Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL036031	A. BUILDING: 01 B. WING _____	R 12/10/2015

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
WELLINGTON HOUSE	850 MAJESTIC COURT GASTONIA, NC 28054

(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 This report is of a Followup Survey done by Bob Getchell and Ed Miller on December 10, 2015. The followup survey revealed that all deficiencies have not been corrected, therefore a new plan of correction is required.	{C 000}		
{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 record review, interview with Executive Director, and Maintenance Contractor, the facility failed to maintain, a current (completed within the last twelve months) annual inspection report(s) required. Followup Findings on December 10, 2015: a. Records indicate that the last Sprinkler Inspection and Testing report in accordance with NFPA 25 was performed in April 29, 2014.	{C 111}	SECTION TWO SECTION JAN 25 2016 C11- Sprinkler Inspection 9-26-15 Century Fire Protection LLC	9-26-15
{C 133}	Bathrooms-Hand Grips SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (6) Hand grips shall be installed at all commodes, tubs and showers used by or	{C 133}		

ivision of Health Service Regulation

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{C 133}	Continued From page 1 accessible to residents; This Rule is not met as evidenced by: 1. Based on observation, the facility failed to ensure that commodes, tubs and showers are equipped with stable hand grips. Followup Findings on December 10, 2015: a. There was a loose hand grips (grab bar) at the, tub in the Spa near Bedroom 61.	{C 133}	C133- Hand grips remounted	12/22/15
{C 135}	Bathrooms-Not to Be Utilized for Storage SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (10) Resident toilet rooms and bathrooms shall not be utilized for storage or purposes other than those indicated in Item (4) of this Rule; This Rule is not met as evidenced by: 1. Based on observation, the facility failed to ensure that resident toilet rooms and bathrooms are not utilized for storage or purposes other than those indicated in rule. Followup Findings on December 10, 2015:: a) The Spas were being used as storage of mop buckets, mops, and old dirty furniture.	{C 135}	C135 Housekeeping will monitor Spa Daily to ensure Staff is not using for storage	12/11/15
{C 160}	Outside Premises-Clean, Safe 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	{C 160}		

ivision of Health Service Regulation

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{C 160}	Continued From page 2 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. Followup Findings on December 10, 2015: b. A wooden board with 4 large nails pointing up was lying near the building in the Courtyard.	{C 160}	C160 BMS-Housekeeping-ED will monitor Grounds Weekly to ensure Grounds are maintained in a clean and safe condition	12-
{C 164}	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair; (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1. Based on Observation, the facility failed to provide necessary equipment to ensure clean potable water supply. Followup Findings on December 10, 2015: b. The bath tub in the Spa near Bedroom 61 had a hose long enough to reach gray water that was not equipped with a vacuum breaker to prevent backsiphonage of gray water back into the potable water plumbing lines. 2. Based on Observation, the facility failed to	{C 164}	C164 Vacuum Breaker installed	12-29-15

Division of Health Service Regulation

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{C 164}	Continued From page 3 have walls, ceilings, and floors or floor coverings, kept clean and in good repair. Followup Findings on December 10, 2015: a. The ceiling in Bedroom 48 had a stain and two large paint bubbles.	{C 164}		
{C 166}	Housekeeping-Maintained Free of Hazards SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1. Based on Observation, the facility failed to provide an environment in accordance with this Rule, by not maintaining the HVAC/ventilation, grilles and their associated dampers free of hazards. Followup Findings on December 10, 2015: The return HVAC and ventilation grilles and their radiation dampers have an excessive accumulation of dust/lint in the following locations: a) Dining Room, b) Laundry. 2. Based on observation, the Building plumbing equipment was not maintained in a safe manner by not have properly working or installed parts.	{C 166}	C166 Repaired and painted Repaired with sheet rock, mud and pop corn ceiling. Housekeeping/ED/BMS will monitor and clean Bi Weekly to ensure dust has not accumulated in vents	12/29/15 12/23/15

