

Wiginton Orlando
 699 Aero Lane
 Orlando, Florida 32771
 (407) 585-3200



Inspection Performed For:

Cust. Name: Bayshore Bath & Tennis Club
 Cust. Id: BAYS0002

Location of Facility:

Site Name: Bayshore Condo
 Address: 925 N. Halifax Ave
 Daytona Beach, FL 32114
 Address Id: BAY0005

WFS INFO:

Date: 03-10-2023
 Service Call ID: 221201-1731
 Inspector: Nixon Pena
 Phone: (407) 585-3200
 Email: npena@wiginton.net

Water-Based Seal Alarm Company was notified and the system put on test prior to inspection: Yes N/A
Color: White

Monitoring Organization: Owner calls

Monitoring Phone:

Inspection types included in this report:

- | | |
|---|--|
| <input type="checkbox"/> Fire Sprinkler Systems | <input type="checkbox"/> 3-5 Year Form |
| <input type="checkbox"/> Wet Pipe Systems | <input type="checkbox"/> Fire Hydrants |
| <input type="checkbox"/> Dry Pipe Systems | <input checked="" type="checkbox"/> Backflow Prevention Assembly |
| <input type="checkbox"/> Preaction Systems | <input type="checkbox"/> Water Storage Tanks |
| <input type="checkbox"/> Deluge Systems | <input type="checkbox"/> Ice Blockage Investigation |
| <input type="checkbox"/> Anti-Freeze Systems | <input type="checkbox"/> Fire Alarm System / Fire Detection |
| <input type="checkbox"/> Water Spray Fixed Systems | <input type="checkbox"/> Fire Damper / Fire Doors |
| <input type="checkbox"/> Foam-Water Sprinkler Systems | <input type="checkbox"/> Emergency / Exit Lighting |
| <input type="checkbox"/> Standpipe and Hose Systems | <input type="checkbox"/> Portable Fire Extinguisher |
| <input type="checkbox"/> Fire Pumps | <input type="checkbox"/> Kitchen Hood Suppression Systems |

All equipment tested at this location left in operational condition and control valve(s) left open? Yes No
 The alarm company was notified and the system put back online? Yes N/A

Property Owner/ Responsible Party to answer the following:

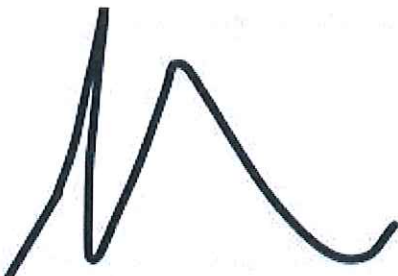
- A. Original Records on site?
 Yes No No one on site
- B. Prior Inspection, test and maintenance reports on site?
 Yes No No one on site


Site Specific Notes:

The property Owner/responsible party acknowledges the responsibility of the operating condition of the component parts at the time of the inspection. It is agreed that the inspection service provided by Wiginton Fire Systems that are 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 as part of inspections contained herein are provided to the best knowledge of the party providing such information.

Wiginton Fire Systems: Nixon Pena
 Backflow Testing Certificate # / Exp: /2024-12-07
 Backflow Repair Certificate #:

Owner/Responsible Person's Name: Bob hinckley
Title: General Manager

Signed: 

Signed: 

Backflow Preventer Test and Maintenance Report - Annual	
Site Name: Bayshore Condo	Date: 03-10-2023
Site Address: 925 N. Halifax Ave	Service Call ID #: 221201-1731

Customer: BAYS0002		
Address of Property: 925 N. Halifax Ave, Daytona Beach, FL 32114		
Testing Company Mailing Address: 699 Aero Lane Orlando, Florida 32771		
Meter Number or ERT Number: NA	Service Number: Na	
Type of Service: Domestic	Type of Assembly: RP	Type of Backflow: Commercial

Assembly Information Backflow 1			
Size: 6"	Mfg: Wilkins	Model: 375	Serial No: L123773
Location of Assembly: North side of front parking lot			Line PSI (Testcock #1 or #2): 70.0 (PSI)

INITIAL TEST			
Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: 8.8 PSID	OPENED AT: 2.2 PSID DID NOT OPEN <input type="checkbox"/> BUFFER: 6.6 PSI	<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: 3.4 PSID	AIR INLET OPENED AT: _PSID DIDN'T OPEN <input type="checkbox"/> CHECK VALVE LEAKED: <input type="checkbox"/> HELD AT: PSID

REPAIR SECTION (COMPLETE IF REQUIRED)			
<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:

RETEST SECTION (COMPLETE IF REQUIRED)			
<input type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: PSID	OPENED AT: _PSID BUFFER: _ PSI	<input type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: PSID	AIR INLET OPENED AT: _PSID CHECK VALVE: PSID

Date / Time of Retest:	
Shut Off Valve #1 <input type="checkbox"/> Left Open <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Held Tight	Shut Off Valve #2 <input type="checkbox"/> Left Open <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Held Tight
Assembly Passed <input checked="" type="checkbox"/> Or Failed <input type="checkbox"/>	NOTE: ALL REPAIRS MUST BE COMPLETED WITHIN (10) DAYS

Remarks: Replace 6661 for l123773				
TEST KIT:	Mfg: Midwest	Model: 845-5	Serial No: 09220863	Last Calibration Date: 09-16-2022

I hereby certify that this completed backflow preventer test and maintenance report accurately reflects operation and conditions of the specified assembly at the time of this test.

Tester Signature: 	Tester Information: Tech. Backflow Tester Cert. # / Exp. Date: / 2024-12-07 Tech. Backflow Repair Cert. #: Tech. Fire Sprinkler Permit # / Exp. Date: / 03-13-2023
Tester Printed Name: Nixon Pena	Phone #: (407) 585-3200 Date / Time of Test: 03-10-2023 19:23

Backflow Preventer Test and Maintenance Report - Annual

Site Name: Bayshore Condo

Date: 03-10-2023

Site Address: 925 N. Halifax Ave

Service Call ID #: 221201-1731

Backflow Preventer Test and Maintenance Report - Annual	
Site Name: Bayshore Condo	Date: 03-10-2023
Site Address: 925 N. Halifax Ave	Service Call ID #: 221201-1731

Customer: BAYS0002	
Address of Property: 925 N. Halifax Ave, Daytona Beach, FL 32114	
Testing Company Mailing Address: 699 Aero Lane Orlando, Florida 32771	

Meter Number or ERT Number: Na	Service Number: Na	
Type of Service: Irrigation	Type of Assembly: RP	Type of Backflow: Commercial

Assembly Information Backflow 2

Size: 2"	Mfg: Wilkins	Model: 975XL	Serial No: 3506159
Location of Assembly: North side of parking lot			Line PSI (Testcock #1 or #2): 70.0 (PSI)

INITIAL TEST

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: 9.6 PSID	OPENED AT: 2.2 PSID DID NOT OPEN <input type="checkbox"/> BUFFER: 7.4 PSI	<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: 3.4 PSID	AIR INLET OPENED AT: _PSID DIDN'T OPEN <input type="checkbox"/> CHECK VALVE LEAKED: <input type="checkbox"/> HELD AT: PSID

REPAIR SECTION (COMPLETE IF REQUIRED)

<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:
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RETEST SECTION (COMPLETE IF REQUIRED)

<input type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: PSID	OPENED AT: _PSID BUFFER: _ PSI	<input type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: PSID	AIR INLET OPENED AT: _PSID CHECK VALVE: PSID
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Date / Time of Retest:

Shut Off Valve #1 <input type="checkbox"/> Left Open <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Held Tight	Shut Off Valve #2 <input type="checkbox"/> Left Open <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Held Tight
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Assembly Passed Or Failed **NOTE: ALL REPAIRS MUST BE COMPLETED WITHIN (10) DAYS**

Remarks:

TEST KIT:	Mfg: Midwest	Model: 845-5	Serial No: 09220863	Last Calibration Date: 09-16-2022
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I hereby certify that this completed backflow preventer test and maintenance report accurately reflects operation and conditions of the specified assembly at the time of this test.

