

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL041031	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____	(X3) DATE SURVEY COMPLETED R 10/01/2024
NAME OF PROVIDER OR SUPPLIER BROOKDALE NORTHWEST GREENSBORO		STREET ADDRESS, CITY, STATE, ZIP CODE 5809 OLD OAK RIDGE ROAD GREENSBORO, NC 27410		
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
{C 000}	Initial Comments Report of a Construction Section Biennial Follow Up Survey by Tod Hancock, conducted on October 1, 2024. Deficiencies remain uncorrected and a Plan of Correction is required.	{C 000}	Please see attach	
{C 111}	Must Have Current San. & Fire Safety Reports SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0302 DESIGN AND CONSTRUCTION(f) The facility shall have current sanitation and fire and building safety inspection reports which shall be maintained in the home and available for review. This Rule is not met as evidenced by: 1. Based on an interview with the Executive Director and Maintenance Director the facility failed to maintain in the facility, current (completed within the last twelve months) sanitation and fire and building safety inspection reports available for review. Findings October 1, 2024: a. There was no Fire Official (Fire Marshal) report available for review. b. There was no National Fire Alarm and Signaling Code (NFPA 72) report available for review. c. There was no Standard for the Inspection, Testing, and Maintenance of Water-Base Fire Protection System (NFPA 25) report available for review.	{C 111}		
{C 160}	Outside Premises-Clean, Safe	{C 160}		

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

STATE FORM

5899

32GZ23

If continuation sheet 1 of 3

Division of Health Service Regulation

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{C 160}	Continued From page 1 SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (1) The outside grounds of new and existing facilities shall be maintained in a clean and safe condition; This Rule is not met as evidenced by: 1. Based on observation, the outside grounds were not maintained in a clean and safe condition. Findings October 1, 2024: a. Exterior, Back Perimeter Concrete Sidewalk - this sidewalk has many (10+) uneven walking surfaces varying from 3/8 inch to 2 inches vertically.	{C 160}	Vendor is on site Nov 15, 2024 to repair and replace all uneven con crete surfaces to ensure a safe walk ing trail.	
{C 162}	Outside Premises-Outdoor Lighting SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (3) Outdoor walkways and drives shall be illuminated by no less than five foot-candles of light at ground level. This Rule is not met as evidenced by: 1. Based on observation, the outdoor lighting of the walkways and drives did not have five-foot candles of illumination at ground level. This could affect all residents, staff, and visitors if walkways and drives are not properly illuminated, warning of tripping hazards or obstructions. Findings October 1, 2024:	{C 162}		

Division of Health Service Regulation

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{C 162}	Continued From page 2 a. Exterior, Walkway Around the Building -There was no illumination of the walkway around the building.	{C 162}	162(a) The Exterior, Walkway around the building have been replaced and fixed . To ensure proper illumination to assist with warning of tripping hazards or obstructions	



Greensboro Fire Department

Fire & Life Safety Division

1512 N. Church St., Greensboro, NC 27405

Phone: 336-373-2177

05/30/24

Brookdale Northwest Greensboro

5809 OLD OAK RIDGE Rd

GREENSBORO, NC 27410

Inspection # 3002817

Inspection Type: Initial General Inspection

Property #: 1003285

Occupancy Type: I2 - Institutional

General

Regulation	Violation	Due Date
1) NCFC 703.1.2/703.1 .3	OPENING PROTECTVES (FIRE & SMOKE DOORS)	03/01/24
Compliance 703.1.2 — Smoke barriers and smoke partitions. Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105. 703.1.3 — Fire walls, fire barriers and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80. Inspector Remark: **** Fire Doors not operating correctly - Repair Immediately **** Locations: ** Main Dinning Hall (Will not close or latch on its own) ** The fire doors to the left after you enter through the front door (Repair the Magnet attached to the door)		
2) 315.3.3	CHAPTER 3	01/31/24
Compliance Inspector Remark: *** GENERAL STORAGE POSING A LIFE-SAFETY and/or FIRE HAZARD IN THE FOLLOWING LOCATIONS: ** All mechanical rooms: (ex:) Mechanical Room E 315.3.3 — EQUIPMENT ROOMS. Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers.		

