2023-09-29 Property Baker Commons 106 Packard Ann Arbor MI 48104 Tim Olivier Print Date: 2023-10-02 Conducted by: Kalin Sellers

Arbor Inspection Services, LLC 3735 Plaza Drive Ann Arbor MI 48108 734-761-8088 scott@arborinspections.com Brbor Inspection Services, LLC

Report of Inspection / Test General Questions

OWNER SECTION

Is the building currently occupied or vacant?	Occupied	Has the occupancy classification or hazard content remained the same since last inspection?	Yes
SPRINKLER HEADS			
ls there a stocked spare head cabinet(s) with proper number/type of spare heads and wrench(s)? (Less than 300 requires minimum of 6, 300-1000 requires minimum of 12, over 1000 requires minimum of 24)	Yes	Do all visible sprinkler heads appear to be free of damage/foreign materials?	No
Are all standard response sprinkler heads less than 50 years old? If not, have those that are older than 50 years been successfully sample tested within the last 10 years as required?	Yes	Are all quick response sprinkler heads less than 20 years old? If not, have those that are older than 20 years been successfully sample tested within the last 10 years as required?	Yes
Have dry barrel sprinkler heads that are 10 years or older been successfully sample tested in the last 10 years as required?	N/A	Do all visible sprinkler heads appear to be free of manufacturers recall?	Yes
Do all visible sprinkler heads appear to be installed in their proper orientation?	Yes	Are all visible sprinkler heads properly adjusted with listed escutcheons in place?	No
ls there proper clearance below/around all visible sprinkler heads as required?	Yes	Are all visible standard response and quick response sprinkler heads properly separated?	Yes
Does the existing sprinkler coverage (within accessible and protected areas) appear to be adequate?	Yes	Are visible sprinkler heads in spray booth(s) properly protected from over spray as required?	N/A
Have sprinkler head(s) in spray booth(s)/duct(s) been properly inspected?	N/A	Are all visible sprinkler heads dated 1920 or later? All heads dated before 1920 must be replaced.	Yes
Are all sprinkler heads less than 75 years old, or if not, have they been tested/replaced in the last 5 years?	Yes	Are all sprinkler heads protected from harsh environments, or if not, have those that are exposed been tested/replaced in the last 5 years?	Yes

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Report of Inspection / Test for System - Wet

BACKFLOW PREVENTERS

ls the underground supply shared with the domestic water supply or separate?	Shared	Riser/backflow area appears to be properly heated with permanent heat source?	Yes
Has the main backflow device been tested within the last 12 months as required?	No	Has the meter bypass backflow device been tested within the last 12 months as required?	No
FIRE DEPARTMENT CONNECTION			
Is the FDC properly identified by signage and visible/accessible as required?	Yes	Does the FDC appear to be free of damage/debris and are caps/plugs in place as required?	Yes
Is there a properly installed ball drip on the FDC as required?	Yes	Has the FDC piping been hydro-statically tested in the last 5 years as required?	No
What type of plugs/caps are installed on the FDC?	Break- away caps		

PIPES Does all visible piping appear to be in good condition, properly supported and free from external loads? Type of piping installed? Steel Yes Has an internal visual inspection of piping been No Record the date of the last 5 year internal piping 10/2017 performed in the last 5 years as required? inspection. **FIRE ALARM PANEL** Is the fire alarm panel clear upon arrival? Yes Is the fire alarm monitored? Yes Did the panel report all activations as required? Yes Is the fire alarm panel clear upon departure? Yes Did the local audible/visual signal(s) operate? Yes RISER Is there a legible hydraulic calculation posted on this N/A Is the main drain valve properly sized, properly installed, Yes separated from the gauge and in good condition? riser? Are gauge(s) in good condition and less than 5 years old? No Riser area appears to be properly heated with a Yes Replacement required every 5 years. permanent heat source?

Report of Inspection / Test for Asset - Electric Fire Pump

Yes

MISCELLANEOUS

Is the riser accessible at all times as required?