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{C 166}	Continued From page 4 Followup Findings on December 10, 2015: a. The connection of the commode to the floor was loose in the right Spa.	{C 166}	C166 Commode was re fasten to floor in the Spa. Housekeeping will do weekly monitoring/ BMS will do monthly walk thru to ensure all commodes are properly fasten and secured to floor.	12/16/15
{C 189}	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 3. Based on observation, the Building was not maintained in a safe and operating condition, because the emergency lighting, which illuminates the egress pathways during power outages, did not work properly. Followup Findings on December 10, 2015: a. In the Dining Room ,the emergency lights for the wall mounted self-contained combination exit sign/emergency light unit did not work on backup power when the test button was pushed. 4. Based on observation, the Building was not maintained in a safe and operating condition, because the fire sprinkler escutcheon plates were impaired, exposing openings through the ceiling that could allow the passage of smoke and heat. Followup Findings on December 10, 2015: a. The fire sprinkler escutcheon plate had	{C 189}	C189 (a) Replaced Exit Light C189 (a) Metal door was closed and re-caulked	12/17/15 12/22/15

ivision of Health Service Regulation

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AME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
VELLINGTON HOUSE	850 MAJESTIC COURT GASTONIA, NC 28054

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(C 189)	Continued From page 5 dropped down from the ceiling in the exterior Mech Room near Bedroom 45. 5. Based on observations, the Building was not maintained in a safe and operating condition, because breaches through the fire-resistance-rated construction invalidated its integrity. Followup Findings on December 10, 2015: a. Unprotected ceiling penetration around commercial kitchen hood's fire extinguishing systems pipes/conduits in Kitchen. 9. Based on observation, the Building was not maintained in a safe and operating condition, because the corridor doors did not resist the passage of smoke due to the doors not positively/automatically latching into their frame under normal closing force. Followup Findings on December 10, 2015: a. The Living Room door had its latch bolt installed backwards and the door would not latch.	(C 189)	C189 (a) BMS repaired with Fire Caulking C189 (a) Installed New Handled	12/22/15 12/22/15
(C 199)	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms;	(C 199)		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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{C 199}	Continued From page 6 (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on Observation and testing the facility failed to maintain the ventilation system in proper working order. Followup Findings on December 10, 2015: a. The exhaust ventilation was running but did not remove the required amount of air in the Men's Visitors Toilet Room, b. The exhaust ventilation was not working in the Med Room Toilet Room,	{C 199}	C199 (a&b) BMS Installed New Ventilation Fans	12/22/15

REV. 1/08

Report of Inspection, Testing & Maintenance of Dry Pipe Fire Sprinkler Systems

ALL QUESTIONS ARE TO BE ANSWERED AND ALL BLANKS TO BE FILLED
(Weekly inspection tasks are NOT included in this report)

Inspecting Firm: Century Fire Protection LLC — Inspection Contract# CCS150100H

Name of Inspected Property: Wellington House

Inspector Name: D. Bumgarner — Date: 09/26/2015

Inspection Frequency: ☐ Monthly ☐ Quarterly ☑ Annually ☐ Other

Monthly Inspection of Dry Pipe Sprinkler Systems

		Y	N/A	N
A.1.0	System in service on inspection	/		
A.1.1	Supply (water) gauge pressure	90 psi		
A.1.2	System (air) gauge pressure	35 psi		
A.1.3	Quick opening device gauge pressure	NA psi		
A.1.4	Gauge near compressor	NA psi		
A.1.5	Gauge pressures are normal	/		
A.2.0	Control valves in normal open or closed position	/		
A.2.1	Control valves properly locked or supervised	/		
A.2.2	Control valves accessible	/		
A.2.3	Control valves provided with appropriate wrenches	/		
A.2.4	Control valves free from external leaks	/		
A.2.5	Control valve identification signs in place	/		
A.2.6	System control valve sign indicates area served	/		
A.2.7	System riser informational sign in place showing area served, locations of auxiliary drains and any auxiliary systems*	/		
A.3.0	Backflow prevention assembly valves are locked or electrically supervised in open position	/		
A.3.1	Reduced pressure backflow prevention assembly not in continuous discharge		/	
A.4.0	Dry pipe valve free of physical damage	/		
A.4.1	Dry pipe valve trim valves are in appropriate open or closed position	/		
A.4.2	Dry pipe valve intermediate chamber not leaking	/		
A.5.0	**ALARM PANEL CLEAR**	/		
A.6.0	**COMMENTS:**			