Contact:

Phone:

Email:

Historic Violations

	Regulation	Violation	Due Date
3)	2018NCIFC, 009-001	2018NCIFC, 009-001	03/01/24
	Compliance		
	Inspector Remark: **** Violations remain unchanged 1/31/2024 ****		
	** If violations are not corrected at the next Inspection 7/2024 citations will be levied at the time of the Inspection **		

	Violation carried over from inspection on 10/24/2022		
	*** FIRE PROTECTION EQUIPMENT ROOMS and/or ALL UTILITY ROOMS (ELECTRICAL/HVAC/MECHANICAL), VALVES, SWITCHES, AND/OR METERS ASSOCIATED WITH FIRE PROTECTION SERVICES MUST BE LABELED ACCORDING TO CRITERIA BELOW:		
	*** VIOLATION REMAINS UNCORRECTED SINCE LAST INSPECTION - \$150 FINE LEVIED		
	509.1 — Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for FIRE DEPARTMENT CONNECTIONS ("FDC"), air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.		
	Violation carried over from inspection on 07/02/2021		
	*****Need to Label Both Sprinkler Riser Room Doors*****		
	This chapter prescribes the minimum requirements for active systems of fire protection equipment to perform the functions of detecting a fire, alerting the occupants or fire department of a fire emergency, controlling smoke and controlling or extinguishing the fire.		
4)	2018NCIFC, 005-001	2018NCIFC, 005-001	03/01/24
	Compliance		
	Inspector Remark: **** Violations remain unchanged 1/31/2024 ****		
	** If violations are not corrected at the next Inspection 7/2024 citations will be levied at the time of the Inspection **		

	Violation carried over from inspection on 10/24/2022		
	*** UTILITY IDENTIFICATION MISSING and/or IN DISREPAIR IN THE FOLLOWING LOCATIONS: MECHANICAL ROOM IN KITCHEN OFFICE; SMALL DINING AREA		
	509.1.1 — Utility identification. Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment (e.g., HVAC equipment) shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.		

Contact:

Phone:

Email:

Compliance

Inspector Remark: **** Violations remain unchanged 1/31/2024 ****

** If violations are not corrected at the next Inspection 7/2024 citations will be levied at the time of the Inspection **

Violation carried over from inspection on 10/24/2022

*** EMERGENCY ILLUMINATION — A/C& BATTERY POWER. EMERGENCY LIGHTS IN DISREPAIR IN THE FOLLOWING LOCATIONS: BASEMENT

1008.3.4 — Duration. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator.

Compliance

Inspector Remark: **** Violations remain unchanged 1/31/2024 ****

** If violations are not corrected at the next Inspection 7/2024 citations will be levied at the time of the Inspection **

Violation carried over from inspection on 10/24/2022

*** COMMERCIAL HOOD SYSTEM CLEANING MUST COMPLY WITH THE GUIDELINES BELOW:

*** HOOD CLEANING OVERDUE -- LAST CLEANING IN 2021

609.3 — Operations and maintenance. Commercial cooking systems shall be operated and maintained in accordance with Sections 609.3.1 through 609.3.4.

609.3.1 — Ventilation system. The ventilation system in connection with hoods shall be operated at the required rate of air movement, and classified grease filters shall be in place when equipment under a kitchen grease hood is used.

609.3.2 — Grease extractors. Where grease extractors are installed, they shall be operated when the commercial-type cooking equipment is used.

609.3.3 — Cleaning. Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 609.3.3.1 through 609.3.3.3.

609.3.3.1 — Inspection. Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 or as approved by the fire code official. Inspections shall be completed by qualified individuals.

609.3.3.3 — Records. Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.

609.3.3.3.1 — Tags. When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.

Contact:

Phone:

Email:

Inspection History

Inspection Date	Status	Inspected By
01/31/24	Violations Found	Inspector Walker

Inspection Remarks

C8601 walked the occupancy with Ms. Nixon.

