockey Pump

Manufacturer	Model #	Location			Serial #	OK	ScanID
MTH	T41E-BF	Ground Pump Room			071-111618-1	☒	83346860
Type	Horsepower	Rated Speed	Volts	Amps	On psi	Off psi	Install Date
Automatic	0.75	3450	480		140	155	03/18/2014

Pump

Manufacturer	Model #	Location	Serial #	Install Date	OK	ScanID
VIP		Ground Pump Room	FP-C066868	03/18/2014	☒	83346856

Type	Orientation	Aligned?	Water Supply	Impeller Size	Startup
Pump Primary	Vertical Split Case	Yes	Municipal	7.69	Automatic

Fire Pump Tests**Pump Test**

Discharge Device			VFD Test	Discharge PSI	Suction PSI	Flow GPM	RPM
Hose Monster			☐	150	56	0	3580
Oil Pressure	Water Temp	Amps A	Amps B	Amps C	Volts A-B	Volts B-C	Volts A-C
		35	39	36	467	472	468

Pump Test

Discharge Device			VFD Test	Discharge PSI	Suction PSI	Flow GPM	RPM
Hose Monster 1 3/4" Pitotless Nozzle Grooved (Little Hose Monster)			☐	140	59	750	3560
Oil Pressure	Water Temp	Amps A	Amps B	Amps C	Volts A-B	Volts B-C	Volts A-C
		51	59	67	467	467	471

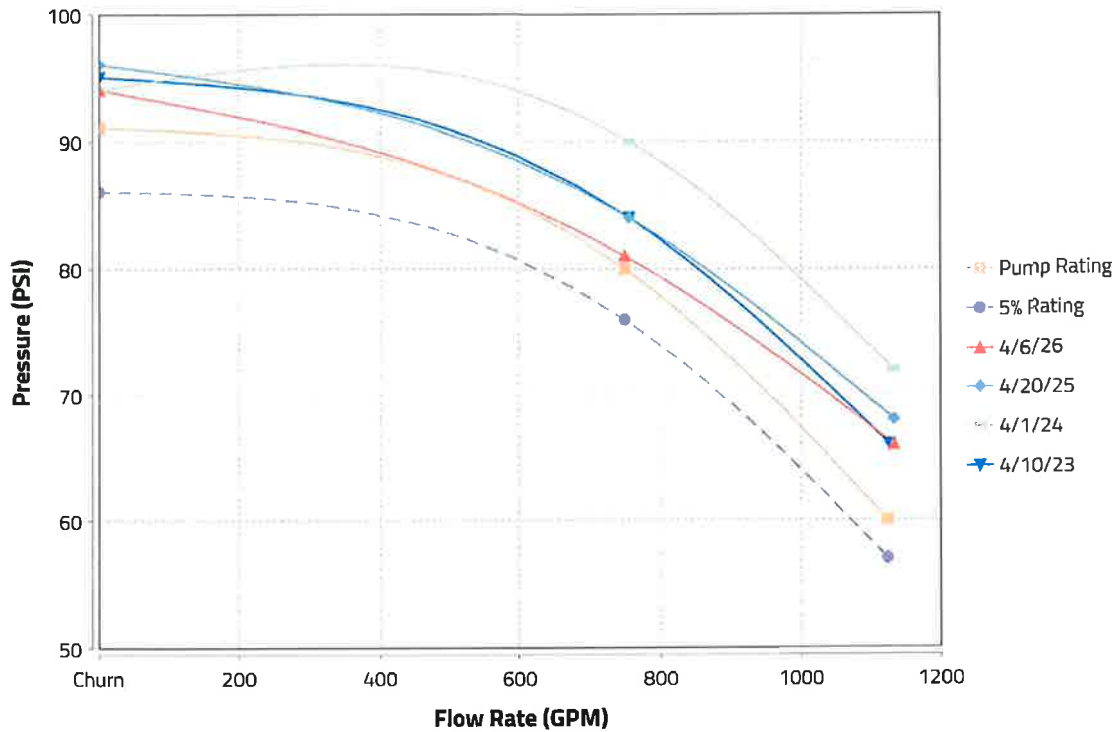
Pump Test

Discharge Device			VFD Test	Discharge PSI	Suction PSI	Flow GPM	RPM
Hose Monster 1 ¾" Pitotless Nozzle Grooved (Little Hose Monster)			☐	120	54	1134	3552
Oil Pressure	Water Temp	Amps A	Amps B	Amps C	Volts A-B	Volts B-C	Volts A-C
		59	64	65	468	469	468