Quarterly Inspection of Dry Pipe Sprinkler Systems

		Y	N/A	N
B.1.0	System in service on inspection	/		
B.2.0	Hydraulic nameplate attached and legible		/	
B.2.1	Alarm device free from physical damage	/		
B.3.0	FDC is visible	/		
B.3.1	FDC is accessible	/		
B.3.2	FDC swivels/couplings undamaged/rotate smoothly	/		
B.3.3	FDC plugs/caps in place/undamaged	/		
B.3.4	FDC gaskets in place and in good condition	/		
B.3.5	FDC identification sign in place	/		
B.3.6	FDC check valve not leaking	/		
B.3.7	FDC automatic drain valve in place and operating properly		/	
B.3.8	FDC clapper is in place and operating properly	/		
B.3.9	FDC interior inspected where caps missing		/	
B.3.10	FDC obstructions removed as necessary		/	
B.4.0	Pressure reducing control valves (PRV) indicate open	•	/	
B.4.1	PRV not leaking		/	
B.4.2	PRV maintaining downstream pressure per design		/	
B.4.3	PRV in good condition		/	
B.4.4	PRV handwheel installed and not broken		/	
B.5.0	**ALARM PANEL CLEAR**	/		
B.6.0	**COMMENTS:**			

E4.8 - Head box needs 2 - 200°F Brass ½" uprights

Quarterly Testing for Dry Pipe Sprinkler Systems

		Y	N/A	N
C.1.0	System in service before testing	/		
C.1.1	Pertinent parties notified before testing	/		
C.1.2	Adequate drainage provided before flow testing	/		
C.2.0	Alarm devices appear free of physical damage	/		
C.3.0	One main drain test conducted downstream from backflow preventer	/		
C.3.1	One main drain test conducted downstream from pressure reducing valve		/	
C.3.2	Supply water gauge reading before flow (static)	90 psi		
C.3.3	Gauge reading during stable flow (residual)	85 psi		
C.3.4	Time for supply pressure to return to normal	2 sec		
C.4.0	Priming water level tested		/	
C.5.0	Quick opening device(s) (QOD) tested		/	
C.6.0	Low pressure alarm tested	/		
C.7.0	Pertinent parties notified of test conclusion	/		
C.8.0	**ALARM PANEL CLEAR**	/		
C.9.0	**SYSTEM RETURNED TO SERVICE**	/		
C.10.0	**COMMENTS:**			

**This requirement is new and can also be found in the 2007 edition of NFPA 13*

INSPECTOR'S INITIAL DWW (All "NO" answers to be explained.) OWNER/DESIGNATED REP. INITIAL [illegible] DATE 9/26/15

REV. 1/08

Report of Inspection, Testing & Maintenance of Dry Pipe Sprinkler Systems...*continued*

Inspecting Firm: Century Fire Protection LLC — Inspection Contract#

Name of Inspected Property: Wellington House

Inspector Name: D. Bumgarner — Date: 09/26/2015

Inspection Frequency: ☐ Monthly ☐ Quarterly ☑ Annually ☐ Other

Semi-Annual Testing for Dry Pipe Sprinkler Systems

		Y	N/A	N
D.1.0	System in service before testing	/		
D.1.1	Pertinent parties notified before testing	/		
D.2.0	Water flow alarm tested and is operational	/		
D.2.1	Test conducted with inspectors test connection	/		
D.2.2	Test conducted with bypass connection (freezing weather)		/	
D.2.3	Test conducted per manufacturer's instructions	/		
D.3.0	Supervisory switches initiated distinct signal during first two hand wheel revolutions or before valve stem moved one-fifth from normal position	/		
D.3.1	Signal restored only when valve returned to normal position	/		
D.4.0	Pertinent parties notified of test conclusion	/		
D.5.0	**ALARM PANEL CLEAR**	/		
D.6.0	**SYSTEM RETURNED TO SERVICE**	/		
D.7.0	**COMMENTS:**			