Notes:

** Fire Extinguishers Compliant: 2/2023

System Name	Master Name	Last Service Date	Last Renewal Date	Current / Past Due	Compliant / Deficient
Kitchen Exhaust Cleaning-					
04/05/21	10/05/21	PAST DUE	COMPLIANT	(correct by 03/20/2024)	
Fire Alarm -	01/23/20	01/23/21	PAST DUE	COMPLIANT	(correct Immediately)
Hood Suppression System -	09/20/23	03/20/24	CURRENT	COMPLIANT	
Sprinkler System -	05/14/19	05/14/20	PAST DUE	DEFICIENT	(actually Compliant and Tagged but not uploaded to Bycer)
5 Year Sprinkler -	11/21/19	11/21/24	CURRENT	COMPLIANT	

*** FAILURE TO UPLOAD CURRENT INSPECTION REPORTS TO THE BRYCER COMPLIANCE ENGINE FOR THE FOLLOWING FIRE- AND LIFE-SAFETY SYSTEM(S)

*** FINE: \$150 PER SYSTEM AS PER MUNICODE BELOW

Sec. 10-21 — Adoption

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three (3) years and shall be provided to the fire district through a third-party inspection reporting system.

*** Brycer Contact:

BRYCER
BUSINESS PROFILE IN THE COMPLIANCE ENGINE ("Brycer") – [information either inaccurate or non-compliant]

PLEASE REFER TO THE SCREENSHOT ATTACHED AS PER YOUR CURRENT PROFILE IN THE COMPLIANCE ENGINE (a.k.a. "Brycer"). ***NOTE: YOUR SERVICER IS DIRECTLY RESPONSIBLE FOR ENSURING YOUR INFORMATION IS CURRENT.

PLEASE ENSURE THAT THE INFORMATION CONTAINED WITHIN YOUR PROFILE IS CURRENT AND ACCURATE; IF YOUR PROFILE NEEDS TO BE UPDATED, PLEASE CONTACT EITHER YOUR SERVICER OR THE INDIVIDUAL BELOW AND CHANGE THE INFORMATION ACCORDINGLY. PLEASE NOTE THAT AS PER THE CITY OF GREENSBORO'S MUNICODE, YOUR SERVICER IS REQUIRED TO UPLOAD YOUR CURRENT INSPECTION REPORTS TO THIS THIRD-PARTY REPORTING SYSTEM FOR ALL FIRE- AND LIFE-SAFETY SYSTEMS WITHIN YOUR PREMISES.

Aly Woo [account manager]
(630) 413-9910 [office]
(630) 413-9511 [main]
awoo@mybrycer.com
www.thecomplianceengine.com

Contact:

Phone:

Email:

page 4 of 5

Inspection # 3002817

Desc.

Brookdale Northwest Greensboro

Print Date 05/30/24



Greensboro Fire Department

S. L. Walker
**Assistant Fire Marshal/
Fire Investigator**
Fire & Life Safety Division

112 S. Church Street
Greensboro, NC 27405

Phone: (336) 334-9209
Fax: (336) 412-6209
sl.walker@greensboro-nc.gov

Inspector Walker

Inspection notices and invoices will be electronically delivered and tracked to the email address you provide the fire inspector. Business owners without email addresses will still receive their bills through traditional mail. If you have questions about your inspection or other fire code inquiries, please contact your Fire Inspector or the Greensboro Fire and Life Safety Division by calling (336) 373-2177.

In addition to this inspection report, you will receive the following:

1. DoNotReply@epfireworks.com (the fee for the inspection, titled "STATEMENT #")

>>NOTE: neither the link titled "Link to Pay" nor the QR Code are functional at this time

2. inspections@firerecoveryusa.com This is the invoice from Fire Recovery USA, our contracted billing company. Upon receipt of the invoice from Fire Recovery USA, you will have the option of several payment methods. Please follow the instructions provided in your invoice. For invoicing and payment inquiries, you may contact Fire Recovery USA at (888) 640-7222.

