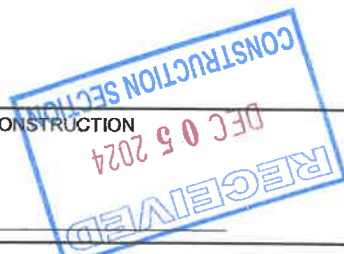


Division of Health Service Regulation



STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL063011	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 09/17/2024
NAME OF PROVIDER OR SUPPLIER TARA PLANTATION OF CARTHAGE		STREET ADDRESS, CITY, STATE, ZIP CODE 820 S. MCNEILL STREET CARTHAGE, NC 28327		
(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 Report of a Construction Section Biennial Survey by Tod Hancock conducted on September 17, 2024. Records indicate this facility was first licensed on September 23, 1997. The facility is currently licensed for 60 Beds including a 40 Bed Special Care Unit. Therefore, the facility was surveyed for conformance with the 2005 Rules for Licensing of Adult Care Homes of Seven or More Bed sand applicable portions of the 1996 Edition of the North Carolina Building Code, Institutional Occupancy, and the 1995 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure. Deficiencies were cited that require a Plan of Correction.	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 an interview with the Executive Director the facility failed to maintain in the facility, current (completed within the last twelve months) sanitation and fire and building safety inspection reports available for review. Findings on September 17, 2024: a. There was no Fire Official (Fire Marshal) report available for review.	C 111	2023 Reports were available and presented. See attached 2023 + 2024 reports. See attached.	

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

Kathy Huffman, Adam
6899 10MV21

12/4/24

STATE FORM

If continuation sheet 1 of 4

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL063011	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____	(X3) DATE SURVEY COMPLETED 09/17/2024
NAME OF PROVIDER OR SUPPLIER TARA PLANTATION OF CARTHAGE		STREET ADDRESS, CITY, STATE, ZIP CODE 820 S. MCNEILL STREET CARTHAGE, NC 28327		
(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 111	Continued From page 1 b. There was no Standard for the Inspection, Testing, and Maintenance of Water-Base Fire Protection System (NFPA 25) report available for review.	C 111		
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 was not maintained free from hazards. Oxygen bottles were improperly stored. Oxygen bottles without any means of restraint to prevent them from falling or being knocked over may present a danger to the occupants of the facility. Findings on September 17, 2024: a. Back Hall- Storage Closet- There are several unsecured oxygen bottles on the floor.	C 166		
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.	C 189	<i>Corrected during survey. Additional storage racks were obtained. The UCC and Med Aides will monitor and ensure proper storage.</i>	<i>9/17/24</i>

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL063011	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____		(X3) DATE SURVEY COMPLETED 09/17/2024
NAME OF PROVIDER OR SUPPLIER TARA PLANTATION OF CARTHAGE			STREET ADDRESS, CITY, STATE, ZIP CODE 820 S. MCNEILL STREET CARTHAGE, NC 28327		
(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 189	Continued From page 2 (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, the building was not maintained in a safe and operating condition, by failing to ensure that egress from all areas can be accomplished without the use of keys, tools, special knowledge, or effort. This could affect all if the exit cannot be opened trapping someone inside. Findings on September 17, 2024: a. Kitchen - The walk-in freezers, have an inside door releasing device that turns the outside catch unlocking the door. The inside releasing device was not accessible and operable. 2. Based on observation there is a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings or walls could allow fire and smoke to spread beyond the area of origin. Findings on September 17, 2024: a. Sprinkler Riser Room- Ceiling and wall gypsum has been damaged from moisture causing gaps and holes in the rated assembly. 3. Based on observation the facilities electrical system is not being maintained in a safe and operable condition. Findings on September 17, 2024: a. Main Hall-Staff Lounge- The light switch has been removed and energized conductors are accessible.	C 189	<i>Door release repaired 9/19/24</i> <i>Roofing company will repair roof leaks. This is as soon as we could schedule. Gypsum will be replaced. 12/13/24</i> <i>Light switch replaced 9/27/24</i>		

