Annual
Fire Alarm and Signaling Inspection

BFPE International

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Inspector: Daniel Richardson Inspection date: 10/08/2026

Inspection Location
Sheppard Pratt S - 0129784
2918 Glenmore Avenue Suite A
Baltimore, Maryland 21214
Phone: Fax:

Customer
Mosaic Community Services
AP Department 1925 Greenspring Drive
Timonium, Maryland 21093
Phone: Fax:

Inspection performed in accordance with
NFPA 72 National Fire Alarm and Signaling Code, 2016 edition

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Type of System

Control Unit Manufacturer	EST
Control Unit Model	EST-2
Software Revision and date last updated	Unknown
Quantity of Signaling Line Circuits connected to system	1
Class(es) of Signaling Line Circuits connected to system	B
System Documentation on site	No

FACU and Power Supply Summary

Type	Total	Tested	Failed
Main Fire Alarm Control Unit	1	1	0
Fire Alarm Control Unit Batteries	1	1	0
	2	2	0

FACU and Power Supply

Main Fire Alarm Control Unit

1st Floor Main Entrance

Acknowledge/silence button functions properly. (Table 14.4.3.2(2))	Pass
Battery(s) in place and connected properly. (Table 14.3.1 &14.3.5)	Pass
Correct fuses installed. (Table 14.4.3.2(2b))	Pass
Disconnect switches operating properly. (Table 14.4.3.2(3b))	Pass
Fire panel free from all grounds. (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Installation documents or location of documents stored at CU. (7.7.2)	Pass
Interfaced equipment signals verified. (Table 14.4.3.2(2))	Pass
Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Off premise alarm signal verified. (Table 14.4.3.2(2))	N/A
Off premise supervisory signal verified. (Table 14.4.3.2(2))	N/A
Off premise trouble signal verified. (Table 14.4.3.2(2))	N/A
Power supply supervision operating properly. (Table 14.4.3.2(1))	Pass
Secondary (standby) power supply (Table 14.4.3.2(2e))	Pass

Control Unit Batteries

Area/Location	Install Date	Size	Visual Inspection	Batt 1 Voltage	Batt 2 Voltage	Charger Test	Discharge Test
FACP Batteries (12V7AH)	12/2021	7Ah	Pass	Pass	Pass	Pass	Pass

Fire Alarm Box Summary

Type	Total	Tested	Failed
Pull Station - Manual	6	6	0
Total	6	6	0

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Fire Alarm Box Devices

Type	Area/Location	Address	Visual Inspection	Functional Test
Pull Station - Manual	First Floor Main Entrance	0212	Pass	Pass
Pull Station - Manual	First Floor Rear Corridor	0211	Pass	Pass
Pull Station - Manual	Ground Front Corridor	0203	Pass	Pass
Pull Station - Manual	Ground Rear Corridor	0204	Pass	Pass
Pull Station - Manual	Second Floor Front Corridor	0213	Pass	Pass
Pull Station - Manual	Second Floor Rear Corridor	0214	Pass	Pass

Smoke Detector Summary

Type	Total	Tested	Failed
Smoke Detector	4	3	0
Total	4	3	0

Smoke Detectors

Area/Location	Address	Visual Inspection	Functional Test
1st Floor Elevator Lobby	104	Pass	Pass
2nd Floor Elevator Lobby	105	Pass	Pass
Ground Floor Elevator Lobby	103	Pass	Pass
Ground Floor Elevator Machine Room	101	N/I	N/I

Audio/Visual Device Summary

Type	Total	Tested	Failed
Horn/Strobe	7	7	0
Strobe	9	9	0
Total	16	16	0

Audio/Visual Devices

Type	Area/Location	Address	Visual Inspection	Functional Test
Strobe	1st Floor Bathroom	-	Pass	Pass
Horn/Strobe	1st Floor Entrance to Suite A	-	Pass	Pass
Horn/Strobe	1st Floor Main Entrance	-	Pass	Pass
Horn/Strobe	1st Floor Rear Stairwell	-	Pass	Pass
Strobe	2nd Floor Bathroom	-	Pass	Pass
Strobe	2nd Floor Elevator Lobby	-	Pass	Pass
Horn/Strobe	2nd Floor Front Entrance	-	Pass	Pass
Horn/Strobe	2nd Floor Rear Stairwell	-	Pass	Pass
Strobe	Basement Bathroom	-	Pass	Pass
Strobe	Basement Dining Room	-	Pass	Pass
Strobe	Basement Elevator Lobby	-	Pass	Pass
Horn/Strobe	Basement Front Entrance	-	Pass	Pass
Strobe	Basement Laundry Room	-	Pass	Pass

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Strobe	Basement Living Room	-	Pass	Pass
Strobe	Basement Offices	-	Pass	Pass
Horn/Strobe	Basement Rear Stairwell	-	Pass	Pass

Not Inspected

Smoke Detector

Ground Floor Elevator Machine Room

Question: Visual Inspection (Table 14.3.1(17i))

Technician Response: no access

Question: Functional Test (Table 14.4.3.2(17(g))

Technician Response: no access

Liability Release Statement:

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



10/8/26

Customer: Sheppard Pratt



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Technician: Daniel Richardson

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