Contact:

Phone:

Email:



Brookdale Northwest
5809 Old Oak Ridge Road
Greensboro, NC 27410

Date 03/11/2024

PO #

yes

Location	Hood 1	Manufacturer	Range Guard	Mfr. Year	1996	Monitored	yes
Location	Nozzle Types		Cylinder Data				
	Part #	Qty	Serial #	Size	Model	Hydrotest	6 YR
	Duct	ADP	2				
	Plenum	ADP	1	4 Gallon	RC4GM		
	Range	R	2				
Griddle	ADP	1					
Fryer	F	1					
Broiler	ADP	1					

Restaurant System Service Report 2 col

Restaurant Service Report

Appliances covered with correct nozzles	Yes	Pressure Gauge in proper range	Yes		
Duct and Plenum covered with correct nozzles	Yes	Verified cartridge weight	Yes		
Proper Positioning of all nozzles	Yes	Replaced cartridge	No		
Nozzle covers in place	Yes	Cartridge Weight	45 grams		
Quantity of Nozzle Caps Replaced	1	Inspected cylinder condition	Yes		
Cleaned Nozzles	Yes	Tested for proper operation from detection line	Yes		
Tested for proper operation from remote	Yes	Tested operation of equipment for electric shut down	Yes		
Tested operation of equipment for gas shut down	Yes	Quantity of Links Replaced	3		
Fusible links replaced	Yes	Fryer 16 inches from open flame	Yes		
Detectors operational	Not Applicable	All filters in place	Yes		
Exhaust fan operational	Yes	System Alarm signal received	Yes		
FAN WARNING sign applied to hood	Yes	Visual Indicator Operational	Yes		
Local Bell Operational	Yes	Battery Condition	Not Applicable		
Pressure Operated Actuator condition	OK - Equipment Functioning Properly	System UL-300 compliant	No		
Cylinders due hydrostat	No	Class K Fire Extinguisher properly placed	Yes		
Refr. Pumps	Yes	Date completed	03/11/2024		

Tech Notes

No electric shut off when system was fired

Tech Notes / Comments

Inspector/Tech Signature

X

Customer Signature:

X

Printed Name / Date:

Edward

03/11/2024

Attachments

File Link

Preview

[TW55577-20240311145732.jpeg](#)



[TW55577-20240311145733.jpeg](#)



Attachments		Preview
TW55577-20240311145735.jpeg		
TW55577-20240311145736.jpeg		

Attachments		Preview
TW55577-20240311145738.jpeg		
TW55577-20240311145738.jpeg		

Attachments		
File Link	Attachments	Preview
TW55377-20240311145740.jpg		



FIRE-ADP
Inc.

2800 Griffith Road Winston-Salem, NC 27103
336-765-1911

WO #	TW55578
Date	03/11/2024
Assigned	R3
Type	FE 02

Customer	Brookdale Northwest
Address	Brookdale Northwest 5809 Old Oak Ridge Road Greensboro, NC 27410
Phone	336-908-5539
PO #	

Scope of Service:

Annual Fire Extinguisher Maintenance

Special Instructions:

FE Service/Inspection Info

#	FAI	Location	Manuf	Serial #	6 Year	Hydro	Sizes	Agents	Service Code	Notes
1	810-001	Med Office At Rm 22	Amerex	NR 194412	26	32	10	ABC	Annual	
2	810-002	Hall @ Room 28	Amerex	NR 194426	26	32	10	ABC	Annual	
3	810-003	Hall @ Alarm Panel	Amerex	NR 194441	26	32	10	ABC	Annual	
4	810-004	Hall @ Room 29	Amerex	NR 194440	26	32	10	ABC	Annual	
5	810-005	Hall @ Room 36	Badger	NW 564350	25	31	10	ABC	Annual	
6	810-006	Hall @ Room 44	Amerex	NR 194435	25	31	10	ABC	Annual	
7	810-007	Kitchen Area	Amerex	NR 194427	26	32	10	ABC	Annual	
8	810-008	Hall @ Room 17	Amerex	NR 194461	26	32	10	ABC	Annual	
9	810-009	Hall @ Room 4	Amerex	NR 194414	26	32	10	ABC	Annual	
10	810-010	Hall @ Room 9	Amerex	NR 194398	26	32	10	ABC	Annual	
11	810-011	Kitchen	Badger	AB 415303		27	6	Class K	Annual	