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL063011	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 09/17/2024
NAME OF PROVIDER OR SUPPLIER TARA PLANTATION OF CARTHAGE		STREET ADDRESS, CITY, STATE, ZIP CODE 820 S. MCNEILL STREET CARTHAGE, NC 28327		
(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 189	Continued From page 3 4. Based on observation, the building's emergency equipment was not maintained in a safe and operable manner.	C 189		
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; (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, the facility is not maintaining its exhaust fan in an operable condition. This could cause unnecessary odors as well as mildew. Findings on September 17, 2024: a. A Hall- Soiled Utility- The exhaust fan is not working. b. Main Hall- Housekeeping- The exhaust fan is not working.	C 199	<i>Soiled utility exhaust fan replaced. Main Hall Housekeeping exhaust fan replaced Housekeeping will monitor and complete work orders as needed.</i>	<i>9/24/24 10/1/24</i>



Moore County Public Safety Fire Inspection

Inspected by
Matthew Dawkins

Completed at
09/18/2024 15:00:00

Address	Suite	City	State	Zip
820 S MCNEILL ST	—	CARTHAGE	NC	28327
Inspection Contact - Full Name			Inspection Contact - Primary Phone	
Kathy Huffman			9109475888	

Other:

ITEM: Violations Found YES / NO

RESULT: No violations were noted during inspection.

Inspection Signatures

Inspector Signature

A handwritten signature in black ink that reads "Matt Dawkins". The signature is written in a cursive, flowing style.

Matthew Dawkins

—
Deputy Fire Marshal

—
mdawkins@moorecountync.gov



Moore County Public Safety / FMO

Occupancy: **Tara Plantation**

Occupancy ID: **96**

Address: **820 S MCNEILL ST Carthage NC 28327**

Inspection Type: **Annual**

Inspection Date: **9/7/2023**

By: **Dawkins, Matthew (PS-6)**

Form: MCPS FIRE
INSPECTION FORM

Time In: **13:30**

Time Out: **14:30**

Authorized Date: **09/08/2023**

By: **Dawkins, Matthew (PS-6)**

Inspection Description:

ORDER TO COMPLY: Whoever fails to comply with any order by the Fire Marshal or his authorized representative may be charged with a misdemeanor as provided by G.S. 143-139, G.S. 160A-175, G.S. 153A-123(b), and G.S. 14-4. Each day's continuing violation of the code is a separate and distinct offense as provided by G.S. 153A-123(g). Civil penalties may also be assessed.

Inspection Topics:

BUILDING SERVICES AND SYSTEMS Chapter #6

Emergency Lighting Power Test and Records

604.6.2 Power Test. For battery powered emergency lighting, a power test of emergency lighting equipment shall be completed annually. The power test shall operate the emergency lighting not less than 90 minutes and shall remain sufficiently illuminated for the duration of the test. 604.6.2.1 Power Test Records. Records of test shall be maintained. The record shall include the location of the emergency lighting tested, whether the unit passed or failed, the date of the test and the person completing the test.

Status: FAIL

Notes: All emergency exit lighting needs to remain in proper working order at all times. A few emergency exits lights did not work when tested. Emergency lighting near dining room needs to be repaired as same stays on non-stop.

FIRE PROTECTION SYSTEMS Chapter #9

Fire Protection Systems shall be maintained in accordance with the original installation standards for that system.

901.4 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

Status: FAIL

Notes: All pull stations that are missing the glass rod need to have same replaced.

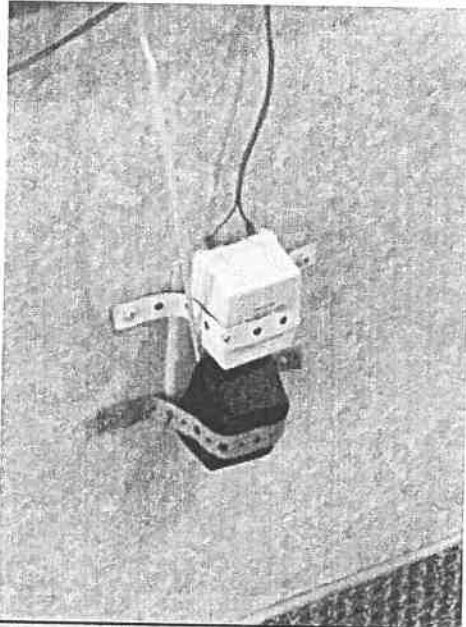
Other Violations / Notes

Other Violations / Notes

Status: FAIL

Notes: 605.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Metal straps that are holding electrical plugs into the receptacles in the hall way need to be removed. If outlet is worn out and not able to allow electrical plugs to remain in place, then the receptacle needs to be replaced by a licensed electrician.



Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 60 minutes

Total Time: 60 minutes

Summary:

Overall Result: VIOLATIONS FOUND

Inspector Notes:

Closing Notes:

YOUR RIGHT TO APPEAL: Any person may appeal an order, decision, or determination of a Code Enforcement Official pertaining to the code or any state building law by filing written notice with the Commissioner of Insurance or his designee within ten (10) days after the order, decision, or determination. NC Commissioner of Insurance, 1202 Mail Service Center, Raleigh, NC 27699-1202.

Inspector:

Name: Dawkins, Matthew
Rank: FMD
Work Phone(s): 9109476317
Email(s): mdawkins@moorecountync.gov
Dawkins, Matthew:



Signed on: 09/08/2023 09:10

Signature

Date

Representative Signature:

Signature

Date

DRY PIPE SPRINKLER SYSTEMS INSPECTION, TESTING, AND MAINTENANCE, NFPA 25-2014



Location Code: SLBRMJD

Contact: Cathy Huffman

Contact Address: 820 S MCNEILL ST
CARTHAGE, NC 28327-7502

Phone: 910-947-6113

Email: Taraplantation.carthage@gmail.com

Property Evaluated: Tara Plantation (Residential Board and
Care)
820 S MCNEILL ST
CARTHAGE, NC 28327-7502

Description: Dry (2 Dry Systems)

Company: Yadkin Valley Fire Protection, Inc.

Address: 142 Commerical Park Drive
Thomasville, NC 27360

Company Phone: 336-472-1630

Company Fax: 336-472-5661

Inspector: Tracy Poorman
34893

Date of Work: 9/17/2024

Frequency: Annual

Deficiency Summary

Status: Open

Severity: Non-Critical

Gauges - normal air and water pressure maintained

It appears that all six system gauges are out of date and show no signs of testing or replacement. Recommend replacing the gauges per NFPA 25.

Status: Open

Severity: Non-Critical

Sprinklers (Visible)

Escutcheons/cover plates are present and installed correctly

There appears to be (3) white semi recessed escutcheon missing throughout the property. One missing in the memory care main area, one missing in the maintenance office, and one missing outside of room 113. Recommend replacing the escutcheons.

General Comments

It appears the 5 year internal inspection is due for the dry systems. Recommend performing the internal inspection of the dry valves and piping.

DRY PIPE SPRINKLER SYSTEMS INSPECTION, TESTING, AND MAINTENANCE, NFPA 25-2014

Date of Work _____ 9/17/2024
Inspection Frequency: _____ Annual
Owner: _____

Cathy Huffman

Owner's Phone Number: _____

910-947-6113

Owner's Address: _____

820 S MCNEILL ST. CARTHAGE, NC, 28327-7502

Property Being Evaluated: _____

Tara Plantation (Residential Board and Care)

Property Address: _____

820 S MCNEILL ST. CARTHAGE, NC, 28327-7502

System(s): _____

Dry (2 Dry Systems)

Riser 1: 1998 4" Victaulic Model S/756 Dry Valve with accelerator (Memory Care Area)

Riser 2: 2022 4" Tyco DPV-1 (Assisted Living Area)

Inspections: Weekly

Backflow

Isolation valves - open position and locked or supervised ☒ Yes ☐ No ☐ N/A

RPA and RPDA - differential-sensing relief valve operating correctly ☒ Yes ☐ No ☐ N/A

Control Valves

In the correct (open or closed) position ☒ Yes ☐ No ☐ N/A

Sealed ☐ Yes ☐ No ☒ N/A

Dry Pipe Valve

Enclosure, where equipped with low temperature alarm, is inspected during cold weather to verify a minimum temperature of 40°F (4°C) ☐ Yes ☐ No ☒ N/A

Valve	Supply Side (psi)	System Side (psi)	Quick-Opening Device (psi)	Result
Riser 1	105	30	30	☒ Pass ☐ Fail ☐ N/A

