



6106 Manufacturers Drive
Madison, WI 53704
main 608.216.0283
jfahern.com

Sprinkler Inspection Semi-Annual

Inspection Information

Work Order: 1949805
Agreement: 41798
Inspection Start Date: 04/22/2026
Customer PO:

Inspection Location

Capitol West Condos HOA
c/o Founders 3 Mngmt Co, 309 West Washington Street
Madison, WI 53703
CID: 16107 LOC ID: 082

Contact Information

Anna Newlun
Phone: (414) 242-7526
Capitolwestcondominiums@founders3.com

Inspection Contractor

J. F. Ahern Co. / Ahern Fire Protection
6106 Manufacturers Dr
Madison, WI 53704
(608) 216-0283
AhernService@jfahern.com

Inspection Technician Info

Technician: James Mann
Technician License: 1037894
Inspection Type: Semi-Annual
Codes: NFPA 25-2011
Inspection End Date: 04/22/2026

Equipment Summary

Control Valve	Total	32
	Passed	32
	Failed	0

Diesel Fire Pump	Total	1
	Passed	1
	Failed	0

Fire Department Connection	Total	2
	Passed	2
	Failed	0

Flow Alarm Switch	Total	19
	Passed	19
	Failed	0

Main Drain	Total	17
	Passed	17
	Failed	0

Deficiency Details

No Deficiencies Found

TECHNICIAN COMMENTS:

Inspection Contractor:

J. F. Ahern Co. / Ahern Fire Protection

6106 Manufacturers Dr

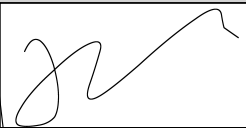
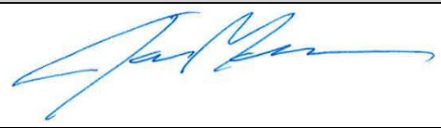
Madison, WI 53704

CLARIFICATIONS:

Any comments or findings in this inspection report are not in any way to be considered a fire protection engineering review.

Ahern performs valve status tests for control valves on looped fire mains as follows: First - control valves are exercised (i.e., fully-closed and fully-opened). Second - water is discharged through main drain assemblies, hydrants (if applicable), or other available outlets supplied by the looped fire main(s). This method does not guarantee that every control valve on the looped main is open, as water flow is supplied from both directions, but it does provide a reasonable check of water flow that is of material value to the fire protection system(s).

Full system demand, as stated in the fire pump test report(s), was provided by the Owner, or was determined from system information available to Ahern, such as as-built drawings, hydraulic system placards, or required minimum flow rates and residual pressures determined by the pipe schedule method, etc. Ahern does not guarantee this is the actual greatest hydraulic system demand due to factors beyond our control such as undocumented changes in building(s) usage, building(s) occupancy, and/or inaccurate system information.

Building Owner or Authorized Representative		Technician	
Signature:		Signature:	
Name:	Anna Newlun	Name:	James Mann
		License #:	1037894
Customer Signature Date:	04/22/2026	Inspection End Date:	04/22/2026

This inspection report is expressly subject to the terms and conditions of sale located at [J. F. Ahern Co. Terms and Conditions](#) which are incorporated by reference as if fully set forth herein. By accepting this inspection report you are deemed to have read, understood and accepted the electronic terms and conditions of sale.

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Equipment Details

Diesel Fire Pump	DIESELF00002 - Diesel Fire Pump	
	Qty: 1	Eq ID: DIESELF00002
Customer System ID		
Location In Building		
Manufacturer ID	Aurora	
Model ID	8-485-11a	
Pump Diesel Engine Horsepower	188.0000	
Pump Flow Rate	1000.0000	
Pump Rated Pressure	175.0000	
Serial #	07-1514941	
Question	Result	
Adequate heat in pump room (40°F. - pumps with engine heaters; 70°F. - pumps without engine heaters)?	Yes	
Ventilation louvers free to operate?	Yes	
Suction, discharge, and bypass (if provided) valves open?	Yes	
Piping free of leaks?	Yes	
Suction and system pressure gauges reading normal?	Yes	
Suction reservoir is full?	N/A	
Fuel, crankcase oil, and cooling water levels acceptable?	Yes	
Battery terminals tight, free from corrosion, and electrolyte levels acceptable?	Yes	
Controller selector switch in auto position and all visual and audible indicators normal?	Yes	
Is power provided to the jockey pump?	Yes	
Pump started automatically and ran without flowing water for at least 30 min.?	Yes	
Pump packing gland showing slight discharge? (Adjust if necessary)	Yes	
Pump system free from unusual noise or vibration?	Yes	
Packing boxes, bearings, and pump casing free from overheating?	Yes	
Time for engine to crank (15 sec. max.) and reach running speed (10 sec. max.) normal?	Yes	
Engine oil pressure, speed, water temperature, and oil temperature all within normal range?	Yes	
Cooling water flowing from heat exchanger?	Yes	
Fuel tank float switch and fuel solenoid valve operate properly?	Yes	
Flexible hoses and connections in fuel and coolant systems acceptable and fuel system free of water?	Yes	
Water pump and jacket water heater for coolant system operational and acceptable?	Yes	
Exhaust system free from leakage and condensate trap drained?	Yes	
Lube oil / block heater appears operational?	Yes	
Record starting pressure.	220 PSI	
Record suction pressure while pump running.	75 PSI	
Record discharge pressure while pump running.	250 PSI	
Batteries fully charged and battery case clean, dry, and free from corrosion?	Yes	
Charger and charge rate appear normal and battery charge being equalized?	Yes	
Cleaned strainer, filter, or dirt leg in diesel fuel system?	N/A	
Cleaned or replaced crankcase breather?	N/A	
Cleaned water strainer in cooling system?	N/A	
Exhaust system insulation acceptable and free from fire hazards?	Yes	
Electrical system free of wire chafing?	Yes	
Panels, boxes, and cabinets clean?	Yes	
Coolant system antifreeze protection level tested and acceptable?	N/A	
Flexible exhaust section acceptable?	Yes	