FE Service/Inspection Info

#	FAI	Location	Manuf	Serial #	6 Year	Hydro	Sizes	Agents	Service Code	Notes
12	810-012	Basement	Badger	YU 407776	25	31	5	ABC	Annual	
13	810-013	Activity Room	Badger	YP 443200	25	31	10	ABC	Annual	
14	810-014	Smoking Porch	Amerex	E 477752	27	33	10	ABC	Annual	
15	810-015	Mech Rm B	Amerex	E 594514	27	33	10	ABC	Annual	
16	810-016	Bus	Amerex	CB 975084		26	5	ABC	Annual	

Inspector / Tech Signature:

X
Kelvin Martin

Customer Signature:

X

Printed Name / Date:

Edward

03/11/2024



Sprinkler Inspection Certificate

For

BL NW Greensboro
5809 Old Oak Ridge Rd
Greensboro, NC 27401

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
Dec 8, 2023*

Building: BL NW Greensboro
Contact: MOD MOD
Title: MOD

Company: Summit Fire & Security - Charlotte
Contact: David S. Collins
Title: Inspector

Sprinkler Inspection Report

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: BL NW Greensboro

Address: 5809 Old Oak Ridge Rd

Address:

City/State/ZIP Code: Greensboro, NC 27401

Country: United States of America

Contact: MOD MOD

Phone: 336-297-9900

Fax:

Mobile:

Email:

Inspection Performed By

Company: Summit Fire & Security - Charlotte

Address: 840 Biscayne Drive

Address:

City/State/ZIP Code: Concord, NC 28027

Country: United States of America

Inspector: David S. Collins

Phone: 704-886-5733

Fax:

Mobile:

Email: dscollins@summitfiresecurity.com

System Control Unit

System Type	System Location	Protected Area	Devices
Dry Pipe			24

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Alarm	4	16.67%	4	100.00%	4	100.00%	0	0.00%
Device	6	25.00%	6	100.00%	6	100.00%	0	0.00%
Hose	1	4.17%	1	100.00%	0	0.00%	1	100.00%
Pump	1	4.17%	1	100.00%	1	100.00%	0	0.00%
Sprinkler	6	25.00%	6	100.00%	6	100.00%	0	0.00%
Valve	8	25.00%	6	100.00%	5	83.33%	1	16.67%
Totals	24	100%	24	100.00%	22	91.67%	2	8.33%

Certification

Company: Summit Fire & Security - Charlotte

Inspector: David S. Collins



Signed: Dec 8, 2023

Building: BL NW Greensboro

Contact: MOD MOD

Signed:

David S. Collins Certifications

Certification Type	Number
NICET Inspection and Testing of Water-Based Systems Level II	150284
North Carolina Certified Backflow Assembly Tester	0221-CM-1534
North Carolina Fire Sprinkler Inspection Technician	35031

Discrepancy Report

Generated by: BuildingReports.com

Building: BL NW Greensboro

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.

Device Type	Manufacturer	Model Number	Date	Qty
-------------	--------------	--------------	------	-----

Items listed for Recall or Replacement/Upgrade

No items found during this inspection.

ScanID	Location	Problem	Reference
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Dry Pipe

Dry Pipe Valve

1 88923466	Ground riser room 5 year 2019 3 year 2019	Needs 3 Yr. Service	NFPA25 13.4.5.2.2.2; 13.4.5.2.9
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Fire Dep't Connection

1 88923484	Ground outside	Missing Parts	NFPA25 13.8.1 (3) (4) (7) (8)
------------	----------------	---------------	----------------------------------

Code References

NFPA25 13.4.5.2.2.2; 13.4.5.2.9	Every 3 years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided, in service. Dry pipe systems shall be tested once every 3 years for gas leakage.
NFPA25 13.8.1 (3) (4) (7) (8)	Fire department connections shall be inspected quarterly to verify the following: Plugs or caps are in place and undamaged. Gaskets are in place. The automatic drain valve is in place and operating properly. The fire department connection clapper(s) is in place and operating properly.

