Annual
Water-Based Fire Protection Systems 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:

Customer
Mosaic Community Services C - 0136676
AP Department 1925 Greenspring Drive
Timonium, Maryland 21093
Phone:

Inspection performed in accordance with
NFPA 25 Standard for the Inspection, Testing, and Maintenance
of Water-Based Fire Protection Systems, 2017 edition.

System Summary	Number of Systems at Site
Items	**Total Systems**
Wet System	**1**

Wet System

Wet Riser Main Drain/Check Valve	
Ground Water Room WATTS	
Valves & trim free of physical damage, & valves in normal position. (13.4.1.1)	Pass
Pressure (psi) shown on System side pressure gauge.	N/I - No gauge
Hydraulic nameplate, if applicable, securely attached and is legible (5.2.5)	Pass
Size of main drain	1"
Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)	N/I - No gauge
Residual Pressure with valve open (13.2.5)	N/I - No gauge
Static Pressure after valve closed (13.2.5)	N/I - No gauge
Main Drain Test Pressure less than 10% reduction in flow from original acceptance test or previous test results (13.2.5.3)	Pass
Valve Status Test - Valves open when returned to service. (13.3.3.4)	Pass

Wet System

Wet System Inspection	
Wet Sprinkler Wet System	
Sprinkler heads free of leakage, corrosion, external loading, damage or loss of fluid in glass bulb element, painted heads, and pointed in proper direction. (5.2.1.1.1; 5.2.1.1.2)	Pass
Escutcheons and coverplates in place, if applicable. (5.2.1.1.5)	Pass
Minimum clearance maintained below all sprinklers. (5.2.1.2)	Pass
Replacement sprinkler heads per number of installed sprinklers available in head box. (5.4.1.5.4)	Pass
Sprinkler head wrench for each type head provided in head box. (5.4.1.5.5)	Pass
List of sprinklers installed on the property posted on head box. (5.4.1.5.6)	Pass
System piping free of mechanical damage, leaks, corrosion, & without external loads on or hung from piping. (5.2.2.1 & 5.2.2.2)	Pass
Pipe hangars, braces & supports not damaged, loose or unattached. (5.2.3)	Pass
If building has sprinklers that have been in service for 50 years, have they been replaced or sample tested? (5.3.1.1.1)	N/A
Sprinklers with fast-response elements in service for 20 years have been replaced or sample tested. (5.3.1.1.1.3)	N/A
Dry sprinklers in service for 10 years have been replaced or sample taken (if dry sprinklers present). (5.3.1.1.1.6)	N/A

Control Valves

Type	Area/Location	Model Size	Accessible	Condition	Secured	Exercised	Seal #
Control Valve - locked/tamper	Ground Water Room	Ball 1.5"	Pass	Pass	Pass	Pass	0143059
Control Valve - locked/tamper	Ground Water Room	Ball 1.5"	Pass	Pass	Pass	Pass	0143060

Alarm Devices

Type	Area/Location	Visual Insp	Functional Test
Waterflow Alarm - Vane Type	1st floor Bedroom 1 closet	Pass	Pass 27
Waterflow Alarm - Vane Type	2nd floor Bedroom 1 closet	Pass	Pass 25
Waterflow Alarm - Vane Type	Ground Main Flow	Pass	Pass 26

Common Components

Fire Department Connection	
Fire Department Fire Department	
FDC visible and accessible, and signs in place. (13.8.1)	Pass
Couplings and swivels free of damage and rotate smoothly. (13.8.1)	Pass
Caps, plugs and gaskets in place and free from damage. (13.8.1)	Pass
Check valve free from leaks, automatic drain valve and clapper in place and operating properly. (13.8.1)	Pass
Interior of the connection free of obstructions. (13.8.1)	Pass
Visible piping supplying FDC undamaged. (13.8.1)	Pass

Comments

Sheppard Pratt staff claims that fire marshall told them the building needs to be monitored, however the dialer is not connected and building is not monitored

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



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