Tester Signature: 	Tester Information: Tech. Backflow Tester Cert. # / Exp. Date: / 2024-12-07 Tech. Backflow Repair Cert. #: Tech. Fire Sprinkler Permit # / Exp. Date: / 03-13-2023
Tester Printed Name: Nixon Pena	Phone #: (407) 585-3200 Date / Time of Test: 03-10-2023 19:23

Backflow Preventer Test and Maintenance Report - Annual

Site Name: Bayshore Condo

Date: 03-10-2023

Site Address: 925 N. Halifax Ave

Service Call ID #: 221201-1731

Backflow Preventer Test and Maintenance Report - Annual	
Site Name: Bayshore Condo	Date: 03-10-2023
Site Address: 925 N. Halifax Ave	Service Call ID #: 221201-1731

Customer: BAYS0002			
Address of Property: 925 N. Halifax Ave, Daytona Beach, FL 32114			
Testing Company Mailing Address: 699 Aero Lane Orlando, Florida 32771			
Meter Number or ERT Number: Na		Service Number: Na	
Type of Service: Fire	Type of Assembly: DC	Type of Backflow: Commercial	
Assembly Information Backflow 3			
Size: 6"	Mfg: Ames	Model: Colt 200	Serial No: LG0634
Location of Assembly: North side of bldg behind fence			Line PSI (Testcock #1 or #2): 70.0 (PSI)

INITIAL TEST			
Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: 2.8 PSID	OPENED AT: _PSID DID NOT OPEN <input type="checkbox"/> BUFFER: _ PSI	<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: 3.8 PSID	AIR INLET OPENED AT: _PSID DIDN'T OPEN <input type="checkbox"/> CHECK VALVE LEAKED: <input type="checkbox"/> HELD AT: PSID

REPAIR SECTION (COMPLETE IF REQUIRED)			
<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:	<input type="checkbox"/> Cleaned Only Replaced: <input type="checkbox"/> Rubber Kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> Other List:

RETEST SECTION (COMPLETE IF REQUIRED)			
<input type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: PSID	OPENED AT: _PSID BUFFER: _ PSI	<input type="checkbox"/> CLOSED TIGHT DIFF. PRESSURE ACROSS CHECK VALVE: PSID	AIR INLET OPENED AT: _PSID CHECK VALVE: PSID

Date / Time of Retest:	
Shut Off Valve #1 <input type="checkbox"/> Left Open <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Held Tight	Shut Off Valve #2 <input type="checkbox"/> Left Open <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Held Tight
Assembly Passed <input checked="" type="checkbox"/> Or Failed <input type="checkbox"/>	
NOTE: ALL REPAIRS MUST BE COMPLETED WITHIN (10) DAYS	

Remarks:				
TEST KIT:	Mfg: Midwest	Model: 845-5	Serial No: 09220863	Last Calibration Date: 09-16-2022

I hereby certify that this completed backflow preventer test and maintenance report accurately reflects operation and conditions of the specified assembly at the time of this test.

Tester Signature: 	Tester Information: Tech. Backflow Tester Cert. # / Exp. Date: / 2024-12-07 Tech. Backflow Repair Cert. #: Tech. Fire Sprinkler Permit # / Exp. Date: / 03-13-2023
Tester Printed Name: Nixon Pena	Phone #: (407) 585-3200 Date / Time of Test: 03-10-2023 19:23

Backflow Preventer Test and Maintenance Report - Annual

Site Name: Bayshore Condo

Date: 03-10-2023

Site Address: 925 N. Halifax Ave

Service Call ID #: 221201-1731

Wiginton Orlando

699 Aero Lane
Orlando, Florida 32771
(407) 585-3200



Inspection Performed For:

Cust. Name: Bayshore Bath & Tennis Club
Cust. Id: BAYS0002

Location of Facility:

Site Name: Bayshore Condo
Address: 925 N. Halifax Ave
Daytona Beach, FL 32114
Address Id: BAY0005

WFS INFO:

Date: 03-10-2023
Service Call ID: 221201-1731
Inspector: Nixon Pena
Phone: (407) 585-3200
Email: npena@wiginton.net

Water-Based Seal Color: White

Alarm Company notified and the system put on test prior to inspection: Yes N/A

Monitoring Organization: Dyna Fire

Monitoring Phone:

Inspection types included in this report:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fire Sprinkler Systems | <input type="checkbox"/> Water Spray Fixed Systems |
| <input checked="" type="checkbox"/> Wet Pipe Systems | <input type="checkbox"/> Standpipe and Hose Systems |
| <input type="checkbox"/> Dry Pipe Systems | <input type="checkbox"/> Fire Pumps |
| <input type="checkbox"/> Preaction Systems | <input type="checkbox"/> Fire Hydrants |
| <input type="checkbox"/> Deluge Systems | <input type="checkbox"/> Water Storage Tanks |
| <input type="checkbox"/> Anti-Freeze Systems | <input type="checkbox"/> Backflow Prevention Assembly |
| <input type="checkbox"/> Foam-Water Sprinkler Systems | <input type="checkbox"/> Ice Blockage Investigation |

Unless noted, all code references in this inspection report are in accordance with NFPA 25 - Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2017 Edition. Results found during this inspection as shown on the report are based on standard industry practices but are limited to areas actually inspected.

All equipment tested at this location left in operational condition and control valve(s) left open? Yes No

The alarm company was notified and the system put back online? Yes N/A

Property Owner/ Responsible Party to answer the following:

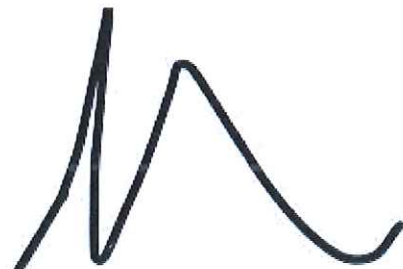
- A. Original Records on site?
 Yes No No one on site
- B. Prior Inspection, test and maintenance reports on site?
 Yes No No one on site
- C. Occupancy and hazard has not changed since last inspection?
 Yes No No one on site
- D. There have been no building revisions since last inspection?
 Yes No No one on site
- E. Process or materials have not changed since last inspection?
 Yes No No one on site
- F. There have been no modifications or additions to the sprinkler/suppression systems since the last inspection?
 Yes No No one on site


Site Specific Notes: Fire pump running is a fire alarm

The property Owner/responsible party acknowledges the responsibility of the operating condition of the component parts at the time of the inspection. It is agreed that the inspection service provided by Wiginton Fire Systems that are 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 as part of inspections contained herein are provided to the best knowledge of the party providing such information.

