

Report of Inspection / Test

Annual NFPA 25

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



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

| | | | |
|---|-----|--|-----|
| Is 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 |
| Is 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 |

Report of Inspection / Test

Annual NFPA 25

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



Report of Inspection / Test for System - Wet

BACKFLOW PREVENTERS

| | | | |
|---|--------|---|-----|
| Is 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

| | | | |
|---|-------|--|---------|
| Type of piping installed? | Steel | Does all visible piping appear to be in good condition, properly supported and free from external loads? | Yes |
| Has an internal visual inspection of piping been performed in the last 5 years as required? | No | Record the date of the last 5 year internal piping inspection. | 10/2017 |

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 riser? | N/A | Is the main drain valve properly sized, properly installed, separated from the gauge and in good condition? | Yes |
| Are gauge(s) in good condition and less than 5 years old? Replacement required every 5 years. | No | Riser area appears to be properly heated with a permanent heat source? | Yes |
| Is the riser accessible at all times as required? | Yes | | |

Report of Inspection / Test for Asset - Electric Fire Pump

MISCELLANEOUS

| | | | |
|--|-----|--|-----|
| 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 |

Report of Inspection / Test

Annual NFPA 25

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



| | | | |
|---------------------------------------|-----|---|----|
| Record fire pump start pressure (psi) | 120 | Are the suction and discharge gauges in good condition and not more than 5 years old? Replacement required every 5 years. | 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 Inspection / Test for Asset - Standpipe East Stair

INSPECTION

| | | | |
|--|-----|--|-----|
| Are gauge(s) in good condition and less than 5 years old? (Replacement required every 5 years) | No | Do all hose valves and/or hose stations appear to be properly accessible as required? | Yes |
| Are all hoses in place, properly racked and appear to be in good visual condition? | N/A | Record the number of 1.5" fire hoses | 0 |
| Have all accessible 1.5" fire hoses been tested/tagged in the last 12 months as required? | N/A | Do all hose valves (1.5" and 2.5") appear to be in good visual condition and properly installed? | Yes |
| Record the number of 2.5" hose valves | 5 | Wet Standpipe: Has a flow test been performed within the last 5 years as required? | No |
| Dry/Manual Standpipe: Has a hydrostatic test been performed within the last 5 years as required? | N/A | Have all hose valves been exercised/tested as required? | No |

INSPECTION

| | | | |
|--|-----|--|-----|
| Are gauge(s) in good condition and less than 5 years old? (Replacement required every 5 years) | No | Do all hose valves and/or hose stations appear to be properly accessible as required? | Yes |
| Are all hoses in place, properly racked and appear to be in good visual condition? | N/A | Record the number of 1.5" fire hoses | 0 |
| Have all accessible 1.5" fire hoses been tested/tagged in the last 12 months as required? | N/A | Do all hose valves (1.5" and 2.5") appear to be in good visual condition and properly installed? | Yes |
| Record the number of 2.5" hose valves | 5 | Wet Standpipe: Has a flow test been performed within the last 5 years as required? | No |
| Dry/Manual Standpipe: Has a hydrostatic test been performed within the last 5 years as required? | N/A | Have all hose valves been exercised/tested as required? | No |

HOSE VALVES - Standpipe East Stair

| Location | Has PRV | Good 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 | |

Report of Inspection / Test for Asset - Standpipe West Stair

Report of Inspection / Test

Annual NFPA 25

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



INSPECTION

| | | | |
|---|-----|--|-----|
| Are gauge(s) in good condition and less than 5 years old? (Replacement required every 5 years) | No | Do all hose valves and/or hose stations appear to be properly accessible as required? | Yes |
| Are all hoses in place, properly racked and appear to be in good visual condition? | N/A | Record the number of 1.5" fire hoses | 0 |
| Have all accessible 1.5" fire hoses been tested/tagged in the last 12 months as required? | N/A | Do all hose valves (1.5" and 2.5") appear to be in good visual condition and properly installed? | Yes |
| Record the number of 2.5" hose valves | 5 | Wet Standpipe: Has a flow test been performed within the last 5 years as required? | No |
| Dry/Manual Standpipe: Has a hydrostatic test been performed within the last 5 years as required? | N/A | Have all hose valves been exercised/tested as required? | No |

INSPECTION

| | | | |
|---|-----|--|-----|
| Are gauge(s) in good condition and less than 5 years old? (Replacement required every 5 years) | No | Do all hose valves and/or hose stations appear to be properly accessible as required? | Yes |
| Are all hoses in place, properly racked and appear to be in good visual condition? | N/A | Record the number of 1.5" fire hoses | 0 |
| Have all accessible 1.5" fire hoses been tested/tagged in the last 12 months as required? | N/A | Do all hose valves (1.5" and 2.5") appear to be in good visual condition and properly installed? | Yes |
| Record the number of 2.5" hose valves | 5 | Wet Standpipe: Has a flow test been performed within the last 5 years as required? | No |
| Dry/Manual Standpipe: Has a hydrostatic test been performed within the last 5 years as required? | N/A | Have all hose valves been exercised/tested as required? | No |

HOSE VALVES - Standpipe West Stair

| Location | Has PRV | Good 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 | |

MAIN DRAIN FLOW TESTS

| System | Initial Static | Residual | Static | Seconds to Return to Initial Static | Flow Observed? |
|--------|----------------|----------|--------|-------------------------------------|----------------|
| Wet | 135 | N/A | N/A | N/A | Yes |