Proposed Solutions Report

Generated by: BuildingReports.com

Building: BL NW Greensboro

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.

ScanID	Location	Solution	Model #	Cost	Fix
Dry Pipe					
Dry Pipe Valve					
88923466	Ground riser room 5 year 2019 3 year 2019	3 Year Service	DPV-1	T/M	☐
Fire Dep't Connection					
88923484	Ground outside	Correct	300	T/M	☐
PO #: (none)				T/M	

Inspection & Testing

Generated by: BuildingReports.com

Building: BL NW Greensboro

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				
Dry Pipe				
Pressure Switch	Ground riser room Zone 16	Tested	12:12:38 PM	12/08/2023
Tamper Switch	Ground riser room Zone 16	Tested	9:59:20 AM	12/08/2023
Tamper Switch	Ground outside riser room Zone 13	Tested	12:12:15 PM	12/08/2023
Waterflow Switch	Ground riser room	Tested	12:12:11 PM	12/08/2023
Drain	Ground riser room	Tested	12:13:13 PM	12/08/2023
Gauge	Ground riser room	Inspected	9:47:17 AM	12/08/2023
Gauge	Ground riser room	Inspected	9:47:24 AM	12/08/2023
Gauge	Ground riser room	Inspected	12:12:43 PM	12/08/2023
Quick Opening Device	Ground riser room	Tested	12:12:33 PM	12/08/2023
Watermotor Gong	Ground riser room	Tested	12:12:08 PM	12/08/2023
Air Compressor	Ground riser room	Tested	12:13:31 PM	12/08/2023
Dry Sprinkler	Ground riser room	Inspected	12:12:50 PM	12/08/2023
Sprinkler Box	Ground riser room	Inspected	12:12:23 PM	12/08/2023
Sprinkler Box	Ground riser room	Inspected	10:05:19 AM	12/08/2023
Spares				
Sprinkler Box	Ground riser room	Inspected	10:06:25 AM	12/08/2023
Spares				
Sprinkler Box	Ground riser room	Inspected	10:06:50 AM	12/08/2023
Spares				
Sprinkler Box	Ground riser room	Inspected	12:12:18 PM	12/08/2023
Spares				
Backflow Prevention	Ground riser room	Inspected	10:02:51 AM	12/08/2023
Backflow Prevention	Ground outside	Inspected	12:13:26 PM	12/08/2023
Check Valve	Ground riser room FDC	Inspected	12:13:22 PM	12/08/2023
Control Valve	Ground outside riser room	Tested	10:01:32 AM	12/08/2023
Control Valve	Ground riser room	Tested	12:13:17 PM	12/08/2023
Failed/Other				
Dry Pipe				

Device Type	Location	Service	Time	Date
1 Fire Dept Connection	Ground outside	Inspected	12:12:47 PM	12/08/2023
1 Dry Pipe Valve	Ground riser room 5 year 2019 3 year 2019	Tested	12:13:01 PM	12/08/2023

Dry Pipe Fire Sprinkler Systems

Generated by: BuildingReports.com

Building: BL NW Greensboro

This section lists out all the devices and components that have been associated with a Dry 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.