Fire pump house/area appears to be properly heated with a permanent heat source?	Yes	Was power to both fire pump and jockey pump on upon arrival?	Yes
Do both fire pump and jockey pump operate?	Yes	Record jockey pump start pressure (psi)	130

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Baker Commons 106 Packard Ann Arbor MI 48104 Tim Olivier		3735 Pla	nspection Serv aza Drive oor MI 48108 -8088	ices, LLC		Services,	LLC	
Print Date: 2023-10-02			rborinspection	ns.com				
Record fire pump start pres	ssure (psi)	12	and	he suction and not more thar y 5 years.	d discharge ga o 5 years old? F	uges in good condition Replacement required	No	
Has a full flow test been performed in the last 12 months as required? If yes, see separate report for results.			No					
Report of Insp	ection / Test f	or As	set - Sta	ndpipe I	East Stai	ir		
INSPECTION								
Are gauge(s) in good condit (Replacement required eve	tion and less than 5 years ry 5 years)	old? No		ll hose valves erly accessible		ations appear to be	Yes	
Are all hoses in place, prop in good visual condition?	be N/	/A Reco	Record the number of 1.5" fire hoses					
Have all accessible 1.5" fire the last 12 months as requ	d in N/	/A Do a visua	Do all hose valves (1.5" and 2.5") appear to be in good Ye visual condition and properly installed?					
Record the number of 2.5"	5	Wet the l	Wet Standpipe: Has a flow test been performed within No the last 5 years as required?					
Dry/Manual Standpipe: Ha performed within the last 5	N/	/A Have	Have all hose valves been exercised/tested as required? No					
INSPECTION								
Are gauge(s) in good condit (Replacement required eve		old? No		Do all hose valves and/or hose stations appear to be properly accessible as required?				
Are all hoses in place, prop in good visual condition?	erly racked and appear to	be N/	/A Reco	Record the number of 1.5" fire hoses 0				
Have all accessible 1.5" fire the last 12 months as requ		d in N/	/A Do a visua	Do all hose valves (1.5" and 2.5") appear to be in good Yes visual condition and properly installed?				
Record the number of 2.5"	hose valves	5	Wet the l	Wet Standpipe: Has a flow test been performed within No the last 5 years as required?				
Dry/Manual Standpipe: Ha performed within the last 5	/A Have	Have all hose valves been exercised/tested as required? No						
HOSE VALVES - St	andpipe East Sta	air						
Location	Has PRV	Goo	od Condition	PSI	Exercised	Notes		
1st floor	No	Yes		N/A	N/A			
2nd floor	No	Yes		N/A	N/A			
3rd floor	No	Yes		N/A	N/A			
4th floor	No	Yes		N/A	N/A			
5th floor	No	Yes		N/A	N/A			

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INSPECTION							
Are gauge(s) in good conc (Replacement required ev	lition and less than 5 years /ery 5 years)	s old? No		hose valves ar rly accessible a		ations appear to	o be Yes
Are all hoses in place, pro in good visual condition?	perly racked and appear to	o be N/A	Record	d the number	of 1.5" fire ho	ses	0
Have all accessible 1.5" fir the last 12 months as req	re hoses been tested/tagge uired?	ed in N/A	Do all visual	hose valves (1 condition and	.5" and 2.5") a properly inst	appear to be in alled?	good Yes
Record the number of 2.5	" hose valves	5		tandpipe: Has st 5 years as re		en performed	within <mark>No</mark>
Dry/Manual Standpipe: H performed within the last	las a hydrostatic test been 5 years as required?	N/A	Have a	all hose valves	been exercise	ed/tested as red	quired? No
INSPECTION		I					
Are gauge(s) in good conc (Replacement required ev	dition and less than 5 years very 5 years)	s old? No	Do all hose valves and/or hose stations appear to be Yes properly accessible as required?				
Are all hoses in place, pro in good visual condition?	perly racked and appear to	o be N/A	Record the number of 1.5" fire hoses 0				
Have all accessible 1.5" fir the last 12 months as req	re hoses been tested/tagge uired?	ed in N/A	Do all hose valves (1.5" and 2.5") appear to be in good Yes visual condition and properly installed?				
Record the number of 2.5	" hose valves	5	Wet Standpipe: Has a flow test been performed within No the last 5 years as required?				
Dry/Manual Standpipe: H performed within the last	las a hydrostatic test been 5 years as required?	N/A	Have all hose valves been exercised/tested as required? No				
HOSE VALVES - S	tandpipe West S	tair					
Location	Has PRV	Good Conditio	on	PSI	Exercised		Notes
1st floor	No	Yes		N/A	N/A		
2nd floor	No	Yes		N/A	N/A		
3rd floor	No	Yes		N/A	N/A		
4th floor	No	Yes		N/A	N/A		
5th floor	No	Yes		N/A	A N/A		
MAIN DRAIN	FLOW TESTS						
System	Initial Static	Residual		Static		s to Return to ial Static	Flow Observed?
Wet	135	N/A	N/A	۱	N/A		Yes