Annual Inspection for Dry Pipe Sprinkler System

		Y	N/A	N
E.1.0	System in service on inspection	/		
E.2.0	Hangers and seismic bracing appears undamaged and tightly attached			
E.3.0	Piping appears free of mechanical damage	/		
E.3.1	Piping appears free of leakage	/		
E.3.2	Piping appears free of corrosion	/		
E.3.3	Piping appears free of external loading	/		
E.4.0	Sprinklers appear free of leakage	/		
E.4.1	Sprinklers appear free of corrosion	/		
E.4.2	Sprinklers appear free of foreign materials	/		
E.4.3	Sprinklers appear free of paint	/		
E.4.4	Sprinklers appear free of physical damage	/		
E.4.5	Sprinklers appear properly oriented	/		
E.4.6	Clearance appears to be adequate between sprinklers and building contents	/		
E.4.7	Glass bulbs appear full of liquid	/		
E.4.8	Spare sprinklers are of proper number (at least 6), type, and temperature rating			/
E.4.9	Spare sprinklers stored where temperature maximum is 100°F	/		
E.4.10	Wrench available for each type of sprinkler	/		
E.5.0	Dry pipe valve in good condition internally (check at trip test)	/		
	PRIOR TO FREEZING WEATHER:		/	
E.6.0	Building is secure such as not to expose piping to freezing conditions	/		
E.6.1	Adequate heat is provided maintaining temperatures at 40°F or higher	/		
E.7.0	**ALARM PANEL CLEAR**	/		
E.8.0	**COMMENTS:**			

Annual Maintenance for Dry Pipe Sprinkler Systems

		Y	N/A	N
F.1.0	System in service before conducting maintenance	/		
F.2.0	Pertinent parties notified before conducting maintenance	/		
F.3.0	Adequate drainage provided before flow testing or draining	/		
F.4.0	Operating stems of OS&Y (including backflow) valves lubricated	/		
F.4.1	Valve completely closed and reopened	/		
F.5.0	Main drain test conducted	/		
F.5.1	Supply water gauge reading before flow (static) 90 psi			
F.5.2	Gauge reading during stable flow (residual) 85 psi			
F.5.3	Time for supply pressure to return to normal 2 sec			
F.6.0	Dry pipe valve interior thoroughly cleaned and parts replaced/repaired as necessary		/	
F.6.1	Grease or other sealing materials not applied to sealing surfaces of dry pipe valve		/	
F.7.0	Dry pipe system low points drained after operation and before onset of freezing weather conditions		/	
F.8.0	Pertinent parties notified after conclusion of maintenance	/		
F.9.0	Air Leakage test conducted		/	
F.9.1	Leakage within limits		/	
F.9.2	Test conducted ☒ 40 psi for 2 hours or _____ ☒ Normal pressure for 4 hours			
F.10.0	**ALARM PANEL CLEAR**	/		
F.11.0	**SYSTEM RETURNED TO SERVICE**	/		
F.12.0	**COMMENTS:**			

Trip Test Table

Dry Valve Partial Trip Size 6" Year NA — Q.O.D. Year

Dry Pipe Operating Test	Make	Model	Serial No.	Make	Model	Serial No.
	TFP	DPV-1	372892			

	Time to Trip Thru Test Pipe		Water Pressure	Air Pressure	Time Water Trip Point Air Pressure	Reached Test Outlet		Alarm Operated	
	Min	Sec	PSI	PSI	PSI	Min	Sec	Yes	No
Without Q.O.D	0	29	90	35	15	0	NA	X	
With Q.O.D									

INSPECTOR'S INITIAL [initials] (All "NO" answers to be explained.) OWNER/DESIGNATED REP. INITIAL EN DATE 9/26/15

REV. 1/08

Report of Inspection, Testing & Maintenance of Dry Pipe Sprinkler Systems...*continued*

