

Sprinkler Inspection Certificate

For

Carrington Court
1928 9800 S, South Jordan, UT
84095
South Jordan, Utah 84095

Tested to NFPA 25 Standards

This Inspection was performed in accordance with applicable NFPA 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.

*Annual Inspection
Inspection Date
Mar 18, 2024*

Building: Carrington Court
Contact: Kenn Anderson
Title: Maintenance Manager


Company: Frontier Fire Protection
Contact: Tom Seyfert
Title: Sprinkler Tech

Executive Summary

Generated by: BuildingReports.com

Building Information			
Building: Carrington Court	Contact: Kenn Anderson		
Address: 1928 9800 S, South Jordan, UT 84095	Phone: +18016768787		
Address:	Fax:		
City/State/ZIP Code: South Jordan, Utah 84095	Mobile:		
Country: United States of America	Email:		
Inspection Performed By			
Company: Frontier Fire Protection	Inspector: Tom Seyfert		
Address: Building 24 Freeport Center	Phone: 717-813-3036		
Address:	Fax:		
City/State/ZIP Code: Clearfield, UT 84015	Mobile:		
Country: United States of America	Email: tseyfert@frontierfireprotection.com		
System Control Unit			
System Type	System Location	Protected Area	Devices
Cross Conn. Control			1
Wet Pipe			26

Inspection Summary								
Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Alarm	1	3.70%	1	100.00%	1	100.00%	0	0.00%
Device	9	33.33%	9	100.00%	9	100.00%	0	0.00%
Hose	1	3.70%	1	100.00%	1	100.00%	0	0.00%
Sprinkler	8	29.63%	8	100.00%	8	100.00%	0	0.00%
Valve	8	29.63%	8	100.00%	8	100.00%	0	0.00%
Totals	27	100%	27	100.00%	27	100.00%	0	0.00%

Certification	
Company: Frontier Fire Protection Inspector: Tom Seyfert <div data-bbox="154 644 462 764">  </div> Signed: Mar 21, 2024	Building: Carrington Court Contact: Kenn Anderson Signed:

Inspection & Testing

Generated by: BuildingReports.com

Building: Carrington Court

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.

Device Type	Location	Service	Time	Date
Passed				
Cross Conn. Control				
Backflow Prevention	Basement Riser	Annual	2:16:00 PM	03/18/2024
Wet Pipe				
Waterflow Switch	Basement Riser	Annual	11:38:01 AM	03/18/2024
Antifreeze System	Housekeeping	Annual	1:19:54 PM	03/18/2024
Antifreeze System	Basement Riser	Annual	3:48:27 PM	03/18/2024
Antifreeze System	Kitchen	Annual	3:48:39 PM	03/18/2024
Drain	Basement Riser	Annual	11:03:33 AM	03/18/2024
Gauge	Basement Riser	Annual	3:47:29 PM	03/18/2024
Gauge	Basement Riser	Annual	3:47:33 PM	03/18/2024
Gauge	Basement antifreeze loop	Annual	3:48:42 PM	03/18/2024
Gauge	Kitchen antifreeze loop	Annual	3:49:02 PM	03/18/2024
Gauge	Housekeeping antifreeze loop	Annual	3:49:08 PM	03/18/2024
Fire Dep't Connection	South East side	Annual	3:48:50 PM	03/18/2024
Dry Sprinkler	1 sidewall in north west stairwell	Annual	3:47:24 PM	03/18/2024
Fast Response	North West Stairwell	Annual	3:49:13 PM	03/18/2024
Fast Response	located throughout bldg	Annual	3:49:29 PM	03/18/2024
Fast Response	Hallway by dining in AL Bldg	Annual	3:49:34 PM	03/18/2024
Fast Response	Hallway by room 18 in memory care bldg	Annual	3:49:54 PM	03/18/2024
Piping		Annual	3:48:58 PM	03/18/2024
Sprinkler Box	Next to riser in basement	Annual	3:48:47 PM	03/18/2024
Sprinkler Box Spares	Next to riser in basement	Annual	3:47:21 PM	03/18/2024
Control Valve	Basement Riser	Annual	11:03:29 AM	03/18/2024
Control Valve	Basement Riser	Annual	3:47:37 PM	03/18/2024
Control Valve	Kitchen	Annual	3:47:45 PM	03/18/2024
Control Valve	Housekeeping	Annual	3:48:00 PM	03/18/2024
Control Valve	Basement Riser	Annual	3:48:07 PM	03/18/2024
Inspector's Test	Basement on riser	Annual	3:48:19 PM	03/18/2024
Post Indicator Valve	East of riser by parking lot	Annual	3:48:15 PM	03/18/2024

Wet Pipe Fire Sprinkler Systems

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Building: Carrington Court

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 actually tested. However, for Pass/Fail test results, see the Inspection and Testing section.