Tim Olivi Print Dat	mmons ard or MI 4810 er e: 2023-10		NEC	Conducted by: Kalin Sellers Arbor Inspection Services, LLC 3735 Plaza Drive Ann Arbor MI 48108 734-761-8088 scott@arborinspections.com						Brbor Inspection Services, LLC					
Syst		Location			scription	Time to Alarm (seconds)	Repo	orted?		ooth ifice	Easily Accessible	Signs?	Pa	ass?	
Wet		Basement at O door	н	1" Ball		39	Yes		Yes		Yes	Yes	Yes		
VALVE	s										-	-			
System	Description	Location		alve ype	Size	Secured	Ope n	Ea: Acce	sily ssible	Signs	Exercised	Stems Lubricated	Flow Pass	Tam per Pas	
Wet	City valve 1	Basement	OS&Y		6 "	Monitored	Yes	Yes		Yes	Yes	Yes	N/A	Pass	
Wet	Roof Header	r 5th Stair	OS&Y		4 "	Locked	No	Yes		No	No	Yes	N/A	N/A	
Wet	Bypass 1	Basement	Butter	fly	6 "	Sealed	Yes	Yes	Yes		Yes	N/A	N/A	N/A	
Wet	Bypass 2	Basement	Butter	erfly 6 "		Sealed	Yes	Yes		Yes	Yes	N/A	N/A	N/A	
Wet	Pump discharge	Basement	Butter	fly	6 "	Sealed	Yes	Yes		Yes	Yes	N/A	N/A	N/A	
Wet	FDC check	Basement	Check	Valve	4 "	Not Applicable	N/A	Yes		N/A	N/A	N/A	N/A	N/A	
			1		1		I			1				N/A	

2023-09-29

System

Wet

Description

2" Main Drain

Location

Basement

Conducted by: Kalin Sellers

0 ion С

Drain

Angle Valve

Aux Drain Drained

N/A

Tam per Pass

Water Flow Observed

No

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Yes

Questions with Photos and Notes

- Does the existing sprinkler coverage (within accessible and protected areas) appear to be adequate?

Notes:

Coverage has not been extended into individual apartments.

Drain Valve - 2" Main Drain Basement

Notes:

The floor drain could not handle the main drain test flow.

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Deficiencies - General Questions

Deficiency #1

Are all visible sprinkler heads properly adjusted with listed escutcheons in place?: $\ensuremath{\mathsf{No}}$

Notes: 1st Floor hallway (ar2) 1st floor men's restroom (ar1) 1st floor women's restroom (ar1) Outside of community room (ar1) 3rd floor hallway (adj1) conduit

Deficiency #1 - Photo #1



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Deficiency #1 - Photo #2

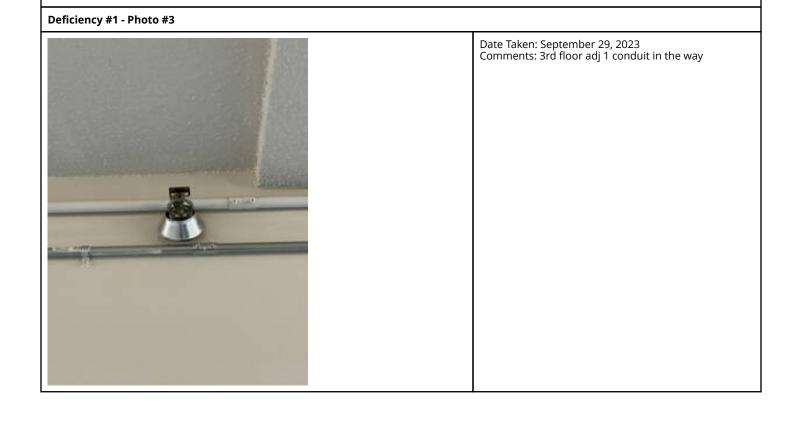


Date Taken: August 21, 2019 Comments: 1st floor near room 103

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Deficiency #1 - Photo #4



Date Taken: September 29, 2023 Comments: 1st Floor hallway (ar1)