Gauge(s) on supply side of dry valve reads normal ☒ Yes ☐ No ☐ N/A

Gauge(s) on system side of dry valve reads proper ratio of air or nitrogen ☒ Yes ☐ No ☐ N/A

Gauge(s) on quick-opening device reads the same as system side dry valve gauge ☒ Yes ☐ No ☐ N/A

Master Pressure-Regulating Device

Downstream pressures are in accordance with design criteria ☐ Yes ☐ No ☒ N/A

Supply pressure is in accordance with design criteria ☐ Yes ☐ No ☒ N/A

Free of damage or leaks ☐ Yes ☐ No ☒ N/A

Trim in good operating condition ☐ Yes ☐ No ☒ N/A

Inspections: Monthly ☐ Yes ☐ No ☒ N/A

Gauges - normal air and water pressure maintained ☐ Yes ☒ No ☐ N/A

Control Valves

In the correct (open or closed) position ☒ Yes ☐ No ☐ N/A

Locked or supervised ☒ Yes ☐ No ☐ N/A

Accessible ☒ Yes ☐ No ☐ N/A

Free from damage or leaks ☒ Yes ☐ No ☐ N/A

Proper signage ☒ Yes ☐ No ☐ N/A

Dry Pipe Valves ☒ Yes ☐ No ☐ N/A

Exterior is free of damage ☒ Yes ☐ No ☐ N/A

Trim valves are in correct (open or closed) position ☒ Yes ☐ No ☐ N/A

Intermediate chamber is not leaking ☒ Yes ☐ No ☐ N/A

Inspections: Quarterly

Alarm devices are free of damage

Hydraulic design information sign is securely attached to riser and legible

Gauges are in good operating condition

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

Fire Department Connections

Visible and accessible

Coupling/swivels operate correctly

Plugs/caps are in place

Gaskets are not damaged

Identification signs are in place

Ball drip is functional

FDC clapper is functional

Interior is clear of obstructions

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

Pressure-Reducing Valve

In the open position and not leaking

Maintaining downstream pressure

In good condition

☐ Yes ☐ No ☒ N/A

☐ Yes ☐ No ☒ N/A

☐ Yes ☐ No ☒ N/A

Master Pressure-Regulating Device

Partial flow test performed to exercise valve

☐ Yes ☐ No ☒ N/A

Inspections: Annual

Sprinklers (Visible)

No damage or leaks

Free of corrosion, foreign material, or paint

Installed in proper orientation

Fluid in glass bulbs

Spare sprinklers - proper number and type, including installation wrench

Loading - sprinklers are free of dust

Escutcheons/cover plates are present and installed correctly

Minimum clearance between sprinklers and storage

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☐ Yes ☒ No ☐ N/A

☒ Yes ☐ No ☐ N/A

Hangers/Seismic Bracing

Not damaged or loose

☒ Yes ☐ No ☐ N/A

Pipes and Fittings

In good condition and no external corrosion

No leaks or mechanical damage

Correct alignment and no external loads

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

Dry Pipe Valve

Interior inspection following trip test

☐ Yes ☐ No ☒ N/A

Building

Prior to onset of freezing weather, all openings are closed, and water-filled pipe is not exposed to freezing temperatures

Heat trace per manufacturer's instructions

☒ Yes ☐ No ☐ N/A

☐ Yes ☐ No ☒ N/A

Inspections: Five Year

Not applicable

Test: Quarterly

Alarm devices - water motor gong

Priming water - test level

Low air alarm - test per manufacturer's instructions

Quick-opening device tested

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

☐ Yes ☐ No ☒ N/A

☒ Yes ☐ No ☐ N/A

Test: Semi-Annual

Supervisory switch functions

Alarm devices - inspector's test or bypass opened and observed waterflow

☒ Yes ☐ No ☐ N/A

☒ Yes ☐ No ☐ N/A

Test: Main Drain

Is the sole supply through a backflow preventer or pressure-reducing valve (if yes, complete main drain test)