Alarms

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter	VSR		4"	1	<input checked="" type="checkbox"/>	59023497

Components

Control Valve

Type	Manufacturer	Model	Location	Size	Position	Status	OK	ScanID
Butterfly	Victaulic	702w	Basement Riser	4"	Open	Supervised	<input checked="" type="checkbox"/>	59023493

Description

Main Control

Control Valve

Type	Manufacturer	Model	Location	Size	Position	Status	OK	ScanID
Butterfly	Victaulic	702w	Basement Riser	4"	Open	Supervised	<input checked="" type="checkbox"/>	59023494

Description

Main Control

Control Valve

Type	Manufacturer	Model	Location	Size	Position	Status	OK	ScanID
Butterfly	Victaulic	728	Kitchen	2"	Open	Supervised	<input checked="" type="checkbox"/>	59023492

Description

Isolation

Control Valve

Type	Manufacturer	Model	Location	Size	Position	Status	OK	ScanID
Butterfly	Victaulic	705w	Housekeeping	2.5"	Open	Supervised	<input checked="" type="checkbox"/>	59023491

Description

Isolation

Control Valve

Type	Manufacturer	Model	Location	Size	Position	Status	OK	ScanID
Butterfly	Victaulic	705w	Basement Riser	2.5"	Open	Supervised	<input checked="" type="checkbox"/>	59023490

Description

Isolation

Inspector's Test								
Manufacturer	Model #	Pressure psi	Valve Trip Time sec	Water Flow Time sec	OK	ScanID		
United Brass		112			<input checked="" type="checkbox"/>	59023488		
Location								
Basement on riser								
Post Indicator Valve								
Manufacturer	Model	Location			OK	ScanID		
Mueller	585n	East of riser by parking lot			<input checked="" type="checkbox"/>	59023489		
Type	Size	Position	Status	Number of Turns				
Ground	6"	Open	Supervised					
Devices								
Antifreeze System								
Type	Temperature		Capacity		OK	ScanID		
Glycerine	10		150-200		<input checked="" type="checkbox"/>	59023485		
Proper Signage	Specific Gravity		Min. SG	Last Test				
No				03/18/2024				
Antifreeze System								
Type	Temperature		Capacity		OK	ScanID		
Glycerine, PG	24		230		<input checked="" type="checkbox"/>	59023487		
Proper Signage	Specific Gravity		Min. SG	Last Test				
No				03/18/2024				
Antifreeze System								
Type	Temperature		Capacity		OK	ScanID		
Glycerine	12		20 gal		<input checked="" type="checkbox"/>	59023486		
Proper Signage	Specific Gravity		Min. SG	Last Test				
Yes				03/18/2024				
Drain								
Current Inspection								
Type	Location	Size	Supply psi	Restored psi	Residual psi	Sec	OK	ScanID
Main	Basement Riser	2"	110	112	100		<input checked="" type="checkbox"/>	59023498
Previous Inspections								
February 16, 2022								
Type	Location	Size	Supply psi	Static psi	Residual psi	Sec	OK	ScanID
Main	Basement Riser	2"	110	112	100		<input checked="" type="checkbox"/>	59023498
Dry Sprinkler								
Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID	
	Horizontal Sidewall,					<input checked="" type="checkbox"/>	59023499	
Location				Description				
1 sidewall in north west stairwell								
Fast Response								

Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
	Pendant	1/2	5.6	White	155	<input checked="" type="checkbox"/>	59023478
Location				Description			
North West Stairwell				Quick Response			
Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
	Pendant	1/2	5.6	White	155	<input checked="" type="checkbox"/>	59023477
Location				Description			
located throughout bldg				Quick Response			
Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
	Pendant	1/2	5.6	White	155	<input checked="" type="checkbox"/>	59023476
Location				Description			
Hallway by dining in AL Bldg				Quick Response			
Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
	Pendant	1/2	5.6	White	155	<input checked="" type="checkbox"/>	59023475
Location				Description			
Hallway by room 18 in memory care bldg				Quick Response			
Fire Dep't Connection							
Type	Size	BallDrip	Rotating Swivels	5-Year Hydro	Qty	ScanID	
Siamese	4"	unable to locate	Yes	12/31/1969	2	59023482	
Gauge							
Location				Service Date			
Basement Riser				11/05/2020			
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID
System Pressure	Wika				1/4	<input checked="" type="checkbox"/>	59023496
Gauge							
Location				Service Date			
Basement Riser				11/05/2020			
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID
Supply Pressure					1/4	<input checked="" type="checkbox"/>	59023495
Gauge							
Location				Service Date			
Basement antifreeze loop				11/05/2020			
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID
Antifreeze Pressure					1/4	<input checked="" type="checkbox"/>	59023484
Gauge							
Location				Service Date			
Kitchen antifreeze loop				11/05/2020			
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID
Antifreeze Pressure					1/4	<input checked="" type="checkbox"/>	59023480