Fire Pump Rating

Net Pressure	Gallons Per Minute	Rotations Per Minute	Amps			Volts		
			A	B	C	A-B	B-C	A-C
91	0	3555						
80	750	3555						
60	1125	3555						

Pump Flow Test Wheaton Properties



ALARMS

Tamper Switch

Type	Description	Location	# of Turns	Zone/Address	OK	ScanID
OS & Y	Supervisory	Ground Pump Room		1	☒	30565176

COMPONENTS

Check Valve

Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Grooved	Ground Pump Room	Victaulic	717	03/18/2014	6"	☒	32859040

Check Valve

Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Grooved	Ground Pump Room	Victaulic	717	03/18/2014	6"	☐	32859041

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
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COMPONENTS (continued)**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
OS&Y	Ground Pump Room	Kennedy	KS-RW	☒	30565177
Position	Size	Status	Description		
Open	6"	Supervised	Discharge		

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565178
Position	Size	Status	Description		
Open	6"	Supervised	Discharge		

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565179
Position	Size	Status	Description		
Open	6"	Supervised	By-pass		

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565180
Position	Size	Status	Description		
Open	6"	Supervised	By-pass		

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	705W	☒	30565181
Position	Size	Status	Description		
Closed	6"	Supervised	Test Header		

COMPONENTS (continued)**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	728	☒	30565182
Position	Size	Status	Description		
Open	1"	Supervised	Suction JP		

Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Ground Pump Room	Victaulic	728	☒	30565183
Position	Size	Status	Description		
Open	1"	Supervised	Discharge JP		

INVENTORY & WARRANTY REPORT

Generated by: BuildingReports.com

The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

Building: Wheaton Properties

Device or Type	Category	% of Inventory	Quantity
Air Compressor	Pump	2.86%	2
Check Valve	Valve	7.14%	5
Control Valve	Valve	25.71%	18
Controller	Pump	1.43%	1
Deluge Valve	Valve	2.86%	2
Drain	Device	5.71%	4
Electrical Driver	Pump	1.43%	1
Fire Dep't Connection	Hose	1.43%	1
Gauge	Device	15.71%	11
Inspector's Test	Valve	8.57%	6
Jockey Controller	Pump	1.43%	1
Jockey Pump	Pump	1.43%	1
Piping	Sprinkler	1.43%	1
Pressure Switch	Alarm	2.86%	2
Pump	Pump	1.43%	1
Sprinkler Box	Sprinkler	1.43%	1
Tamper Switch	Alarm	4.29%	3
Waterflow Switch	Alarm	12.86%	9

Device Type	Qty	Model #	Description	Install Date
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IN SERVICE - 10 YEARS TO 15 YEARS

Device Type	Qty	Model #	Description	Install Date
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IN SERVICE - 10 YEARS TO 15 YEARS (continued)

Deluge, Riser #03

Air Compressor	1	OL11016AC	Automatic	03/18/2014
Pressure Switch	1	PS40-2	Low Air	03/18/2014
Waterflow Switch	1	PS10-2	Pressure Switch	03/18/2014
Control Valve	1	705W	Butterfly	03/18/2014
Check Valve	1	E-1	Grooved	03/18/2014
Deluge Valve	1	F-1	Pneumatic	03/18/2014
Gauge	1		Air Pressure	03/18/2014
Gauge	1		System Pressure	03/18/2014
Drain	1		Main	03/18/2014

