



## The Landing Condo Association- Clubhouse

953 Salt Pond Road  
Altamonte Springs, FL 342714  
407-774-4554

**Building Contact:** Janette Barcena  
**Title:** Contact

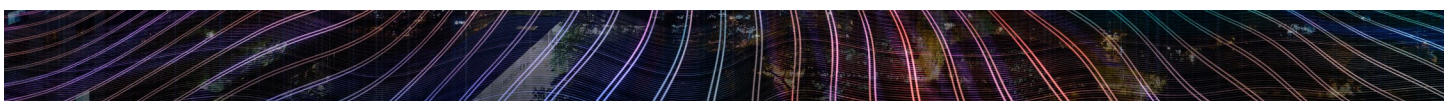
**Company:** United Fire Protection - Orlando  
**Contact:** Charlie Powell  
**Title:** Service Inspector

**Annual Inspection**

**Inspection Date: Nov 3, 2021**

### Tested to NFPA 25 Standards

This Inspection was performed in accordance with applicable Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.



# EXECUTIVE SUMMARY

Generated by: BuildingReports.com

## Building Information

<b>The Landing Condo Association-Clubhouse</b> 953 Salt Pond Road Altamonte Springs, FL 342714 United States of America	<b>Contact:</b> Janette Barcena
	<b>Phone:</b> 407-774-4554
	<b>Fax:</b>
	<b>Mobile:</b>
	<b>Email:</b> landing.coa@prhousingmanagement.com

## Inspection Performed By

<b>United Fire Protection - Orlando</b> 4602 35th Street Orlando, Florida 32811 United States	<b>Inspector:</b> Charlie Powell
	<b>Phone:</b> 407-720-0961
	<b>Fax:</b>
	<b>Mobile:</b>
	<b>Email:</b> cpowell@united-fire.com

## System Control Unit

System Type	System Location	Protected Area	Devices
Wet Pipe	Basement	Building-	2
Wet Pipe	Building-		1

## Inspection Summary

Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Device	1	20.00%	1	100.00%	1	100.00%	0	0.00%
Sprinkler	4	80.00%	4	100.00%	4	100.00%	0	0.00%
<b>Totals</b>	<b>5</b>	<b>100%</b>	<b>5</b>	<b>100.00%</b>	<b>5</b>	<b>100.00%</b>	<b>0</b>	<b>0.00%</b>

## Verification

**Company:** United Fire Protection - Orlando

**Inspector:** Charlie Powell

**Building:** The Landing Condo Association-Clubhouse

**Contact:** Janette Barcena



*Amell*

**Signed:** Nov 9, 2021

# NOTES & RECOMMENDATIONS

Generated by: BuildingReports.com

*The Notes & Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by Category.*

## General Note

walkthrough notes 11.8.21

Building 956

101-pass

102- pass

103-no answer

104-laundry painted

105-all painted

106-bedrooms painted

107-no answer

108-laundry painted

201-no answer

202-no answer

203-no answer

204-all painted

205-no answer

206-pass

207-bedrooms, laundry painted

208-no answer

301-pass

302-pass

303-bedrooms painted

304-pass

305-no answer

306-all painted

307-no answer

308-no answer

Building 958

101-no answer

102-all painted

103-all painted

104-pass

201-extremely dirty

202-no answer

203-no answer

204-no answer

301-no answer

302-no answer

303-no answer  
304-living room painted

Building 615  
101-no answer  
102-bedroom, living room  
103-no answer  
104-no answer  
201-bedroom, laundry  
202-pass  
203-no answer  
204-pass  
301-pass  
302-no answer  
303-bedroom painted  
304-all painted

Building 951  
101-no answer  
102-all painted  
103-all painted  
104-no answer  
201-locked couldn't get in  
202-pass  
203-no answer  
204-COVID positive  
301-pass  
302-no entry  
303-pass  
304-no answer

