

CUSTOMER NAME: COASTAL EMPIRE MENTAL HEALTH
BUILDING NAME: 602587 - COASTAL EMPIRE MENTAL HEALTH
BUILDING ADDRESS: 1050 Ribaut Rd, BEAUFORT, SC, 29902 5400, US
CONTACT NAME: Brian Mock
CONTACT E-MAIL: lester.mock@scdmh.org
CONTACT ROLE: Building Management
CONTACT PHONE: 4802784637
INSPECTION TYPE: Sprinkler
FREQUENCY: Annual
WORK ORDER: 52368172
INSPECTION END DATE: 08/17/2022

INSPECTORS: Obadiah Vogel
INSPECTOR LICENSE: 151979
ACCOUNT NAME: Johnson Controls North America
OFFICE ADDRESS: 1141 Remount Road, Suite 400, North Charleston Sc 29406
OFFICE PHONE: 843-747-5254
OFFICE LICENSE: FA-SC: FAC3160, SP-SC: FSC1587
TIMEZONE: EDT

SPRINKLER INSPECTION REPORT

DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
Riser Room in front of bldg	Dry system compressor	—	Air Maintenance Device	—	—	—	08/17/2022	FUNCTIONAL FAILURE	—
<i>FAILURE REASON: Compressor failed. Temporary compressor in place till replacement is installed.</i>									
Right of front entrance	Electric bell	—	Bell	—	—	—	08/17/2022	FUNCTIONAL FAILURE	DEFICIENCY IMAGES APPENDIX 1.1
<i>FAILURE REASON: 110v 6" bell did not operate during inspection</i>									

OTHER DEFICIENCIES

- 1). Escutcheon rings missing:
 supply room (1)
 1st floor hot water heater room (1)
 Elevator room (1)
 Top of front stairwell 2nd floor hall.
 —2 piece deep escutcheon Chrome—
- 2). No documentation of dry system 3 year leak check.

General

To be Answered with the Owner

1.	Have there been any changes in the occupancy classification, machinery or operations since the last inspection?	No
2.	Have there been any changes or repairs to the fire protection systems since the last inspection?	Yes
3.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
4.	Date the internal pipe inspection was performed?	03/18/2022
5.	Are Special Ladders or Lifts Required to perform the 5 Year Internal Pipe Inspection? If So, please list Size and Type. (12 Foot Stepladder, 20 Foot Scissor Lift Etc...)	No

To be Answered by the Inspector

1.	Have the sprinkler systems been extended to all areas of the building?	Yes
2.	Are all exterior openings protected against the entrance of cold air?	Yes
3.	Number Of Water Gauges	1
4.	Number Of Air Gauges	1
5.	Are all Tanks, Fire Pumps, and Fire Department Connections Inspected and Tested Per NFPA 25?	Yes
6.	All Systems Restored To Normal	Yes

General

Water Supplies

1.	Type	City
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Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

Alarms

1.	Did the electric alarms operate during testing?	Yes
2.	Did the supervisory alarms operate during testing?	Yes

Sprinklers - Piping

1.	Were All Sprinklers Made After 1920	Yes
2.	Standard Response Sprinklers 50 Years Or Older	No
3.	Quick Response Sprinklers 20 years or older?	No
4.	Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?	Yes
5.	Is the buildings sprinklers inventory list located within the sprinkler spare head cabinet?	No
6.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
7.	Type of sprinkler heads	1/2" 155° QR CHR pendants 1/2" 155° SR BR uprights 1/2" 165 SR CHR Pendants
8.	Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	Yes
9.	Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory?	Yes

Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Air Maintenance Device	1	0	1	0
Bell	1	0	1	0
City Connection Control Valve	1	1	0	0
Dry System	1	1	0	0
Fire Dept. Connection	1	1	0	0
Gauge	2	2	0	0
Inspectors Test Valve	1	1	0	0
Pressure Switch	1	1	0	0
System Control Valve	1	1	0	0
Tamper Switch	2	2	0	0
Main Drain Test	1	1	0	0