Wiginton Fire Systems – Nixon Pena
Technician Certificate / Exp: /2023-03-10

Owner/Responsible Person's Name: Bob hincley
Title: General Manager

Signed: 

Signed: 

Fire Sprinkler Inspection - Annual

Site Name: Bayshore Condo
 Site Address: 925 N. Halifax Ave

Date: 03-10-2023
 Service Call ID# 221201-1731

ID: 800 (Ref. NFPA-25, 13.3.2.1.1)

Weekly inspection items which can be performed monthly if the valves are secured with locks or quarterly if electronically supervised:

Isolation valve(s) on backflow prevention assemblies:

In normal (open or closed) position?

Sealed locked or supervised?

Accessible?

Free from external leaks?

All Results Satisfactory? Yes

ID: 1040 (Ref. NFPA-25, 13.3.2.1, 13.3.2.1.1)

Weekly inspection items which can be performed monthly if the items are electronically supervised or secured with locks:

Control valves:

In normal (open or closed) position?

Sealed, locked or supervised?

Accessible?

Post indicator valve(s) provided with appropriate wrenches?

Free from external leaks?

Provided with identification sign?

Provided with sign indicating area served?

All Results Satisfactory? Yes

ID: 3600 (Ref. NFPA-25, 13.8.1; Elements of Performance: EC.02.03.05, EP10) Joint Commission Note: Yes = Pass; NO = FAIL

Fire department connections:

Visible and accessible?

Couplings and swivels not damaged and rotate smoothly?

Plugs or caps in place and undamaged?

Gaskets in place and good condition?

Identification sign(s) in place?

Check valve is not leaking?

Automatic drain valve in place and operating properly?

Clapper is in place and operating properly?

No obstructions in interior of connection?

All Results Satisfactory? Yes (Pass)

ID: 3900 (Ref. NFPA-25, 13.2.7.1.1)

Gauge(s) (Water) on wet pipe (shotgun, riser check or alarm valve) sprinkler system(s):

Operable and not physically damaged? Yes

ID: 3960 (Ref. NFPA-25, 13.2.7.1.2)

Record Supply and System Pressure:

System: Lower garage

Supply Water Pressure: 70 PSI

System Water Pressure: 70 PSI

Are these wet pipe system water pressure readings comparable to previous inspections? Yes

ID: 4260 (Ref. NFPA-25, 13.4.1.1)

Alarm valve(s) and/or system riser check valve(s):

Free from physical damage, all trim valves in appropriate (open or closed) position, and no leakage from retarding chamber or alarm drain? Yes

ID: 4280 (Ref. NFPA-25, 13.2.6.1.1; Elements of Performance: EC.02.03.05, EP2) Joint Commission Note: Yes = Pass; NO = FAIL

Waterflow alarm device(s):

Mechanical waterflow, vane-type, paddle-type and pressure switch type free of physical damage? Yes (Pass)

ID: 4620 (Ref. NFPA-25, 4.1.9.1)

Annual Inspection Items:

Informational sign:

Provided, securely attached to system riser and legible? Yes

ID: 4800 (Ref. NFPA-25, 5.2.1.1.1, 5.2.1.1.2 & 5.2.1.2)

Annual Inspection Items:

Visible sprinkler(s) inspected from the floor level:

Appear free of leakage?

Appear free of corrosion detrimental to sprinkler performance?

Appear free of physical damage?

Appear the glass bulb heat responsive element(s) are full of fluid?

Appear free of loading detrimental to sprinkler performance?

Appear free of paint other than that applied by the sprinkler manufacturer?

Appear to be properly oriented?

Appear to meet minimum clearance below all sprinklers?

All Results Satisfactory? Yes

ID: 5240 (Ref. NFPA-25, 5.4.1.5)

Spare sprinklers:

Proper number, type, and temperature?

Stored in cabinet located where temperature maximum is 100 degrees F.?

All Results Satisfactory? Yes

ID: 5500 (Ref. NFPA-25, 5.2.1.4)

Spare sprinkler cabinet:

Contains sprinkler wrench for each type of sprinkler?

Contains a list of the sprinklers installed in the property?

All Results Satisfactory? Yes

Fire Sprinkler Inspection - Annual

Site Name: Bayshore Condo Site Address: 925 N. Halifax Ave	Date: 03-10-2023 Service Call ID# 221201-1731
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<p>ID: 5700 (Ref. NFPA-25, 5.2.2.1 through 5.2.2.4) Annual Inspection Items: Visible pipe and fittings: Free of mechanical damage? No leakage? No external corrosion? No materials resting on the pipe? No materials hung from the pipe? <u>All Results Satisfactory? Yes</u></p>
<p>ID: 6100 (Ref. NFPA-25, 5.2.3.1 through 5.2.3.4) Visible hangers, braces and supports: Not damaged, loose or unattached? Yes</p>
<p>ID: 8040 (Ref. NFPA-25, 13.4.2.1) Fifth Year Inspection Items: Check valve(s): Last five year date: Records available showing internal inspection having been performed within the last five years? No</p>
<p>ID: 8440 (Ref. NFPA-25, 14.2.1.1) Fifth Year Inspection Items: Piping: Last five year date: Records available showing internal assessment of crossmain and branch line piping having been performed within the last five years? No</p>
<p>ID: 8900 (Ref. NFPA-25, 13.2.6.1.2; Elements of Performance: EC.02.03.05, EP2) Joint Commission Note: Yes = Pass; NO = FAIL Quarterly Test Items: Waterflow alarm device(s) (mechanical water motor gong): Inspectors test connection opened (wet pipe system when not in freezing weather or bypass connection opened wet pipe systems in freezing weather, dry pipe, preaction or deluge system) and alarms actuated and flow observed? Yes (Pass)</p>
<p>ID: 9500 (Ref. NFPA-25, 13.2.5.2; Elements of Performance: EC.02.03.05, EP9) Joint Commission Note: Yes = Pass; NO = FAIL Quarterly Test Items: Main drain test where sole water supply is through a BF preventer and/or PRV, test conducted on at least one system downstream of device? System: Lower garage A/B tower Location: Lower Static Pressure: 75 PSI Residual Pressure: 65 Was flow observed? Yes Time for supply pressure to return to normal (sec): 2 There is less than a 10% reduction compared to original test or previous tests? Yes</p>
<p>ID: 10300 (Ref. NFPA-25, 13.2.6.2.2; Elements of Performance: EC.02.03.05, EP2) Joint Commission Note: Yes = Pass; NO = FAIL Semi Annual Test Items: Waterflow alarm device(s) (vane type, paddle type or pressure switch type): Inspectors test connection opened (wet pipe system when not in freezing weather or bypass connection opened wet pipe system in freezing weather, dry pipe, preaction or deluge system) and alarms actuated and flow observed? Yes (Pass)</p>
<p>ID: 10800 (Ref. NFPA-25, 5.3.1.1.1.2) Annual Test Items: Sprinklers: Standard sprinklers manufactured in 1920 or after 1920? Yes</p>
<p>ID: 10900 (Ref. NFPA-25, 5.3.1.1.1.5) Standard sprinklers in service up to and including 75 years? Yes</p>
<p>ID: 11100 (Ref. NFPA-25, 5.3.1.1.1 & 5.3.1.1.1.1) Standard sprinklers in service up to and including 50 years? Yes</p>
<p>ID: 12600 (Ref. NFPA-25, 13.3.3.1, 13.3.3.3) Annual Test Items: Backflow isolation valve(s): Operated through full range and returned to normal position? (OS & Y valves shall be backed 1/4 turn from full open position) Yes</p>
<p>ID: 14340 (Ref. NFPA-25, 13.2.5.1; Elements of Performance: EC.02.03.05, EP9) Joint Commission Note: Yes = Pass; NO = FAIL Annual Test Items: Main drain test conducted for each water supply lead-in to a building water based fire protection system? System: 1 Location: Garage Static Pressure: 65 PSI Residual Pressure: 50 PSI Was flow observed? Time for supply pressure to return to normal: 2 Sec There is less than a 10% reduction compared to original test or previous test?</p>
<p>ID: 14700 (Ref. NFPA-25, 13.7.2.1) Annual Test Items: Backflow prevention assemblies: Forward flow test conducted at designed flow rate including hose stream by one of the following methods:</p>