Report of Inspection / Test

Annual NFPA 25

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



INSPECTORS TEST CONNECTION

| System | Location | Description | Time to Alarm (seconds) | Reported? | Smooth Orifice | Easily Accessible | Signs? | Pass? |
|--------|---------------------|-------------|-------------------------|-----------|----------------|-------------------|--------|-------|
| Wet | Basement at OH door | 1" Ball | 39 | Yes | Yes | Yes | Yes | Yes |

VALVES

| System | Description | Location | Valve Type | Size | Secured | Open | Easily Accessible | Signs | Exercised | Stems Lubricated | Flow Pass | Tamper Pass |
|--------|----------------|-----------------------|-------------|------|----------------|------|-------------------|-------|-----------|------------------|-----------|-------------|
| Wet | City valve 1 | Basement | OS&Y | 6 " | Monitored | Yes | Yes | Yes | Yes | Yes | N/A | Pass |
| Wet | Roof Header | 5th Stair | OS&Y | 4 " | Locked | No | Yes | No | No | Yes | N/A | N/A |
| Wet | Bypass 1 | Basement | Butterfly | 6 " | Sealed | Yes | Yes | Yes | Yes | N/A | N/A | N/A |
| Wet | Bypass 2 | Basement | Butterfly | 6 " | Sealed | Yes | Yes | Yes | Yes | N/A | N/A | N/A |
| Wet | Pump discharge | Basement | Butterfly | 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 |
| Wet | Test header | Basement near OH door | Butterfly | 6 " | Sealed | Yes | Yes | Yes | Yes | N/A | N/A | N/A |

DRAIN VALVES

| System | Description | Location | Drain | Aux Drain Drained | Water Flow Observed |
|--------|---------------|----------|-------------|-------------------|---------------------|
| Wet | 2" Main Drain | Basement | Angle Valve | N/A | No |

Report of Inspection / Test

Annual NFPA 25

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



Questions with Photos and Notes

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

Yes

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.

Report of Inspection / Test

Annual NFPA 25

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



Deficiencies - General Questions

Deficiency #1

Are all visible sprinkler heads properly adjusted with listed escutcheons in place?: 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



Date Taken: August 21, 2019
Comments: 1st floor near room 110

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #1 - Photo #2



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

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #1 - Photo #3



Date Taken: September 29, 2023
Comments: 3rd floor adj 1 conduit in the way

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #1 - Photo #4



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

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #1 - Photo #5



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

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #1 - Photo #6



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

Deficiency #1 - Photo #7



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

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #1 - Photo #8



Date Taken: September 29, 2023
Comments: Outside of Community Room (ar1)

Deficiency #2

Do all visible sprinkler heads appear to be free of damage/foreign materials?:

No

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

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #2 - Photo #1



Date Taken: September 24, 2021
Comments: 5th Floor hallway (4) corroded

Report of Inspection / Test

Annual NFPA 25

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



Deficiency #2 - Photo #2



Date Taken: September 24, 2021
Comments: 5th Floor at elevator bent deflector

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #2 - Photo #3



Date Taken: September 24, 2021
Comments: 4th Floor bent deflector at 414

Report of Inspection / Test

Annual NFPA 25

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



Deficiency #2 - Photo #4



Date Taken: September 24, 2021
Comments: 4th Floor hallway (1) corroded

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #2 - Photo #5



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

Report of Inspection / Test

Annual NFPA 25

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



Deficiency #2 - Photo #6



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

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.

Report of Inspection / Test

Annual NFPA 25

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



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?: 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. : 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): No

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

Report of Inspection / Test

Annual NFPA 25

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



Deficiency #12 - Photo #1



Date Taken: September 29, 2023

Deficiency #13

Wet Standpipe: Has a flow test been performed within the last 5 years as required?: 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): No

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

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #15 - Photo #1



Date Taken: September 29, 2023

Deficiency #16

Wet Standpipe: Has a flow test been performed within the last 5 years as required?: 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.

Report of Inspection / Test

Annual NFPA 25

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

**Arbor Inspection
Services, LLC**

Deficiency #17 - Photo #1



Date Taken: September 29, 2023

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 Inspection / Test

Annual NFPA 25

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




Inspector Signature

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

| Inspector Name | Signature | Date Completed |
|----------------|---|----------------|
| Kalin Sellers |  | 2023-09-29 |

Client Signature

CUSTOMER RESPONSIBILITIES - Customer shall be responsible for maintaining adequate heat throughout the facility to prevent freezing or damage to the existing fire protection systems. Customer understands and expressly acknowledges that fire protection systems are susceptible to damage by water intrusion, ice, or other conditions inside the piping that Arbor Inspection Services (Company) cannot detect upon inspection. In the event that water, ice, or other conditions occur which render the fire protection system inoperable or damaged, Company expressly disclaims any responsibility for such conditions, and assumes no responsibility to investigate the cause, source or extent of such condition. Customer acknowledges this warning, and acknowledges that under NFPA and other applicable codes and regulations, it is the responsibility of the Customer to maintain its fire protection system, including but not limited to ensuring proper drainage. Failure to properly maintain or drain such systems may lead to breaks or other conditions that may render the fire protection system inoperable, or that damage to the system may result in injury, damage to property and loss of use. INTENT OF INSPECTION - This inspection/testing is not intended to be a code review, a system or code compliance evaluation, a occupancy/hazard of contents survey or to provide maintenance. INSPECTION WARRANTY DISCLAIMER - This inspection is not a guarantee or warranty that the system will in all cases provide the level of protection for which it was originally intended, is free of all defects and deficiencies, or is in compliance with all applicable codes. Customer agrees that it has not retained Company to make these assessments unless otherwise specifically indicated.

| Client Name | Signature | Date Completed |
|-------------|--|----------------|
| Tj Irvine |  | 2023-09-29 |