Devices

DRY SYSTEMS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Dry system	Dry System	—	Obadiah Vogel	08/17/2022	Passed
Make and Model							Globe
What Size Is This Dry Pipe Valve							4 inch
Hydraulic Name Plate Present							No
Valve Enclosure Secured							Yes
Valve Enclosure Heater Operational							Yes
Do dry valves appear to be protected from freezing?							Yes
Valve Enclosures Temperature Greater Than 40 F							Yes
Visually Inspect - Is Intermediate Chamber Free From Leakage							Yes
Are the air pressure and priming water levels normal?							Yes
Does the Air Supply operate satisfactorily?							Yes
* Temporary compressor at time of inspection							
Visually Inspect - Is Exterior Of The Valve In Good Condition And Both Gauges Operable							Yes
Visually Inspect - Are Trim Valves In Their Appropriate Open Or Closed Positions							Yes
Valve Seat Leak Tight							Yes
Trim Piping Leak Tight							Yes
System Gauges Undamaged And Reading Within Limits							Yes
Wet Gauge PSI							56
Dry Gauge PSI							40
Quantity of Auxiliary / Low Point drains drained during this inspection?							1
Priming Water At Proper Level							Yes
All Wet Pipe Protected From Freezing							Yes
Trim Valves Sealed							No
Partial or Full Flow Trip Test Performed							Full Flow
Date of Last Full Flow Dry Trip Test							05/19/2020
Trip Times (In Seconds) Without Quick Opening Device							109
Trip Point Air PSI Without Quick Opening Device							8
Results Of Trip Test							Pass
Trip Test Comparable To Previous Test							Yes
Dry-Pipe Valve Internal Inspection							Yes
Date the internal pipe inspection was performed?							03/18/2022
Date of Gauges Replacement							03/18/2022
Date of Check Valves Internal Inspection							03/18/2022

AIR MAINTENANCE DEVICES

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Dry system compressor	Air Maintenance Device	—	Obadiah Vogel	08/17/2022	Failed

Reason for failure: (Functional Failure) Compressor failed. Temporary compressor in place till replacement is installed.

Devices

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Dry system Main drain test	Main Drain Test	—	Obadiah Vogel	08/17/2022	Passed
Test pipe located							Riser room
Size of test pipe							2 inch
Previous Main Drain Test Date							11/30/2021
Previous Main Drain Static Pressure							55 psi
Previous Main Drain Residual Pressure							40 psi
Static supply pressure							56
Residual Pressure							40
Time to return to normal system pressure							3 seconds
Static supply pressure after completion of test							52
Main Drain PSI Comparable to previous?							Yes
Main drain opened & free of obstruction discoloration?							Yes

FIRE DEPARTMENT CONNECTIONS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Right of front entrance	FDC	Fire Dept. Connection	—	Obadiah Vogel	08/17/2022	Passed
Is FDC Visible / Accessible?							Yes
Are Couplings / Swivels / Plugs / Caps in place?							Yes
Identification Signs In Place							Yes
Check Valve Not Leaking / Gaskets In Good Condition / Ball Drip and Clapper in Place and Operating Properly							Yes
FDC Hydrostatic Test Date							03/18/2022
FDC Check Valves Internal Inspection Date							03/18/2022

GAUGES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Dry riser supply	Gauge	—	Obadiah Vogel	08/17/2022	Passed
Type of Gauge							Water
Gauge Date							03/08/2022
2	Riser Room in front of bldg	Dry riser system	Gauge	—	Obadiah Vogel	08/17/2022	Passed
Type of Gauge							Air
Gauge Date							03/18/2022

Devices

CONTROL VALVES AGG

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Backflow inlet valve	City Connection Control Valve	—	Obadiah Vogel	08/17/2022	Passed
Type and Size							4" OS&Y valve
Easily Accessible?							Yes
Signs?							Yes
Valve in the Appropriate Open or Closed Position?							Yes
Sealed, Locked, and/or Supervised							Secured in a Locked Enclosure, Supervised
Free from External Leaks?							Yes
Control Valve Fully Exercised?							Yes
2	Riser Room in front of bldg	Backflow outlet valve	System Control Valve	—	Obadiah Vogel	08/17/2022	Passed
Type and Size							4" Os&y
Easily Accessible?							Yes
Signs?							Yes
Valve in the Appropriate Open or Closed Position?							Yes
Sealed, Locked, and/or Supervised							Secured in a Locked Enclosure, Supervised
Free from External Leaks?							Yes

INSPECTOR'S TEST VALVE

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	ITV	Inspectors Test Valve	—	Obadiah Vogel	08/17/2022	Passed

ELECTRIC BELL

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Right of front entrance	Electric bell	Bell	—	Obadiah Vogel	08/17/2022	Failed
Reason for failure: (Functional Failure) 110v 6" bell did not operate during inspection							