Fire Sprinkler Inspection - Annual

Site Name: Bayshore Condo
Site Address: 925 N. Halifax Ave

Date: 03-10-2023
Service Call ID# 221201-1731

Backflow Location: North east corner of building
Annual fire pump flow test? Yes
Test connections, standpipe test header or hydrant(s) downstream of backflow? N/A
Conditions do not exist to perform full flow test, main drain(s) and inspector's test connections used to obtain maximum flow rate possible? N/A

ID: 15300 (Ref. NFPA-25, 13.2.7.2)

Fifth Year Test Items:

Gauge(s):

Last five year date:

Records available showing gauges having been checked against calibrated gauge or replaced within the last five years? No

ID: 18000

A record tag must be placed on each system:

#1: Lower garage A/B towers

Type of System: Wet

There were no previous inspection deficiencies or all previous deficiencies have been repaired? Yes

Tag: Green

SEAL NUMBERS

Seal # 2059071

Seal # 2059076

Seal # 2059080

Seal # 2059030

Seal #

Fire Sprinkler Inspection - Annual

Site Name: Bayshore Condo
 Site Address: 925 N. Halifax Ave

Date: 03-10-2023
 Service Call ID# 221201-1731

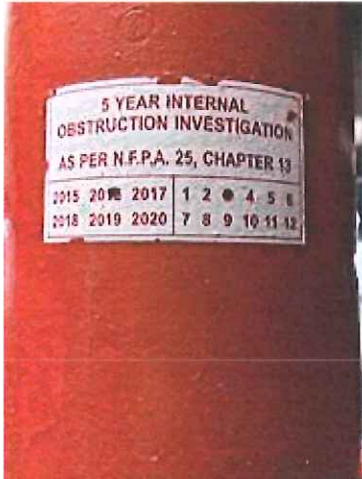
PHOTOS

ID: 8040



Due 5 yr inspection

ID: 8440



ID: 15300



2017 outdated

ID:

DEFICIENCIES

<p>ID: 8040 Deficiency Location: Level A</p>	<p>Deficiency: No record showing 5 year internal inspection of check valve performed</p>
<p>Critical</p>	<p align="center"> ✓ Tag Noncritical Impairment </p>

<p>ID: 15300 Deficiency Location: Level A</p>	<p>Deficiency: No records available showing gauges having been tested or replaced within the last five years</p>
<p>Critical</p>	<p align="center"> ✓ Tag Noncritical Impairment </p>

Fire Sprinkler Inspection - Annual

Site Name: Bayshore Condo
Site Address: 925 N. Halifax Ave

Date: 03-10-2023
Service Call ID# 221201-1731

ID: 8440

Deficiency: No record showing 5 year internal inspection of sprinkler piping performed

Deficiency Location: Level A

Critical



Tag

Noncritical

Impairment

Wiginton Orlando

699 Aero Lane
Orlando, Florida 32771
(407) 585-3200



Inspection Performed For:

Cust. Name: Bayshore Bath & Tennis Club
Cust. Id: BAYS0002

Location of Facility:

Site Name: Bayshore Condo
Daytona Beach, FL 32114
Address Id: BAY0005

WFS INFO:

Date: 03-10-2023
Service Call ID: 221201-1731
Inspector: Nixon Pena
Phone: (407) 585-3200
Email: npena@wiginton.net

Water-Based Seal Monitoring Company was notified and the system put on test prior to inspection: Yes N/A
Color: White

Monitoring Organization: Owner calls

Monitoring Phone:

Inspection types included in this report:

- | | |
|---|---|
| <input type="checkbox"/> Fire Sprinkler Systems | <input type="checkbox"/> Standpipe and Hose Systems |
| <input type="checkbox"/> Wet Pipe Systems | <input checked="" type="checkbox"/> Fire Pumps |
| <input type="checkbox"/> Dry Pipe Systems | <input type="checkbox"/> Fire Hydrants |
| <input type="checkbox"/> Preaction Systems | <input type="checkbox"/> Water Storage Tanks |
| <input type="checkbox"/> Deluge Systems | <input type="checkbox"/> Backflow Prevention Assembly |
| <input type="checkbox"/> Anti-Freeze Systems | <input type="checkbox"/> 3-5 Year Form |
| <input type="checkbox"/> Foam-Water Sprinkler Systems | <input type="checkbox"/> Ice Blockage Investigation |
| <input type="checkbox"/> Water Spray Fixed Systems | |

Unless noted, all code references in this inspection report are in accordance with NFPA 25 - Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2017 Edition. Results found during this inspection as shown on the report are based on standard industry practices but are limited to areas actually inspected.

All equipment tested at this location left in operational condition and control valve(s) left open? Yes No

The alarm company was notified and the system put back online? Yes N/A

Property Owner/ Responsible Party to answer the following:

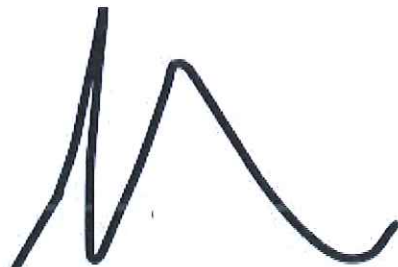
- A. Original Records on site?
 Yes No No one on site
- B. Prior Inspection, test and maintenance reports on site?
 Yes No No one on site
- C. Occupancy and hazard has not changed since last inspection?
 Yes No No one on site


Site Specific Notes:

The property Owner/responsible party acknowledges the responsibility of the operating condition of the component parts at the time of the inspection. It is agreed that the inspection service provided by Wiginton Fire Systems that are 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 as part of inspections contained herein are provided to the best knowledge of the party providing such information.

Wiginton Fire Systems – Nixon Pena
Technician Certificate / Exp: /2023-03-10

Owner/Responsible Person's Name: Bob hinckley
Title: General Manager

Signed: 

Signed: 

Fire Pump Inspection - Annual

Site Name: **Bayshore Condo**
 Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
 Service Call ID# **221201-1731**

ID: 100 (General Fire Pump Information)

Pump#: 1 Type of Pump: **Horizontal Split-Case** Type of Driver: **Electric** Water Supply: **City**

ID: 500 (Ref. NFPA-25, 8.2.2 (1c, 1d & 1e))

Weekly Inspection Items:
 Pump house/room conditions:
 Adequately illuminated?
 Excessive water not collecting on the floor?
 Coupling guard in place?
 All Results Satisfactory? **Yes**

ID: 520 (Ref. NFPA-25, 8.2.2 (1a))

Temperature not less than 40° F for electric motor-driven pumps? **Yes**

ID: 1000 (Ref. NFPA-25, 8.2.2 (2a & 2b))

Weekly Inspection Items:
 Pump system conditions:
 Pump(s) (jockey & fire) free from physical damage?
 Pump suction, discharge and bypass valves are fully open?
 Pipe and fittings free from leaks?
 Pressure maintenance (jockey) pump has power? **Yes**