Inspecting Firm: Century Fire Protection LLC Inspection Contract#

Name of Inspected Property: Wellington House

Inspector Name: D. Bumgarner Date: 09/26/2015

Inspection Frequency: ☐ Monthly ☐ Quarterly ☑ Annually ☐ Other

Annual Testing for Dry Pipe Sprinkler Systems

		Y	N/A	N
G.1.0	System in service before testing	/		
G.1.1	Pertinent parties notified before testing	/		
G.1.2	Adequate drainage provided before flow testing	/		
G.2.0	Dry pipe valve trip tested with control valve partially open ***(required at full flow every 3 years)***	/		
G.2.1	Dry pipe valve protecting freezers trip tested in manner not introducing moisture into piping in freezer	/		
G.2.2	Tag or card showing trip test date and name of person and organization conducting test attached to DPV	/		
G.2.3	Separate records of initial air and water pressure, tripping air pressure, and dry pipe valve operating conditions maintained on premises for comparison	/		
G.2.4	Records of tripping time maintained for full flow trip tests	/		
G.3.0	Automatic air pressure maintenance devices tested in accordance with mfg. inst.	/		
G.4.0	Control valves (including backflow and PIVs) operated through full range & returned to normal position	/		
G.4.1	PIVs opened until spring or torsion felt in rod	/		
G.4.2	PIVs and OS&Ys backed 1/4 turn from full open	/		
G.5.0	Main drain test conducted	/		
G.5.1	Supply water gauge reading before flow (static)	90 psi		
G.5.2	Gauge reading during stable flow (residual)	85 psi		
G.5.3	Time for supply pressure to return to normal	2 sec		
G.5.4	Fill flow pressure (residual) < 10 percent reduction from prior or original test		/	
G.6.0	Backflow prevention assembly forward flow test conducted		/	
G.6.1	System demand flow was achieved through the device		/	
G.6.2	Forward flow test conducted at maximum rate possible (only where connections do not permit full flow test)		/	
G.6.3	Forward flow test conducted without measuring flow (device ≤ 2" and outlet sized to flow system demand)		/	
G.6.4	Backflow prevention assembly internal inspection conducted (where shortages last more than 1 year and rationing enforced by AHJ)		/	
G.6.5	Forward flow test satisfied by annual fire pump flow test		/	
G.6.6	Backflow preventer flow test conducted as required by the AHJ		/	
G.7.0	PRV control valves flow tested and compared to previous results		/	
G.8.0	Low temperature alarm tested at beginning of heating season (where provided for valve enclosure)		/	
G.9.0	Air leakage test conducted (required every 3 years)		/	
G.9.1	Air leakage test acceptable		/	
G.9.2	Pertinent parties notified of test conclusion	/		
G.10.0	**ALARM PANEL CLEAR**	/		
G.11.0	**SYSTEM RETURNED TO SERVICE**	/		
G.12.0	**COMMENTS**			

Items of 5 Years or Greater Frequency

		Y	N/A	N
H.1.0	System in service before conducting tasks			
H.2.0	Pertinent parties notified before conducting tasks			
H.3.0	Dry pipe valve internally inspected			
H.3.1	Dry pipe valve strainers, filters, and restriction orifices internally inspected			
H.3.2	Dry pipe valve internal components cleaned/replaced as necessary			
H.3.3	Dry pipe valve internal components inspection/maintenance date:			
H.4.0	System gauges replaced as necessary			
H.4.1	System gauges tested by comparison with calibrated gauge			
H.4.2	System gauges accurate within 3% of full scale			
H.4.3	System gauges recalibrated as necessary			
H.4.4	System gauges test/replacement date:			
H.5.0	Check valves internally inspected			
H.5.1	Check valve internal components operate correctly			
H.5.2	Check valve internal components move freely			
H.5.3	Check valve internal components in good condition			
H.5.4	Check valve internal components cleaned/repaired/replaced as necessary			
H.5.5	Check valve internal inspection/maintenance date:			
H.6.0	Adequate drainage provided before flow testing			
H.6.1	PRV control valves full flow test conducted **See AFSA Form 115A**			
H.7.0	Extra high temp solder type sprinklers tested/replaced – date:			
H.7.1	Sprinklers in harsh environment tested/replaced – date:			
H.7.2	Dry sprinklers tested/replaced (10 years) – date:			
H.7.3	Sprinklers with fast response elements tested/replaced (at 20 years, 10 thereafter) – date:			
H.7.4	All sprinklers tested/replaced (at 50 years, 10 thereafter) – date: (at 75 years, 5 thereafter) – date:			
H.7.5	All sprinklers manufactured before 1920 replaced – date:			
H.8.0	Obstruction investigation conducted **(see AFSA Form 114A)**			
H.9.0	Pertinent parties notified after conclusion of tasks			
H.10.0	**ALARM PANEL CLEAR**			
H.11.0	**SYSTEM RETURNED TO SERVICE**			
H.12.0	**COMMENTS**			

INSPECTOR'S INITIAL [signature] (All "NO" answers to be explained.) OWNER/DESIGNATED REP. INITIAL EN DATE 9/26/15