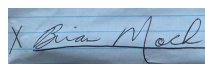
TAMPER SWITCHES

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Backflow inlet valve tamper	Tamper Switch	—	Obadiah Vogel	08/17/2022	Passed
Quarterly Visual Inspection - Is tamper switch free of damage with its electrical connections secure?							Yes
2	Riser Room in front of bldg	Backflow outlet valve tamper	Tamper Switch	—	Obadiah Vogel	08/17/2022	Passed
Quarterly Visual Inspection - Is tamper switch free of damage with its electrical connections secure?							Yes

SUPERVISORY POINTS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Riser Room in front of bldg	Dry system alarm pressure switch	Pressure Switch	—	Obadiah Vogel	08/17/2022	Passed
Quarterly Visual Inspection - Is this Supervisory Device free of damage with its electrical connections secure?							Yes

Recommendations		
1.	The inspector suggests the following necessary improvements. These suggestions are not the result of an engineering survey and do not reflect conditions above ceilings or in concealed spaces.	Recommend replacing fire alarm panel.
2.	Adjustments or corrections made.	Inspected and tested per NFPA 25
3.	List changes in occupancy, hazard or fire protection system, as advised by customer.	New check valve and temporary compressor till new one arrives
4.	Inspection deficiencies and suggested improvements were discussed with the customer/customer representative.	Yes

Inspector Signature		Inspector Name	Obadiah Vogel	Date	08/17/2022
Signature of the Maintenance		Printed name of the Maintenance	Brian Mock	Date	08/17/2022

Terms And Conditions

1. **Limitation of Liability; Limitations Of Remedy.** It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage, if any, shall be obtained by the Customer and that amounts payable to Company hereunder are based upon the value of the services and the scope of liability set forth in this agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences there from that the equipment or service was designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. If Customer desires Company to assume greater liability, the parties shall amend this agreement by attaching a rider setting forth the amount of additional liability and the additional amount payable by the Customer for the assumption by Company of such greater liability, provided however that such rider shall in no way be interpreted to hold Company as an insurer. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM. The limitations of liability set forth in this agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.
2. **Limited Warranty.** COMPANY WARRANTS THAT ITS WORKMANSHIP AND MATERIAL FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING. Where Company provides product or equipment of others, Company will warrant the product or equipment only to the extent warranted by such third party. EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. COMPANY MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT COMPANY'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.
3. **Indemnity.** Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions, arising in any way from any act or omission of Customer or Company relating in any way to this agreement, including but not limited to the Services under this agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.
4. **Hazardous Materials.** Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this agreement, to the best of Customer's knowledge there is no:
 - a. "permit confined space," as defined by OSHA, or space in which work must be performed that, because of its construction, location, contents or work activity therein, accumulation of a hazardous gas, vapour, dust or fume or the creation of a risk of infectious disease
 - b. need for air monitoring, respiratory protection, or other medical risk
 - c. asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building
 - d. All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such conditions shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.
5. **Equipment Disconnections.** This represents Company's notice to you that the system(s)/device(s) listed on the face of this agreement as temporarily or permanently disconnected are no longer in service and, thus, cannot detect, perform and/or report
6. **General.** Unless otherwise specified, work shall be performed during company's regular business hours,, exclusive of Saturdays, Sundays and Company holidays. All work is subject to review and rebilling in accordance with the terms and conditions of Customer's agreement/contract with Company, if one is in effect. Company shall not be responsible for failure to render services due to causes beyond its control, including but not limited to material shortages, work stoppages, fires, civil disobedience or unrest, severe weather, fire or any other cause beyond the control of Company. Customer is aware that the Limitation of Liability and other provisions set forth in any existing agreement/contract, if one is in effect, or set forth above, apply to services performed and materials supplied. The terms of this agreement shall govern notwithstanding any inconsistent or additional terms and conditions in any purchase order or other document submitted by Customer.

DEFICIENCY IMAGE APPENDICES

LOCATION	DESCRIPTION	DEVICE	BARCODE	TYPE	IMAGES
Right of front entrance	Electric bell	Bell	—	FUNCTIONAL FAILURE	DEFICIENCY IMAGES APPENDIX 1.1

FAILURE REASON: 110v 6" bell did not operate during inspection



DEVICE NOTE IMAGE APPENDICES