ID: 1320 (Ref. NFPA-25, 8.2.2 (2c & 2d))

Weekly Inspection Items:
 Gauge(s) (Water)suction line and system line pressure:
 In good condition? **Yes**

ID: 1380 (Ref. NFPA-25, 8.2.2 (2c & 2d))

Record suction line and system line pressure:

 Pump: **1**
 Location: **Lower garage**
 Water Supply:
 Suction Line Pressure (PSI): **75 PSI**
 System Line Pressure (PSI): **175 PSI**
 Are these pressure readings comparable to previous inspections? **Yes**

ID: 1800 (Ref. NFPA-25, 8.2.2 (2g))

Weekly Inspection Items:
 Waterflow test valves:
 In closed position?
 Hose connection valve(s) closed?
 Line to test valve(s) free of water?
 All Results Satisfactory? **Yes**

ID: 4920 (Ref. NFPA-25, 13.3.2.1.1)

Weekly inspection items which can be performed monthly if the valves are secured with locks or quarterly if electronically supervised:
 Control/isolation valve(s):
 Other control/isolation valve(s) in normal open position?
 Test header control valve closed?
 Sealed, locked or supervised?
 Accessible?
 Free from external leaks?
 Provided with identification sign?
 All Results Satisfactory? **Yes**

ID: 7000 (Ref. NFPA-25, Table A.8.1.1.2)

Annual Inspection Items:
 Electrical system:
 Emergency manual starting means free of physical damage? (without power)
 (Note: The following questions only require inspection if the work can be completed without opening an energized electric motor-driven fire pump controller):
 Electrical connections in good condition?
 Printed circuit boards (PCBs) free of corrosion?
 Cable and/or wire insulation free of cracks?
 Plumbing parts (both inside and outside of electrical panel(s)) free of leaks?
 No sign of water on electrical parts?
 All Results Satisfactory? **Yes**

ID: 7700 (Ref. NFPA-25, Table 13.2.4.1)

Fifth Year Inspection Items:
 Check valves:
 Records available showing internal inspection has been performed within the last five years? **No**
 Date:

ID: 9685
 Fire Pump Information:

Fire Pump Inspection - Annual

Site Name: **Bayshore Condo**
 Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
 Service Call ID# **221201-1731**

<p>#1 Fire Pump Manufacturer: Patterson Fire Pump Model No.: 5X4 MAC Fire Pump Serial No.: FP-C0163176 Type of Fire Pump: Horizontal Splitcase Static Pressure: 75 Fire Pump Rated Flow: 750 (GPM)</p>	<p>Fire Pump Rated Pressure: 110 (PSI) Fire Pump Rated RPM: 3560 Fire Pump Listing: UL/FM Fire Pump Suction Diameter: 4" Fire Pump Discharge Diameter: 5"</p>
<p>ID: 9686 Fire Pump Driver Information:</p>	
<p>#1 Fire Pump Driver Manufacturer: Fire Pump Driver Model No.: FPM2549-2/4 Fire Pump Driver Serial No.: C1706150642 Fire Pump Driver Type: Electric Fire Pump Driver Listing: UL/FM Fire Pump Driver Rated Horsepower: 75 Fire Pump Driver Rated RPM: 3535</p>	<p>Fire Pump Driver Rated Volts: 400 Fire Pump Driver Rated Operating Voltage: 400 Fire Pump Driver Phase: Three Phase Fire Pump Driver Cycles: 60 Fire Pump Driver Service Factor: 1.15 Fire Pump Driver FLA: 192</p>
<p>ID: 9687 Fire Pump Controller Information:</p>	
<p>#1 Fire Pump Controller Manufacturer: Firetrol Fire Pump Controller Model No.: FTA1300-AM75H Fire Pump Controller Serial No.: 1652653-01RE</p>	<p>Fire Pump Controller Start Pressure: 115 Fire Pump Controller Stop Pressure: 125 Fire Pump Controller Listing: UL/FM</p>
<p>ID: 9688 Jockey Pump Information:</p>	
<p>Jockey Pump Manufacturer: #1 Patterson Jockey Pump Model No.: M3V115 Jockey Pump Serial No.: 20000575V115</p>	<p>Jockey Pump Rated Flow (GPM): 10 Jockey Pump Rated Pressure (PSI): 300 Jockey Pump Listing: UL/FM Jockey Pump Suction / Discharge Size: 1-1/4"</p>
<p>ID: 9689 Jockey Pump Controller Information:</p>	
<p>Jockey Pump Controller Manufacturer: #1 Firetrol Jockey Pump Controller Model No.: FTA550F-AG002H Jockey Pump Controller Serial No.: 1652687</p>	<p>Jockey Pump Controller Start Pressure: 125 Jockey Pump Controller Stop Pressure: 140 Jockey Pump Controller Listing: UL/FM</p>
<p>ID: 10820 (Ref. NFPA-25, 8.3.2.9 (1a – 1i)) Weekly/Monthly Electric motor-driven Pump Test Items: Pump components: Pump packing glands showing slight discharge (adjust if necessary)? Free from unusual noises or vibrations? Packing boxes, bearings or pump casing free from overheating? Circulation relief valve flowing water? Pressure relief valve operating properly? All Results Satisfactory? Yes</p>	
<p>ID: 11900 (Ref. NFPA-25, Table A.8.1.1.2) Monthly Test Items: Electrical system: Isolating switch and circuit breaker exercised and operating properly? Yes</p>	
<p>ID: 12500 (Ref. NFPA-25, Table A.8.1.1.2) Semiannual Test Items: Electrical system: Manual starting means of electric motor-driven pumps operated? Yes</p>	
<p>ID: 16540 (Ref. NFPA-25, 8.2.2 (c)) Ventilation system operational? Yes</p>	
<p>ID: 18500 (Ref. NFPA-25, Table A.8.1.1.2) Annual Test Items: Electrical system: Circuit breaker tripped (if mechanism provided)? Emergency manual starting means operational (without power)? All Results Satisfactory? Yes</p>	

Fire Pump Inspection - Annual

Site Name: **Bayshore Condo**
Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
Service Call ID# **221201-1731**

ID: 19170 (Ref. NFPA-25, 8.3.3.10.1, 13.3.3.5; Elements of Performance: EC.02.03.05, EP1)

Alarm devices (Electric motor-driven fire pump controller): Note - alarm sensors located within electric motor-driven fire pump controller that cannot be accessed without opening an energized electric motor-driven controller shall be tested at an alternative location outside of the controller)

Alarm conditions simulated?

Local and remote alarm devices operated properly?

All Results Satisfactory? **Yes (Pass)**

ID: 19190 (Ref. NFPA-25, 8.3.6.1 & 8.3.6.2)

Annual Test Items:

Other tests:

Reports available showing testing of transfer switches in accordance with NFPA 110?

Reports available showing testing of emergency generators in accordance with NFPA 110?

All Results Satisfactory? **Yes**

ID: 23700 (Ref. NFPA-25, 8.1.1.2.1, 8.1.1.2.3, 8.1.1.2.21 & Table A.8.1.1.2)

Annual Maintenance Items:

Pump system:

Pump bearings appear to be in good condition?

Lubricated pump bearings or changed lubrication?

Shaft end play within specified tolerances?

Lubricated pump if required?

Pressure sensors checked for accuracy?