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Deficiency #1 - Photo #5



Date Taken: September 29, 2023 Comments: 1st floor men's restroom

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Deficiency #1 - Photo #6



Date Taken: September 29, 2023 Comments: 1st floor hallway

Deficiency #1 - Photo #7



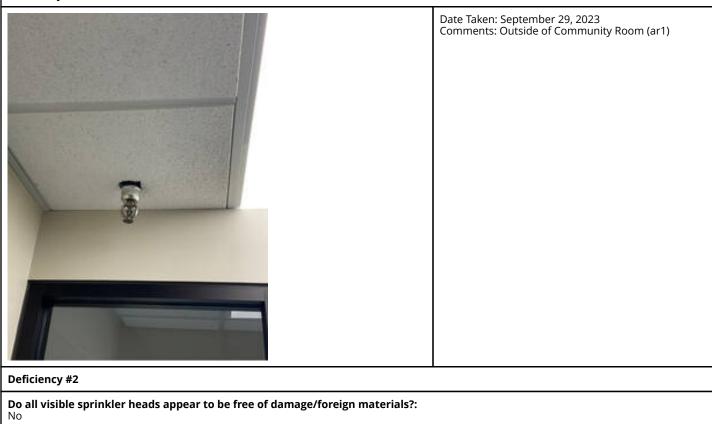
2023-09-29

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Deficiency #1 - Photo #8



Notes: 5th Floor hallway (4) corroded 4th Floor hallway (1) corroded

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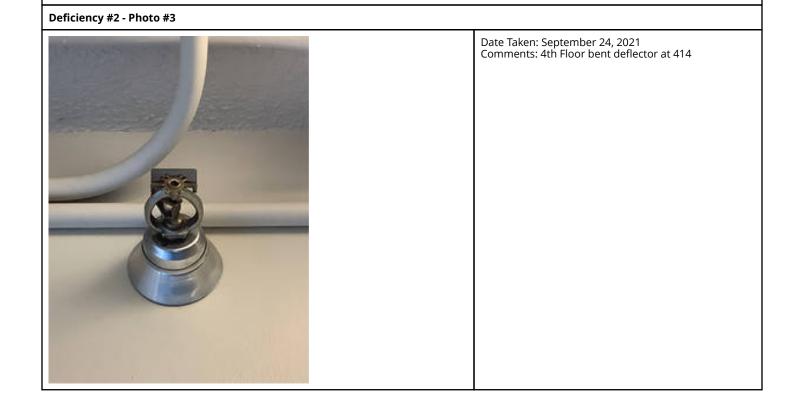
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Deficiency #2 - Photo #5



Date Taken: September 24, 2021 Comments: 3rd floor hallway adjust

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Date Taken: September 29, 2023 Comments: 5th near 509

Deficiency #2 - Photo #6



Deficiencies - Wet

Deficiency #3

Sprinkler Type: Wet Has an internal visual inspection of piping been performed in the last 5 years as required?: No

Notes: Perform internal visual inspection of piping as required.

Deficiency #4

Sprinkler Type: Wet Has the meter bypass backflow device been tested within the last 12 months as required?: No

Notes: Perform backflow testing as required.

Deficiency #5

Sprinkler Type: Wet

Has the FDC piping been hydro-statically tested in the last 5 years as required?: No

Notes: Perform hydro-testing as required.

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Deficiency #6

Sprinkler Type: Wet Are gauge(s) in good condition and less than 5 years old? Replacement required every 5 years.: No

Notes: Replace (1) outdated gauge(s) as required.

Deficiency #7

Sprinkler Type: Wet Has the main backflow device been tested within the last 12 months as required?: No

Notes: Perform backflow testing as required.

Deficiencies - Electric Fire Pump

Deficiency #8

Does the fire pump and all of its components appear to be in acceptable condition?: $\ensuremath{\mathsf{No}}$

Notes: See fire pump test report for deficiencies.