Gauge							
Location				Service Date			
Housekeeping antifreeze loop				11/05/2020			
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID
Antifreeze Pressure					1/4	<input checked="" type="checkbox"/>	59023479
Piping							
Location		Type	Size	Internal Date			
		Steel		11/05/2008			
Hangers	Braces	Fittings	Identified	Antifreeze		ScanID	
		Cast Iron		Glycerine, PG		59023481	
Sprinkler Box							
Qty	Tool Available?	SIN List?	Size	Manufacturer	Location	OK	ScanID
1	Yes		12 unit		Next to riser in basement	<input checked="" type="checkbox"/>	59023483
Sprinkler Box Spares							
Qty	Type	Manufacturer	Location		OK	ScanID	
2, 3, 5, 0	Attic, SSP, SSU, HSW	Victaulic/Tyco	Next to riser in basement		<input checked="" type="checkbox"/>	59023500	
Temperature		KFactor	Size	Finish	Response Time		
155, 200		5.6, 8.0, 17/32	1/2, 3/4	White, Brass	Fast Response		

Backflow Test & Maintenance Report

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Building: Carrington Court					
<p><i>This section lists out all the devices and components that have been associated with a Cross Connection Control 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 actually tested. However, for Pass/Fail test results, see the Inspection and Testing section.</i></p>					
Components					
Backflow Prevention					
Manufacturer	Model #	Size	Type	Service Type	Install Date
Ames	Colt DC 200	4"	Double Check	Fire Line	11/05/2008
ScanID	Water Purveyor	Location		Meter Account #	Serial Number
59023501		Basement Riser			IJ-3069
Initial Test					
Check Valve 1		Check Valve 2		Relief Valve	Pressure Vacuum Breaker
2.8		3.8			
Held At	Repairs or Notes				
Final Test					
Check Valve 1		Check Valve 2		Relief Valve	Pressure Vacuum Breaker
Held At	Condition of Control Valve 1			Condition of Control Valve 2	
	Closed Tight			Closed Tight	

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Carrington Court

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.

Device or Type	Category	% of Inventory	Quantity
Antifreeze System	Device	11.11%	3
Backflow Prevention	Valve	3.70%	1
Control Valve	Valve	18.52%	5
Drain	Device	3.70%	1
Dry Sprinkler	Sprinkler	3.70%	1
Fast Response	Sprinkler	14.81%	4
Fire Dep't Connection	Hose	3.70%	1
Gauge	Device	18.52%	5
Inspector's Test	Valve	3.70%	1
Piping	Sprinkler	3.70%	1
Post Indicator Valve	Valve	3.70%	1
Sprinkler Box	Sprinkler	3.70%	1
Sprinkler Box Spares	Sprinkler	3.70%	1
Waterflow Switch	Alarm	3.70%	1

Device Type	Qty	Model #	Type	Description	Install Date
<i>In Service - 3 Years to 5 Years</i>					
Wet Pipe					
Sprinkler Box	1				11/05/2020
Fast Response	4		Pendant	Quick Response	11/05/2020
Sprinkler Box Spares	1	Attic ty4180, RES	Attic, SSP, SSU, HSW		11/05/2020
<i>In Service - 5 Years to 10 Years</i>					
Wet Pipe					
Antifreeze System	1	728	Glycerine		02/23/2017
<i>In Service - 15 Years to 25 Years</i>					
Cross Conn. Control					
Backflow Prevention	1	Colt DC 200	Double Check		11/05/2008
Wet Pipe					
Fire Dep't Connection	1		Siamese		11/05/2008
Gauge	3		Antifreeze Pressure		11/05/2008
Gauge	1		Supply Pressure		11/05/2008
Piping	1		Steel		11/05/2008
Post Indicator Valve	1	585n	Ground		11/05/2008
Waterflow Switch	1	VSR	Vane	Alarm	11/05/2008
Drain	1		Main		11/05/2008
Inspector's Test	1				11/05/2008
Antifreeze System	1	705w	Glycerine		11/05/2008
Antifreeze System	1	705w	Glycerine, PG		11/05/2008

Control Valve	2	702w	Butterfly	Main Control	11/05/2008
Control Valve	2	705w	Butterfly	Isolation	11/05/2008
Control Valve	1	728	Butterfly	Isolation	11/05/2008
Dry Sprinkler	1		Horizontal Sidewall,		11/05/2008
Gauge	1		System Pressure		11/05/2008

Notes & Recommendations

Generated by: BuildingReports.com

Building: Carrington Court				
The Notes & Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by SystemID.				
General Note				
Ken 385.214.8630				
Note	Device Type	Location	Comment	ScanID
Wet Pipe				
2	Antifreeze System	Housekeeping	Passed	59023485
	Check valve appears to be drilled			
3	Antifreeze System	Kitchen	Passed	59023486
	Check valve appears to be drilled			
4	Antifreeze System	Basement Riser	Passed	59023487
	Check valve appears to be drilled			
	230 gallons drained 3/18/2024 24 degree			
5	Drain	Basement Riser	Passed	59023498
	Drain open full will back up sump pit			
6	Dry Sprinkler	1 sidewall in north west stairwell	Passed	59023499
	Leaking			
7	Fast Response	located throughout bldg	Passed	59023477
	Heads throughout facility are loaded. Recommend replacing			
8	Post Indicator Valve	East of riser by parking lot	Passed	59023489
	Recommend putting a lock on			
9	Waterflow Switch	Basement Riser	Passed	59023497
	Electric bell ok. Located on east side facing parking lot			