Sprinkler Questions	SPRKR QUES0020 - Sprinkler System - General	
	Qty: 1	Eq ID: SPRKR QUES0020
Customer System ID Location In Building		
Question	Result	
Gauges in good condition and showing normal water or air pressure?	Yes	
At the time of inspection, was there adequate heat (40°F min. or 70°F min. for diesel pumps without engine heater) in all valve and pump houses?	Yes	
Hydraulic nameplate (calculated systems only) securely attached to riser and legible?	Yes	
Alarm devices free from mechanical damage?	Yes	

Valve Inspection Record										
Valve ID	Valve Type	Size	Secured	Accessible	ID Signs	Wrenches	Proper Position And No Leaks	Tamper Switch Passed Test	Exercised	Lubricated
#1 BACKFLOW CV	Butterfly	8"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
#2 BACKFLOW CV	Butterfly	8"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
AFZ CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
BASEMENT CV	Butterfly	2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
CAP COURT NORTH CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
CAP COURT SOUTH CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 1 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 10 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 11 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 2 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 3 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 4 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 5 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 6 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 7 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 8 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FLR 9 CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FP BYPASS 1 CV	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FP BYPASS 2 CV	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FP DISCHARGE CV	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
FP INTAKE CV	OS&Y	8"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
GROUND FLR CV	Butterfly	3"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
HIGH PRESSURE DISCHARGE CV	Butterfly	4"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
LOW FLOW CV	Butterfly	2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
P1 CV	Butterfly	3"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
P2 CV	Butterfly	3"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
P3 CV	Butterfly	3"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
STAIR 1 CV	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
STAIR 2 CV	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
STAIR 3 CV	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
TESTHEADER	Butterfly	6"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A
WASH SQR CV	Butterfly	2 1/2"	Supervised	Yes	Yes	N/A	Yes	Yes	N/A	N/A

Fire Department Connection									
System ID	EQ ID	Type	Size	Location	Visible & Accessible	Plugs & caps in place & undamaged	Couplings/swivels undamaged & rotate smoothly	Check valve free of leaks & auto drain valve in place & operating properly	Internally inspected, debris removed & clapper operation verified
FDC NORTH	FDC000200	Wall Flush	2 1/2"x2 1/2"x4	northside	Yes	Yes	Yes	Yes	N/A
FDC WEST	FDCWEST	Wall Flush	2 1/2"x2 1/2"x4	west	Yes	Yes	Yes	Yes	N/A

Main Drain Tests					
System Number	Static Pressure Before Test (p.s.i.)	Residual Pressure (p.s.i.)	Time for Pressure to Return to Original (sec.)	Size of Drain	Are test results acceptable?
6th floor	115	100	2	1 1/4"	Yes
BASEMENT MD	160	150	2	2"	Yes
FLR 1 MD	140	120	2	1 1/4"	Yes
FLR 10 MD	95	85	2	1 1/4"	Yes
FLR 11 MD	90	80	2	1 1/4"	Yes
FLR 2 MD	130	115	2	1 1/4"	Yes
FLR 3 MD	125	110	2	1 1/4"	Yes
FLR 4 MD	125	110	2	1 1/4"	Yes
FLR 5 MD	120	105	2	1 1/4"	Yes
FLR 6 MD	115	100	2	1 1/4"	Yes
FLR 7 MD	115	95	2	1 1/4"	Yes
FLR 8 MD	110	90	2	1 1/4"	Yes
FLR 9 MD	100	90	2	1 1/4"	Yes
GROUND MD	145	125	2	1 1/4"	Yes
parking 2nd floor	145	125	2	1 1/4"	Yes
parking 3rd floor	145	120	2	1 1/4"	Yes
parking p1	150	130	2	1 1/4"	Yes

Water Flow Alarm Device Tests

System Number	Visual Inspection	Time to Alarm (sec.)	Results acceptable?
BASEMENT FLOW	Pass	35	Yes
CAP COURT NORTH FLOW	Pass	40	Yes
CAP COURT SOUTH FLOW	Pass	27	Yes
FLR 1 FLOW	Pass	33	Yes
FLR 10 FLOW	Pass	40	Yes
FLR 11 FLOW	Pass	45	Yes
FLR 2 FLOW	Pass	35	Yes
FLR 3 FLOW	Pass	30	Yes
FLR 4 FLOW	Pass	25	Yes
FLR 5 FLOW	Pass	39	Yes
FLR 6 FLOW	Pass	30	Yes
FLR 7 FLOW	Pass	30	Yes
FLR 8 FLOW	Pass	44	Yes
FLR 9 FLOW	Pass	35	Yes
GROUND FLR FLOW	Pass	20	Yes
P1 FLOW	Pass	30	Yes
P2 FLOW	Pass	30	Yes
P3 FLOW	Pass	40	Yes
WASH SQR FLOW	Pass	35	Yes