Deficiency #9

Are the suction and discharge gauges in good condition and not more than 5 years old? Replacement required every 5 years.: No

Notes: Replace (4) outdated gauge(s) as required.

Deficiency #10

Has a full flow test been performed in the last 12 months as required? If yes, see separate report for results. : ${\rm No}$

Notes: The fire pump test could not be completed. See fire pump test for deficiencies.

Deficiencies - Standpipe East Stair

Deficiency #11

Have all hose valves been exercised/tested as required?: No

Notes: Exercise as required.

Deficiency #12

Are gauge(s) in good condition and less than 5 years old? (Replacement required every 5 years): $\rm No$

Notes: Replace (1) outdated gauge(s) as required.

2023-09-29

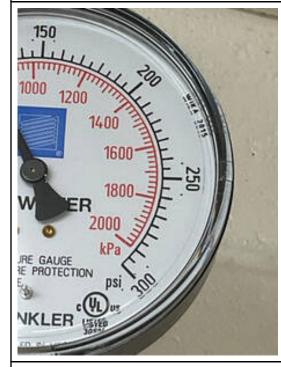
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Date Taken: September 29, 2023

Deficiency #12 - Photo #1



Deficiency #13

Wet Standpipe: Has a flow test been performed within the last 5 years as required?: $\ensuremath{\mathsf{No}}$

Notes: Perform flow testing as required.

Deficiencies - Standpipe West Stair

Deficiency #14

Have all hose valves been exercised/tested as required?: No

Notes: Exercise as required.

Deficiency #15

Are gauge(s) in good condition and less than 5 years old? (Replacement required every 5 years): $\rm No$

Notes: Replace (1) outdated gauge(s) as required.

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Date Taken: September 29, 2023

Deficiency #15 - Photo #1



Deficiency #16

Wet Standpipe: Has a flow test been performed within the last 5 years as required?: $\ensuremath{\mathsf{No}}$

Notes: Perform flow testing as required.

Deficiencies - Valves

Deficiency #17

Location: 5th Stair Make: N/A Model: N/A Valve Type: OS&Y Size: 4 Description: Roof Header Open?: No Signs: No Exercised?: No

Notes: Add signage as required.

Normally closed valve.

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Date Taken: September 29, 2023

Deficiency #17 - Photo #1



Deficiencies - Drain Valves

Deficiency #18

Location: Basement Make: N/A Model: N/A Description: 2" Main Drain Dry Type: angle_valve Water Flow Observed?: No

Notes: The floor drain could not handle the main drain test flow.

Report of Insp Annual NFPA 25	pection / Test			
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Inspector Signature	e			
l state that the informatic operational condition upo	on on this form is correct a on completion of this insp	at the time and place of my inspe pection except as noted.	ection, and all ec	quipment tested at this time was left in
Inspector Name Kalin Sellers	Signature	S		Date Completed 2023-09-29
Client Signature	•			
damage to the existing fir susceptible to damage by upon inspection. In the ev Company expressly discla such condition. Customer responsibility of the Customer maintain or drain such sy to the system may result code review, a system or WARRANTY DISCLAIMER - which it was originally int	re protection systems. Cus v water intrusion, ice, or or vent that water, ice, or oth aims any responsibility for r acknowledges this warni omer to maintain its fire p systems may lead to breaks in injury, damage to prop code compliance evaluati This inspection is not a g ended, is free of all defect	stomer understands and express ther conditions inside the piping her conditions occur which render r such conditions, and assumes r ing, and acknowledges that unde protection system, including but i s or other conditions that may re erty and loss of use. INTENT OF I on, a occupancy/hazard of conte uarantee or warranty that the sy	ly acknowledge: that Arbor Inspe- the fire protect or responsibility or NFPA and other not limited to en- nder the fire pro- NSPECTION - Th- nts survey or to stem will in all of liance with all ap-	ughout the facility to prevent freezing or s that fire protection systems are ection Services (Company) cannot detect tion system inoperable or damaged, to investigate the cause, source or extent of er applicable codes and regulations, it is the suring proper drainage. Failure to properly otection system inoperable, or that damage his inspection/testing is not intended to be a provide maintenance. INSPECTION ases provide the level of protection for oplicable codes. Customer agrees that it has
Client Name	Signature			Date Completed
Tj Irvine	T	h		2023-09-29