☒ Yes ☐ No

Main drain test performed

☒ Yes ☐ No ☐ N/A

System	Test Pipe Size	Static (psi)	Residual (psi)	Time to Stabilize (sec)	Pressure After (psi)	Comments	Results
Riser 1	2"	105	90	2	105		☒ Pass ☐ Fail ☐ N/A
Riser 2	2"	105	90	2	105		☒ Pass ☐ Fail ☐ N/A



Yadkin Valley Fire Protection, Inc.
142 Commerical Park Drive
Thomasville, NC 27360
Phone: 336-472-1630

Are the results within 10% of previous test

Test: Annual

☒ Yes ☐ No ☐ N/A

All control valves operated through full range of motion and returned to normal position

Dry Pipe Valve Trip Test (Partial Flow)

☒ Yes ☐ No ☐ N/A

System	Water Pressure (psi)	Air Pressure (psi)	Tripping Air Pressure (psi)	Trip Time (sec)	Results
Riser 1	105	30	10	65	☒ Pass ☐ Fail ☐ N/A
Riser 2	105	34	15	79	☒ Pass ☐ Fail ☐ N/A

Results comparable to previous tests

☒ Yes ☐ No ☐ N/A

Backflow preventer - backflow test

☒ Yes ☐ No ☐ N/A

Backflow preventer - forward flow test at a minimum flow rate of the system demand

☐ Yes ☐ No ☒ N/A

Valve status test performed

☒ Yes ☐ No ☐ N/A

Master Pressure-Regulating Device

Full flow test performed and compared to previous test results

☐ Yes ☐ No ☒ N/A

Test: Three Years

Not applicable

Test: Five Years

Not applicable

Routine Maintenance

Sprinklers tested or replaced per appropriate testing schedule

☐ Yes ☐ No ☒ N/A

OS&Y - stems lubricated annually

☒ Yes ☐ No ☐ N/A

Comments

Any "No" answers, test failures or other problems found with the sprinkler system must be explained using the comment specific for each question. Additional comments can be added here.

Please see the summary section at the top of the form for the comments.

Inspector's Information

Inspected By

Inspector License:

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operating condition upon completion of this inspection except as noted in the Comments.

Signature of Inspector

Date

Owner or Owner's Representative

Owner or Owner's Representative Name

Owner or Owner's Representative Signature

Date

Tracy Poorman

34893

9/17/2024

Kathy Huffman

9/17/2024

DRY PIPE SPRINKLER SYSTEMS INSPECTION, TESTING, AND MAINTENANCE, NFPA 25-2014



Location Code: SLBRMJD

Contact: Mary Ledford

Contact Address: 820 S MCNEILL ST
CARTHAGE, NC 28327-7502

Phone: 910-947-5888

Email: Ann.taraplantation@gmail.com

Property Evaluated: Tara Plantation (Residential Board and
Care)
820 S MCNEILL ST
CARTHAGE, NC 28327-7502

Description: Dry (2 Dry Systems)

Company: Yadkin Valley Fire Protection, Inc.

Address: 142 Commerical Park Drive
Thomasville, NC 27360

Company Phone: 336-472-1630

Company Fax: 336-472-5661

Inspector: Michael Gantt
NC 33239

Date of Work: 9/6/2023

Frequency: Annual

Deficiency Summary

Status: Open

Severity: Critical

System: Riser 2, Water Pressure (psi): 110, Air Pressure (psi): 46, Tripping Air Pressure: 16, Trip Time (sec): 145

General Comments

Adjusted system air pressure on each dry valve to manufacturer's recommendations after trip testing the systems.

System 1 (Victaulic)-25-30 air psi for 110-120 water psi

System 2 (Tyco)-35-38 air psi for 110-120 water psi



Yadkin Valley Fire Protection, Inc.
 142 Commerical Park Drive
 Thomasville, NC 27360
 Phone: 336-472-1630

DRY PIPE SPRINKLER SYSTEMS INSPECTION, TESTING, AND MAINTENANCE, NFPA 25-2014

Date of Work 9/6/2023
 Inspection Frequency: Annual

Owner: Mary Ledford

Owner's Phone Number: 910-947-5888

Owner's Address: 820 S MCNEILL ST. CARTHAGE, NC, 28327-7502

Property Being Evaluated: Tara Plantation (Residential Board and Care)

Property Address: 820 S MCNEILL ST. CARTHAGE, NC, 28327-7502

System(s): Dry (2 Dry Systems)