All Results Satisfactory? **Yes**

ID: 23800 (Ref. NFPA-25, 8.1.1.2.21 & Table A.8.1.1.2)

Annual Maintenance Items:

Pump system:

Gauges checked against calibrated gauge or replaced? **No**

ID: 30400 (Ref. NFPA-25, 8.3.3.6.1.1)

Annual Flow Test Items:

Fire pump flow test:

Flow test conducted by one of the following methods:

Hose streams - Pump suction and discharge pressures and the flow measurements of each hose stream shall determine total pump output? **Yes**

Fire Pump Inspection - Annual

Site Name: **Bayshore Condo**
 Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
 Service Call ID# **221201-1731**

ID: 31100 (Ref. NFPA-25, 8.3.3; Elements of Performance: EC.02.03.05, EP6 & EP11)

Annual Flow Test Items:

Fire pump flow test:

Record flow test results (Note: Record electric motor voltage and current only when external means is provided on the controller):

Electric #1 - Location: Lower garage

Is there an electronic Pressure sensor? **Yes**

Electronic pressure sensor current reading idle (PSI): **201 PSI**

Electronic pressure sensor current reading Rated Flow (PSI): **177 PSI**

Highest Reading (PSI): **201 PSI**

Lowest Reading (PSI): **115 PSI**

Starting Pressure (PSI): **115 PSI**

For reduced voltage or reduced current starting, record time controller is on first step (Sec): **1 Sec.**

For automatic stop controllers, record time pump runs after starting (Min): **10 Min.**

Pump discharge gauge reading is comparable to pressure switch or pressure transducer reading? **Yes**

Time for motor to accelerate to full speed (Sec): **2 Sec.**

Pump started automatically?

Electric motor-driven pump was run for 10 minutes?

All results satisfactory? **Yes**

All times and pressures for electric motor-driven pumps acceptable? **Yes**

Flow Test Results at (No flow or Churn)

Suction Pressure (PSI): **68 PSI**

Discharge Pressure (PSI): **200 PSI**

Net Pressure (PSI): **132 PSI**

Pump Speed (RPM): **3560 RPM**

No Flow Condition

Lead #1 - Electrical Voltage (Volts): **210**

Lead #1 - Current (Amps): **100**

Lead #2 - Electrical Voltage (Volts): **210**

Lead #2 - Current (Amps): **111**

Lead #3 - Electrical Voltage (Volts): **211**

Lead #3 - Current (Amps): **109**

Flow Test Results at (Rated Flow or 100%)

Suction Pressure (PSI): **60 PSI**

Discharge Pressure (PSI): **170 PSI**

Net Pressure (PSI): **110 PSI**

Pump Speed (RPM): **3560 RPM**

Pitot Orifice Size: **2-1/2"**

Pitot Coefficient: **0.90**

Pitot Reading #1: **20**

GPM Reading #1: **750**

Total GPM at Rated Flow: **750**

Lead #1 - Electrical Voltage (Volts): **207**

Lead #1 - Current (Amps): **122**

Lead #2 - Electrical Voltage (Volts): **206**

Lead #2 - Current (Amps): **137**

Lead #3 - Electrical Voltage (Volts): **207**

Lead #3 - Current (Amps): **135**

Flow Test Results at (Peak Flow or 150%)

Suction Pressure (PSI): **36 PSI**

Discharge Pressure (PSI): **150 PSI**

Net Pressure (PSI): **114 PSI**

Pump Flow (GPM): **GPM**

Pump Speed (RPM): **3560 RPM**

Pitot Reading #1: **15**

GPM Reading #1: **650**

Pitot Reading #2: **115**

GPM Reading #2: **650**

Total GPM at Flow Flow: **1300**

Lead #1 - Electrical Voltage (Volts): **210**

Lead #1 - Current (Amps): **145**

Lead #2 - Electrical Voltage (Volts): **208**

Lead #2 - Current (Amps): **155**

Lead #3 - Electrical Voltage (Volts): **207**

Lead #3 - Current (Amps): **150**

ID: 34700 (Ref. NFPA-25, 8.3.2.1.1 & 8.3.2.1.1.1)

Annual Flow Test Items:

Fire pump flow test:

Pump running - no flow condition:

Circulation relief valve:

Discharging water? **Yes**

ID: 35000 (Ref. NFPA-25, 8.3.3.8, 8.3.3.8.1, 8.3.3.8.2, 8.3.3.8.2.1 & 8.3.3.8.3)

Annual Flow Test Items:

Fire pump flow test:

Pressure relief valve (if installed):

Did not allow pressure to exceed normal operating pressure of the system components at churn, rated and peak flows?

Closed at proper pressures?

Closed by Pitot adjustment during flow conditions (as necessary to achieve minimum rated pump characteristics)?

Reset to normal position at pump test conclusion?

If pressure relief valve is piped back to pump suction, temperature of the recirculating water remained below temperatures that could result in equipment damage?

All Results Satisfactory? **Yes**

ID: 35340 (Ref. NFPA-25, 8.3.6.4)

Annual Flow Test Items:

Fire pump flow test:

Coupling:

Alignment (parallel and angular) within acceptable tolerances? **Yes**

Where required by the customer's insurance provider, date of last laser alignment:

Laser alignment performed by:

ID: 37600 (Ref. NFPA-25, 8.1.5.1)

Annual Flow Test Items:

Fire pump flow test:

Pump performance:

Fire pump suction supply provided required flow at 0 psi or higher gauge pressure at pump suction flange? **Yes**

Fire Pump Inspection - Annual

Site Name: Bayshore Condo
Site Address: 925 N. Halifax Ave

Date: 03-10-2023
Service Call ID# 221201-1731

ID: 37700 (Ref. NFPA-25, 8.1.6 & 8.1.7)

Annual Flow Test Items:

Fire pump flow test:

Electric fire pump driver did not overload beyond rating (including service factor allowance) while delivering necessary brake horsepower?

Where measured, voltage readings at motor within 5% below or 10% above rated voltage?

Where measured, current and voltage readings product does not exceed the product of the rated voltage and rated full load current multiplied by the permitted motor service factor?

All Results Satisfactory? Yes

ID: 38100 (Ref. NFPA-25, 8.3.7.2.3)

Annual Flow Test Items:

Fire pump flow test:

Fire pump assembly test results are no less than 95% of the flow rates and pressures of the original unadjusted field test curve or fire pump nameplate; and, the fire pump can supply the full system demand as provided by the Owner? Yes

ID: 38150 (Ref. NFPA-25, 8.1.1.2.21)

Annual Flow Test Items:

Test equipment:

Gauge and other test equipment used to bear a label with the date of calibration which is within the last twelve months? Yes

Date of last calibration: 03-10-2023

ID: 38200

A record tag must be placed on each fire pump system:

Fire Pump Number: Standpipe Feed

Location: Lower Garage

Tag: **Green**

Fire Pump Inspection - Annual

Site Name: Bayshore Condo
 Site Address: 925 N. Halifax Ave

Date: 03-10-2023
 Service Call ID# 221201-1731

PHOTOS

ID: 7700



ID: 23800



Outdated

DEFICIENCIES

ID: 7700	Deficiency: No records on site showing 5 year internal inspection of check valve(s) performed		
Deficiency Location: Pump		Tag	
Critical	✓	Noncritical	Impairment

ID: 23800	Deficiency: Fire pump system gauges past calibration or replacement date		
Deficiency Location: Pump		Tag	
Critical	✓	Noncritical	Impairment

Wiginton Orlando

699 Aero Lane
Orlando, Florida 32771
(407) 585-3200



Inspection Performed For:

Cust. Name: Bayshore Bath & Tennis Club
Cust. Id: BAYS0002

Location of Facility:

Site Name: Bayshore Condo
Address: 925 N. Halifax Ave
Daytona Beach, FL 32114
Address Id: BAY0005

WFS INFO:

Date: 03-10-2023
Service Call ID: 221201-1731
Inspector: Nixon Pena
Phone: (407) 585-3200
Email: npena@wiginton.net

Water-Based Seal Monitoring Company was notified and the system put on test prior to inspection: Yes N/A
Color: White

Monitoring Organization: Dyna Fire

Monitoring Phone:

Inspection types included in this report:

- | | |
|--|---|
| <input type="checkbox"/> Fire Sprinkler Systems | <input type="checkbox"/> 3-5 Year Form |
| <input checked="" type="checkbox"/> Wet Pipe Systems | <input type="checkbox"/> Fire Hydrants |
| <input type="checkbox"/> Dry Pipe Systems | <input type="checkbox"/> Backflow Prevention Assembly |
| <input type="checkbox"/> Preaction Systems | <input type="checkbox"/> Water Storage Tanks |
| <input type="checkbox"/> Deluge Systems | <input type="checkbox"/> Ice Blockage Investigation |
| <input type="checkbox"/> Anti-Freeze Systems | <input type="checkbox"/> Fire Alarm System / Fire Detection |
| <input type="checkbox"/> Water Spray Fixed Systems | <input type="checkbox"/> Fire Damper / Fire Doors |
| <input type="checkbox"/> Foam-Water Sprinkler Systems | <input type="checkbox"/> Emergency / Exit Lighting |
| <input checked="" type="checkbox"/> Standpipe and Hose Systems | <input type="checkbox"/> Portable Fire Extinguisher |
| <input type="checkbox"/> Fire Pumps | <input type="checkbox"/> Kitchen Hood Suppression Systems |

All equipment tested at this location left in operational condition and control valve(s) left open? Yes No
The alarm company was notified and the system put back online? Yes N/A

Property Owner/ Responsible Party to answer the following:

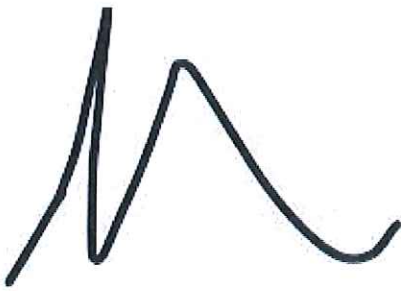
- A. Original Records on site?
 Yes No No one on site
- B. Prior Inspection, test and maintenance reports on site?
 Yes No No one on site
- C. Occupancy and hazard has not changed since last inspection?
 Yes No No one on site


Site Specific Notes: Fire pump running is a fire alarm

The property Owner/responsible party acknowledges the responsibility of the operating condition of the component parts at the time of the inspection. It is agreed that the inspection service provided by Wiginton Fire Systems that are 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 as part of inspections contained herein are provided to the best knowledge of the party providing such information.

Wiginton Fire Systems – Nixon Pena
Technician Certificate / Exp: /2023-03-10

Owner/Responsible Person's Name: Bob hinckley
Title: General Manager

Signed: 

Signed: 

Standpipe Inspection - Annual

Site Name: **Bayshore Condo**
Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
Service Call ID# **221201-1731**

<p>ID: 1000 Weekly inspection items which can be performed monthly if the valves are secured with locks or quarterly if electronically supervised: Isolation valve(s) on backflow prevention assemblies: In normal (open or closed) position? Sealed, locked or supervised? Accessible? Free from external leaks? All Results Satisfactory? Yes</p>
<p>ID: 1440 Weekly inspection items which can be performed monthly if the valves are secured with locks or quarterly if electronically supervised: Control valve(s): In normal (open or closed) position? Sealed, locked or supervised? Accessible? Post indicator valve(s) provided with appropriate wrenches? Free from external leaks? Provided with identification sign? Provided with sign indicating area served? All Results Satisfactory? Yes</p>
<p>ID: 4200 Quarterly Inspection Items: Fire department connection: Visible and accessible? Couplings and swivels not damaged and rotate smoothly? Plugs or caps in place and undamaged? Gaskets in place and good condition? Identification sign(s) in place? Check valve is not leaking? Automatic drain valve in place and operating properly? Clapper is in place and operating properly? No obstructions in interior of connection? All Results Satisfactory? Yes</p>
<p>ID: 4320 Quarterly Inspection Items: Hose Valves: Caps in place and not damaged? Hose threads not damaged? Handle(s) in place and not damaged? Cap gaskets not damaged or deteriorated? Not leaking? No obstructions present? Restricting devices in place? Operates smoothly? All Results Satisfactory? Yes</p>
<p>ID: 4400 Quarterly Inspection Items: Gauge(s) (Water) on wet standpipes: In good condition? Yes</p>
<p>ID: 4420 Record standpipe system pressure:</p> <p>Standpipe: North Tower Standpipe Pressure (PSI): 175 PSI Are these pressure readings comparable to previous inspections? Yes</p> <p>Standpipe: South Tower Standpipe Pressure (PSI): 175 PSI Are these pressure readings comparable to previous inspections? Yes</p>
<p>ID: 4440 Gauge(s) (Water) on alarm valve(s): In good condition? Yes</p>
<p>ID: 4460 Record supply and system pressure:</p>

Standpipe Inspection - Annual

Site Name: **Bayshore Condo**
Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
Service Call ID# **221201-1731**

Standpipe: **North tower**
Supply Pressure (PSI): **175 PSI**
System Pressure (PSI): **175 PSI**
Are these pressure readings comparable to previous inspections? **Yes**

Standpipe: **South Tower**
Supply Pressure (PSI): **175 PSI**
System Pressure (PSI): **175 PSI**
Are these pressure readings comparable to previous inspections? **Yes**

ID: 4820

Quarterly Inspection Items:

Alarm valve(s):

Free from physical damage, all trim valves in appropriate (open or closed) position, and no leakage from retarding chamber or alarm drain? **Yes**

ID: 5100

Quarterly Inspection Items:

Waterflow alarm device(s):

Mechanical waterflow, vane-type, paddle-type and pressure switch type free of physical damage? **Yes**

ID: 10450

Annual Inspection Items:

Visible pipe and fittings:

In good condition?

Free of mechanical damage?

No leakage?

No external corrosion?

No materials resting on pipe?

No materials hung from pipe?

All Results Satisfactory?? **Yes**

ID: 10480

Annual inspection items:

Visible pipe hangers:

Hangers and seismic braces not damaged, loose or unattached? **Yes**

ID: 10520A

Quarterly Inspection Item:

Hose Connections:

Standpipe system #: **South Tower**

System description: **Pump**

Number of vertical standpipes fed from this system: **1**

Location of 1st vertical standpipe: **Common areas**

Number of floors fed by this vertical standpipe? **13**

Number of hose valves fed by this vertical standpipe? **13**

Size of hose valve(s): **1-1/2" & 2-1/2"**

Type of hose valves(s): **Standard**

Are there hose connection(s)? **Yes**

Are there hose cabinets: **Yes**

Type of hose rack(s): **Standard | Pin Rack**

Are there hoses? **Yes**

Type of hose(s)? **Rubber Lined**

Length of hose(s)? **100'**

Date hose(s) manufactured? **1/20**

Standpipe Inspection - Annual

Site Name: **Bayshore Condo**
Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
Service Call ID# **221201-1731**

ID: 10520

Annual Inspection Items:

Hose connection valve(s):

Cap(s) in place and not damaged?