Air Compressor

Location	Mfr.	Model #	Phase	On psi	Off psi	Serial No.	
Ground riser room	GENERAL	LT900150A					
Type	Description	Rated Speed	Horsepower	Volts	Amps	OK	ScanID
Automatic	Tank					☒	88923475

Alarms

Pressure Switch

Type	Description	Manufacturer	Low	High	Zone/Address	OK	ScanID
Low	Supervisory	Potter Electric	20		1	☒	88923469

Tamper Switch

Type	Description	Location	Number of Turns	Zone /Address	OK	ScanID
OS&Y	Supervisory	Ground riser room Zone 16		1	☒	88923462
OS&Y	Supervisory	Ground outside riser room Zone 13		1	☒	88923476

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Pressure Switch	Potter Electric	ps10-2	2	.75	1	☒	88923470

Components

Backflow Prevention

Manufacturer	Model #	Size	Type	Service Type	Install Date
Ames	2000SS	4"	Double Check	Fire Line	12/08/2015
ScanID	Water Purveyor	Location	Meter Account #	Serial Number	
88923465		Ground riser room		2AL1577	

Initial Test

Check Valve 1	Check Valve 2	Relief Valve	Pressure Vacuum Breaker
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Held At

Repairs or Notes

Final Test

Check Valve 1	Check Valve 2	Relief Valve	Pressure Vacuum Breaker
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Held At

Condition of Control Valve 1

Condition of Control Valve 2

Closed Tight				Closed Tight			
Backflow Prevention							
Manufacturer	Model #	Size	Type	Service Type	Install Date		
Wilkins	975XL	2"	Reduced Pressure	Potable	12/08/2015		
ScanID	Water Purveyor	Location	Meter Account #		Serial Number		
88923485		Ground outside			332132		
Initial Test							
Check Valve 1		Check Valve 2		Relief Valve		Pressure Vacuum Breaker	
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			
Check Valve							
Type	Location	Install Date	Size	OK	ScanID		
Grooved	Ground riser room FDC	12/08/2019	4"	☒	88923464		
Control Valve							
Type	Manufacturer	Model	Location	Size	Position	Status	OK
OS&Y	Kennedy	AWWA	Ground outside riser room	4"	Open	Supervised	☒
Description							
Wall							
Control Valve							
Type	Manufacturer	Model	Location	Size	Position	Status	OK
OS&Y	Kennedy	AWWA	Ground riser room	4"	Open	Supervised	☒
Description							
Main Control							
Dry Pipe Valve							
Manufacturer	Model #	Location	5 Year Leak Test	Install Date	OK	ScanID	
Tyco	DPV-1	Ground riser room 5 year 2019 3 year 2019		12/08/2023	☐	88923466	
Type	Status	Position	Size	Serial #			
Flanged by Grooved	Supervised	Open	4"				
Water psi	Air Pressure	Trip Air	Trip Time	Total Timing (sec)	Partial Trip Date	Full Trip Date	
65	35	25	20		12/08/2023	08/10/2021	
Devices							
Drain							

Current Inspection								
Type	Location	Size	Supply psi	Restored psi	Residual psi	Sec	OK	ScanID
Main	Ground riser room	2"	65	65	50	3	☒	88923478
Dry Sprinkler								
Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID	
	Pendant			Chrome	155	☒	88923483	
Location				Description				
Ground riser room				Quick Response				
Fire Dep't Connection								
Type	Size	Ball/Drip	Rotating Swivel	5-Year Hydro	Qty	ScanID		
Wall	2.5"		Yes	12/08/2023		88923484		
Gauge								
Location				Service Date				
Ground riser room				12/08/2023				
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID	
Air Pressure	Fisa		30		1/4	☒	88923468	
Gauge								
Location				Service Date				
Ground riser room				12/08/2023				
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID	
Air Pressure	Fisa		30		1/4	☒	88923472	
Gauge								
Location				Service Date				
Ground riser room				12/08/2023				
Type	Manufacturer	Model #	Static psi	Fill Type	Size	OK	ScanID	
System Pressure	Fisa		65		1/4	☒	88923467	
Quick Opening Device								
Manufacturer	Model #	Serial #	Trip psi	Low psi	High psi	Air Pressure	OK	ScanID
Tyco	acc1		25			30	☒	88923471
Sprinkler Box								
Qty	Tool Available?	SN List?	Size	Manufacturer	Location	OK	ScanID	
Yes	Yes		6 unit	Redbox	Ground riser room	☒	88923474	
Sprinkler Box Spares								
Qty	Type	Manufacturer	Location	OK	ScanID			
2	QR	Tyco	Ground riser room	☒	88923479			
Temperature	KFactor	Size	Finish	Response Time				
200		.5	Brass	Fast Response				
Sprinkler Box Spares								
Qty	Type	Manufacturer	Location	OK	ScanID			