Riser 1: 1998 4" Victaulic Model S/756 Dry Valve with accelerator (Memory Care Area)
 Riser 2: 2022 4" Tyco DPV-1 (Assisted Living Area)

Inspections: Weekly

Backflow

Isolation valves - open position and locked or supervised ☒ Yes ☐ No ☐ N/A
 RPA and RPDA - differential-sensing relief valve operating correctly ☒ Yes ☐ No ☐ N/A

Control Valves

In the correct (open or closed) position ☒ Yes ☐ No ☐ N/A
 Sealed ☒ Yes ☐ No ☐ N/A

Dry Pipe Valve

Enclosure, where equipped with low temperature alarm, is inspected during cold weather to verify a minimum temperature of 40°F (4°C) ☐ Yes ☐ No ☒ N/A

Valve	Supply Side (psi)	System Side (psi)	Quick-Opening Device (psi)	Result
Riser 1	110	48	48	☒ Pass ☐ Fail ☐ N/A
Riser 2	110	46	NA	☒ Pass ☐ Fail ☐ N/A

Gauge(s) on supply side of dry valve reads normal ☒ Yes ☐ No ☐ N/A
 Gauge(s) on system side of dry valve reads proper ratio of air or nitrogen ☒ Yes ☐ No ☐ N/A
 Gauge(s) on quick-opening device reads the same as system side dry valve gauge ☐ Yes ☐ No ☒ N/A

Master Pressure-Regulating Device

Downstream pressures are in accordance with design criteria ☐ Yes ☐ No ☒ N/A
 Supply pressure is in accordance with design criteria ☐ Yes ☐ No ☒ N/A
 Free of damage or leaks ☐ Yes ☐ No ☒ N/A
 Trim in good operating condition ☐ Yes ☐ No ☒ N/A

Inspections: Monthly

Gauges - normal air and water pressure maintained ☒ Yes ☐ No ☐ N/A

Control Valves

In the correct (open or closed) position ☒ Yes ☐ No ☐ N/A
 Locked or supervised ☒ Yes ☐ No ☐ N/A
 Accessible ☒ Yes ☐ No ☐ N/A
 Free from damage or leaks ☒ Yes ☐ No ☐ N/A
 Proper signage ☒ Yes ☐ No ☐ N/A

Dry Pipe Valves

Exterior is free of damage ☒ Yes ☐ No ☐ N/A
 Trim valves are in correct (open or closed) position ☒ Yes ☐ No ☐ N/A
 Intermediate chamber is not leaking ☒ Yes ☐ No ☐ N/A

Inspections: Quarterly

Alarm devices are free of damage

☒ Yes ☐ No ☐ N/A

Hydraulic design information sign is securely attached to riser and legible

☒ Yes ☐ No ☐ N/A

Gauges are in good operating condition

☒ Yes ☐ No ☐ N/A

Fire Department Connections

Visible and accessible

☒ Yes ☐ No ☐ N/A

Coupling/swivels operate correctly

☒ Yes ☐ No ☐ N/A

Plugs/caps are in place

☒ Yes ☐ No ☐ N/A

Gaskets are not damaged

☒ Yes ☐ No ☐ N/A

Identification signs are in place

☒ Yes ☐ No ☐ N/A

Ball drip is functional

☒ Yes ☐ No ☐ N/A

FDC clapper is functional

☒ Yes ☐ No ☐ N/A

Interior is clear of obstructions

☒ Yes ☐ No ☐ N/A

Pressure-Reducing Valve

In the open position and not leaking

☐ Yes ☐ No ☒ N/A

Maintaining downstream pressure

☐ Yes ☐ No ☒ N/A

In good condition

☐ Yes ☐ No ☒ N/A

Master Pressure-Regulating Device

Partial flow test performed to exercise valve

☐ Yes ☐ No ☒ N/A

Inspections: Annual

Sprinklers (Visible)