Hose threads not damaged?

Handle(s) in place and not damaged?

Cap gasket(s) in place and not deteriorated?

Not leaking?

No visible or physical obstructions to hose connections?

Pressure restricting device(s) in place?

Manual, semiautomatic or dry standpipe valve operates smoothly?

Valve threads not damaged?

All Results Satisfactory? **Yes**

ID: 10540

Annual Inspection Items:

Hose connection pressure-regulating device(s):

Handwheels in place and in good condition?

Hose threads in good condition?

Valve not leaking?

Hose adaptor and cap in place?

All Results Satisfactory? **Yes**

ID: 10580

Annual Inspection Items:

Cabinet(s):

No corroded/damaged parts?

Not difficult to open?

Door opens fully?

Door glazing in good condition?

Lock on break glass-type cabinet functions properly?

Glass break device in place?

Properly identified as containing fire equipment?

No visible or physical obstructions?

Valves, hose, nozzles, fire extinguishers accessible and so forth easily accessible?

All Results Satisfactory? **Yes**

ID: 10620

Annual Inspection Items:

Hose:

Free from mildew, cuts, abrasions and deterioration?

Coupling hose threads not damaged?

Gaskets in place and not deteriorated?

Coupling threads compatible?

Hose connected to rack nipple or valve?

Hose test not outdated?

All Results Satisfactory? **Yes**

ID: 10640

Annual Inspection Items:

Hose nozzle(s):

Not missing, no damage to tip, broken or missing parts?

Thread gaskets in place, fit tightly and not deteriorated?

Waterway clear of obstructions?

Controls and adjustments operate as designed?

Shutoff valve (if so equipped) operates as designed and closes off flow completely? **Yes**

ID: 10660

Annual Inspection Items:

Hose storage device(s):

Not difficult to operate?

Not damaged?

No visible or physical obstruction?

Hose properly racked or rolled?

Nozzle clips in place and nozzles contained?

Will hose rack enclosed in cabinet swing out of cabinet at least 90 deg.? **Yes**

ID: 10900

Fifth Year Inspection Items:

Check valve(s):

Records available showing internal inspection having been performed within the last five years? **No**

Last Five Year Date:

ID: 11600

Fifth Year Inspection Items:

Piping:

Records available showing internal assessment of main, remote hose location and horizontal branch line (if present) piping having been performed within the last five years? **No**

Last Five Year Date:

Standpipe Inspection - Annual

Site Name: **Bayshore Condo**
 Site Address: **925 N. Halifax Ave**

Date: **03-10-2023**
 Service Call ID# **221201-1731**

ID: 12300

Quarterly Test Items:
 Alarm devices:
 Waterflow alarm device(s) (mechanical water motor gong):
 Test connection opened, alarms actuated and flow observed? **Yes**

ID: 12600

Quarterly Test Items:
 Main drain test where sole water supply is through a BF preventer and/or PRV, test conducted on at least one standpipe downstream of device?

Standpipe: **2-Jan**
 Location: **Basement**
 Static Pressure (PSI): **155 PSI**
 Residual Pressure (PSI): **65 PSI**
 Was flow observed?
 Time for supply pressure to return to normal (Sec): **25 sec**
 There is less than a 10% reduction compared to original test or previous tests?

ID: 13300

Semi Annual Test Items:
 Waterflow alarm device(s) (vane-type, paddle-type and pressure switch):
 Test connection opened, alarms actuated and flow observed? **Yes**

ID: 14800

Annual Test Items:
 Backflow prevention assemblies:
 Forward flow test conducted at designed flow rate including hose stream demand if sprinkler system is supplied by standpipe or if standpipe only, designed rate of standpipe system:

Location: **Northeast corner of building**
 Annual fire pump flow test? **Yes**
 Test connections, standpipe test header or hydrant(s) downstream of backflow? **N/A**
 Conditions do not exist to perform full flow test, main drain(s) and test connections used to obtain maximum flow rate possible? **N/A**

ID: 15200

Annual Test Items:
 Hose valve(s):
 Class I and Class III standpipe hose valve(s) fully opened and closed? **Yes**

ID: 15500

Annual Test Items:
 Main drain test conducted at the low point drain for each standpipe or the main drain test connection where the supply main enters the building?

Standpipe: **2-Jan**
 Location: **Garage**
 Static Pressure (PSI): **155 PSI**
 Residual Pressure (PSI): **65 PSI**
 Was flow observed?
 Time for supply pressure to return to normal (Sec): **20 sec**
 There is less than a 10% reduction compared to original test or previous tests?

ID: 16200

Fifth Year Test Items:
 Gauge(s):
 Records available showing gauges having been checked against calibrated gauge or replaced within the last five years? **No**
 Last Five Year Date:

ID: 17600

Annual Maintenance Items:
 Hose:
 Hose re-racked, re-reeled or re-rolled so folds do not occur is same position? **Yes**

ID: 18000

A record tag must be placed on each standpipe system:

#1: **Tower A North**
 Type of system: **Wet**
 There were no previous inspection deficiencies or all previous deficiencies have been repaired? **Yes**
 Tag: **Green**

#2: **Tower B South**
 Type of system: **Wet**
 There were no previous inspection deficiencies or all previous deficiencies have been repaired? **Yes**
 Tag: **Green**

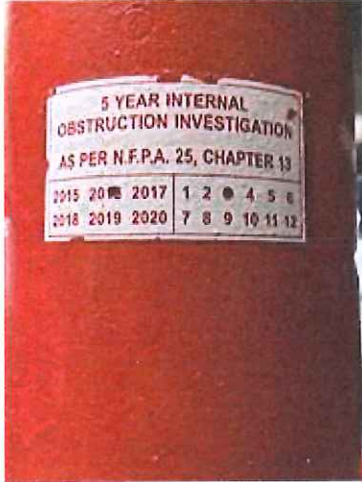
Standpipe Inspection - Annual

Site Name: Bayshore Condo
 Site Address: 925 N. Halifax Ave

Date: 03-10-2023
 Service Call ID# 221201-1731

PHOTOS

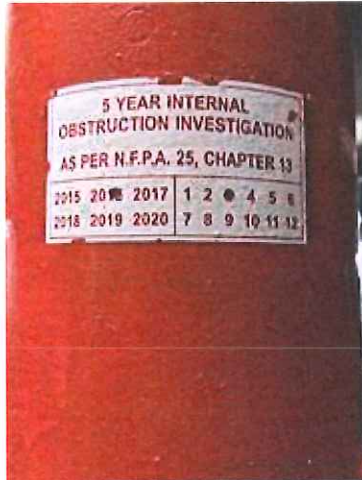
ID: 10900



ID: 16200



ID: 11600



ID:

DEFICIENCIES

ID: 10900	Deficiency: No record showing five year internal inspection of check valve being performed
Deficiency Location: Tower1,2	
Critical	✓ Tag Noncritical Impairment

ID: 16200	Deficiency: No records showing gauges being tested or replaced within the last five years
Deficiency Location: Pump	
Critical	✓ Tag Noncritical Impairment

Standpipe Inspection - Annual

Site Name: Bayshore Condo
Site Address: 925 N. Halifax Ave

Date: 03-10-2023
Service Call ID# 221201-1731

ID: 11600

Deficiency: No record showing five year internal inspection of main, remote hose location and branch line (if present) piping being performed

Deficiency Location: Tower 1,2

Critical



Tag

Noncritical

Impairment