2	Horizontal Sidewall	Tyco	Ground riser room	☒	88923480
Temperature		KFactor	Size	Finish	Response Time
200			.5	Brass	Fast Response
Sprinkler Box Spares					
Qty	Type	Manufacturer	Location	OK	ScanID
2	Upright	Tyco	Ground riser room	☒	88923481
Temperature		KFactor	Size	Finish	Response Time
200			.5	Brass	Fast Response
Sprinkler Box Spares					
Qty	Type	Manufacturer	Location	OK	ScanID
2	Upright	Tyco	Ground riser room	☒	88923482
Temperature		KFactor	Size	Finish	Response Time
200			.5	Brass	Fast Response
Watermotor Gong					
Location		Manufacturer	Model #	Size	OK
Ground riser room		Central	F-1		☒
					88923473

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: BL NW Greensboro

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
Air Compressor	Pump	4.17%	1
Backflow Prevention	Valve	8.33%	2
Check Valve	Valve	4.17%	1
Control Valve	Valve	8.33%	2
Drain	Device	4.17%	1
Dry Pipe Valve	Valve	4.17%	1
Dry Sprinkler	Sprinkler	4.17%	1
Fire Dep't Connection	Hose	4.17%	1
Gauge	Device	12.50%	3
Pressure Switch	Alarm	4.17%	1
Quick Opening Device	Device	4.17%	1
Sprinkler Box	Sprinkler	4.17%	1
Sprinkler Box Spares	Sprinkler	16.67%	4
Tamper Switch	Alarm	8.33%	2
Waterflow Switch	Alarm	4.17%	1
Watermotor Gong	Device	4.17%	1

Device Type	Qty	Model #	Type	Description	Install Date
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In Service - 90 Days - 1 Year

Dry Pipe

Watermotor Gong	1	F-1			12/08/2023
Pressure Switch	1	PS40-2	Low	Supervisory	12/08/2023
Waterflow Switch	1	ps10-2	Pressure Switch	Alarm	12/08/2023
Quick Opening Device	1	acc1			12/08/2023

In Service - 3 Years to 5 Years

Dry Pipe

Gauge	2		Air Pressure		12/08/2019
Gauge	1		System Pressure		12/08/2019

In Service - 5 Years to 10 Years

Dry Pipe

Fire Dep't Connection	1	300	Wall		12/08/2015
Backflow Prevention	1	2000SS	Double Check		12/08/2015
Air Compressor	1	LT900150A	Automatic	Tank	12/08/2015
Control Valve	1	AWWA	OS&Y	Main Control	12/08/2015
Control Valve	1	AWWA	OS&Y	Wall	12/08/2015

Tamper Switch	2	OSYSU-2	OS&Y	Supervisory	12/08/2015
Sprinkler Box	1				12/08/2015
Dry Pipe Valve	1	DPV-1	Flanged by Grooved		12/08/2015
Sprinkler Box Spares	1	TY313	QR		12/08/2015
Sprinkler Box Spares	1	TY3187	Upright		12/08/2015
Sprinkler Box Spares	1	TY3431	Horizontal Sidewall		12/08/2015
Sprinkler Box Spares	1	TY4182	Upright		12/08/2015
Check Valve	1	fig 67	Grooved		12/08/2015
Drain	1		Main		12/08/2015
Dry Sprinkler	1	TY3187	Pendant	Quick Response	12/08/2015
Backflow Prevention	1	975XL	Reduced Pressure		12/08/2015

Notes & Recommendations

Generated by: BuildingReports.com

Building: BL NW Greensboro

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

Drained low point in mechanical room B And basement. Heavy water on low point in basement. Needs to be drained daily.

3 year leak down due on dry system

Fdc missing a cap.

Full system trip due next year. Needs to be done during warmer weather.