No damage or leaks

☒ Yes ☐ No ☐ N/A

Free of corrosion, foreign material, or paint

☒ Yes ☐ No ☐ N/A

Installed in proper orientation

☒ Yes ☐ No ☐ N/A

Fluid in glass bulbs

☒ Yes ☐ No ☐ N/A

Spare sprinklers - proper number and type, including installation wrench

☒ Yes ☐ No ☐ N/A

Loading - sprinklers are free of dust

☒ Yes ☐ No ☐ N/A

Escutcheons/cover plates are present and installed correctly

☒ Yes ☐ No ☐ N/A

Minimum clearance between sprinklers and storage

☒ Yes ☐ No ☐ N/A

Hangers/Seismic Bracing

Not damaged or loose

☒ Yes ☐ No ☐ N/A

Pipes and Fittings

In good condition and no external corrosion

☒ Yes ☐ No ☐ N/A

No leaks or mechanical damage

☒ Yes ☐ No ☐ N/A

Correct alignment and no external loads

☒ Yes ☐ No ☐ N/A

Dry Pipe Valve

Interior inspection following trip test

☒ Yes ☐ No ☐ N/A

Building

Prior to onset of freezing weather, all openings are closed, and water-filled pipe is not exposed to freezing temperatures

☐ Yes ☐ No ☒ N/A

Heat trace per manufacturer's instructions

☐ Yes ☐ No ☒ N/A

Inspections: Five Year

Not applicable

Test: Quarterly

Alarm devices - water motor gong

☒ Yes ☐ No ☐ N/A

Priming water - test level

☐ Yes ☐ No ☒ N/A

Low air alarm - test per manufacturer's instructions

☐ Yes ☐ No ☒ N/A

Quick-opening device tested

☒ Yes ☐ No ☐ N/A

Test: Semi-Annual

Supervisory switch functions

☒ Yes ☐ No ☐ N/A

Alarm devices - inspector's test or bypass opened and observed waterflow

☒ Yes ☐ No ☐ N/A

Test: Main Drain

Is the sole supply through a backflow preventer or pressure-reducing valve (if yes, complete main drain test)

☒ Yes ☐ No

Main drain test performed

☒ Yes ☐ No ☐ N/A

System	Test Pipe Size	Static (psi)	Residual (psi)	Time to Stabilize (sec)	Pressure After (psi)	Comments	Results
Riser 1	2"	110	90				☒ Pass ☐ Fail ☐ N/A
Riser 2	2"	110	90				☒ Pass ☐ Fail ☐ N/A



Yadkin Valley Fire Protection, Inc.
142 Commerical Park Drive
Thomasville, NC 27360
Phone: 336-472-1630

Are the results within 10% of previous test

Test: Annual

☒ Yes ☐ No ☐ N/A

All control valves operated through full range of motion and returned to normal position

☒ Yes ☐ No ☐ N/A

Dry Pipe Valve Trip Test (Partial Flow)

System	Water Pressure (psi)	Air Pressure (psi)	Tripping Air Pressure (psi)	Trip Time (sec)	Results
Riser 1	110	48	10	135	☒ Pass ☐ Fail ☐ N/A
Riser 2	110	46	16	145	☐ Pass ☒ Fail ☐ N/A

Results comparable to previous tests

☒ Yes ☐ No ☐ N/A

Backflow preventer - backflow test

☒ Yes ☐ No ☐ N/A

Backflow preventer - forward flow test at a minimum flow rate of the system demand

☐ Yes ☐ No ☒ N/A

Valve status test performed

☒ Yes ☐ No ☐ N/A

Master Pressure-Regulating Device

Full flow test performed and compared to previous test results

☐ Yes ☐ No ☒ N/A

Test: Three Years

Not applicable

Test: Five Years

Not applicable

Routine Maintenance

Sprinklers tested or replaced per appropriate testing schedule

☐ Yes ☐ No ☒ N/A

OS&Y - stems lubricated annually

☒ Yes ☐ No ☐ N/A

Comments

Any "No" answers, test failures or other problems found with the sprinkler system must be explained using the comment specific for each question.
Additional comments can be added here.

Please see the summary section at the top of the form for the comments.

Inspector's Information

Inspected By

Michael Gantt

Inspector License:

NC 33239

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operating condition upon completion of this inspection except as noted in the Comments.

Signature of Inspector

Date

9/6/2023

Owner or Owner's Representative

Owner or Owner's Representative Name

Mary

Owner or Owner's Representative Signature

No Signature Available

Date

9/6/2023