Deluge, Riser #04

Air Compressor	1	OL11016AC	Automatic	03/18/2014
Pressure Switch	1	PS40-2	Low Air	03/18/2014
Waterflow Switch	1	PS10-2	Pressure Switch	03/18/2014
Control Valve	1	705W	Butterfly	03/18/2014
Check Valve	1	E-1	Grooved	03/18/2014
Deluge Valve	1	F-1	Pneumatic	03/18/2014
Gauge	1		Air Pressure	03/18/2014
Gauge	1		System Pressure	03/18/2014
Drain	1		Main	03/18/2014

Fire Pump, Building-

Control Valve	1	KS-RW	OS&Y	03/18/2014
Jockey Pump	1	T41E-BF	Automatic	03/18/2014
Controller	1	MACA-50-46-HX		03/18/2014
Jockey Controller	1	JPC-3/4-3		03/18/2014
Tamper Switch	1	OSYSU-2	OS & Y	03/18/2014

Device Type	Qty	Model #	Description	Install Date
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IN SERVICE - 10 YEARS TO 15 YEARS (continued)

Fire Pump, Building- (continued)

Pump	1		Pump Primary	03/18/2014
Check Valve	2	717	Grooved	03/18/2014
Control Valve	2	705W	Butterfly	03/18/2014
Control Valve	1	705W	Butterfly	03/18/2014
Control Valve	1	705W	Butterfly	03/18/2014
Control Valve	1	728	Butterfly	03/18/2014
Control Valve	1	728	Butterfly	03/18/2014
Electrical Driver	1			03/18/2014

Service Main, FDC

Fire Dep't Connection	1		Siamese	03/18/2014
Check Valve	1	717	Grooved	03/18/2014

Wet Pipe, Building-

Control Valve	2	2638	OS&Y	03/18/2014
Tamper Switch	2	OSYSU-2	OS & Y	03/18/2014
Piping	1		Steel	03/18/2014
Sprinkler Box	1			03/18/2014

Wet Pipe, Riser #01

Gauge	1		System Pressure	03/18/2014
Drain	1	171N	Main	03/18/2014
Waterflow Switch	1	VSR-F	Vane	03/18/2014
Inspector's Test	1	1000		03/18/2014
Control Valve	1	705W	Butterfly	03/18/2014

Wet Pipe, Riser #02

Gauge	1		System Pressure	03/18/2014
Drain	1	171N	Main	03/18/2014
Waterflow Switch	1	VSR-F	Vane	03/18/2014

Device Type	Qty	Model #	Description	Install Date
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IN SERVICE - 10 YEARS TO 15 YEARS (continued)

Wet Pipe, Riser #02 (continued)

Control Valve	1	705W	Butterfly	03/18/2014
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Wet Pipe, Riser #03

Gauge	1	WFD25	System Pressure	03/18/2014
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Waterflow Switch	1	WFD25	Vane	03/18/2014
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Control Valve	1	705W	Butterfly	03/18/2014
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Inspector's Test	1			03/18/2014
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Wet Pipe, Riser #04

Gauge	1	WFD25	System Pressure	03/18/2014
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Waterflow Switch	1	WFD25	Vane	03/18/2014
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Control Valve	1	705W	Butterfly	03/18/2014
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Inspector's Test	1			03/18/2014
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Wet Pipe, Riser #05

Gauge	1	WFD25	System Pressure	03/18/2014
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Waterflow Switch	1	WFD25	Vane	03/18/2014
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Control Valve	1	705W	Butterfly	03/18/2014
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Inspector's Test	1			03/18/2014
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Wet Pipe, Riser stair 2

Gauge	1	WFD25	System Pressure	03/18/2014
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Waterflow Switch	1	WFD25	Vane	03/18/2014
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Control Valve	1	705W	Butterfly	03/18/2014
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Inspector's Test	1			03/18/2014
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Wet Pipe, Riser stair LL

Gauge	1	WFD25	System Pressure	03/18/2014
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Waterflow Switch	1	WFD25	Vane	03/18/2014
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Control Valve	1	705W	Butterfly	03/18/2014
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Inspector's Test	1	Unknown		03/18/2014
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