Building 631  
101-pass  
102-no answer  
103-no entry  
104-no answer  
201-bedrooms painted  
202-pass  
203-no answer  
204-no answer  
301-laundry  
302-no answer  
303-pass  
304-pass

Building 633  
101-no answer  
102-no answer  
103-bedrooms painted, rest dirty  
104-no answer

105-pass  
106-pass  
107-refused entry  
108-pass  
201-no answer  
202-all dirty  
203-no answer  
204-pass  
205-no answer  
206-bedrooms painted  
207-refused entry  
208-pass  
301-pass  
302-pall painted  
303-bedrooms painted  
304-bedrooms painted  
305-all painted  
306-no answer  
307-all dirty  
308-no answer

#### Building 635

101-pass  
102-no answer  
103-no answer  
104-laundry  
201-bedroom painted  
202-All painted  
203-no answer  
204-no answer  
301-pass  
302-pass  
303-pass  
304-no answer

#### Building 637

101-no answer  
102-no answer  
103-pass  
104- all printed  
201-no answer  
202-no answer  
203-pass  
204-no answer  
301-no answer  
302-pass  
303-pass  
304-bedroom painted

#### Building 642

101-pass  
102-all painted  
103-bedroom painted  
104-all dirty  
201-kitchen painted  
202-bedrooms painted  
203-pass  
204-no answer  
301-empty no keys  
302-no answer  
303-no answer  
304-no answer

#### Building 643

101-no answer  
102-no answer  
103-no answer  
104-no answer  
201-no answer  
202-pass  
203-no answer  
204-bedrooms painted  
301-no answer  
302-no answer  
303-bedrooms painted  
304-pass

#### Building 957

101-pass  
102-no answer  
103-pass  
104-pass  
201-no answer  
202-bedroom painted  
203-no answer  
204-no answer  
301-pass  
302-COVID positive  
303-empty unit, no keys  
304-kitchen , living room painted

#### Building 621

101-do not disturb sign  
102-no entry  
103-no answer  
104-pass  
201-no answer  
202-no entry  
203-pass  
204-no entry

301-no answer  
302-bedroom  
303-no answer  
304-no answer

Building 623

101-no answer  
102-all painted  
103-bedrooms painted  
104-no answer  
105-no answer  
106-pass  
107-no answer  
108-no answer  
109-no answer  
110-no answer  
111-pass  
112-no entry  
201-no answer  
202-pass  
203-all painted  
204-no answer  
205-no answer  
206-no answer  
207-pass  
208-laundry. Bedroom  
209-pass  
210-pass  
211-pass  
212-no answer  
301-bedroom painted  
302-no entry  
303-all painted  
304-no answer  
305-no answer  
306-no answer  
307-all painted  
308-no answer  
309-no answer  
310-pass  
311-pass  
312-pass

Building 625

101-pass  
102-no answer  
103-pass  
104-all dirty (extremely)  
201-bedroom  
202-no answer



203-living room,bedroom  
204-pass  
301-bedroom  
302-pass  
303-living took  
304-no answer

Building 627  
101-no answer  
102-no answer  
103-living room, kitchen painted  
104-all painted  
201-no answer  
202-all painted  
203-bedrooms  
204-bedroom  
301-bedroom  
302-no answer  
303-no answer  
304-all painted

Building 629  
101-pass  
102-pass  
103-no answer  
104-no answer  
105-no answer  
106-all painted  
107-no answer  
108-no answer  
201-no answer  
202-bedroom, laundry  
203-no answer  
204-no answer  
205-no answer  
206-pass  
207-no answer  
208-no answer  
301-no answer  
302-no answer  
303-no entry  
304-refused entrance  
305-no answer  
306-no answer  
307-bedrooms  
308-bedroom

Building 976  
101-no answer  
102-no answer

103-no answer  
 104-no answer  
 201-pass  
 202-no answer  
 203-refused entry  
 204-pass  
 301-no answer  
 302-no entry  
 303-no answer  
 304-no answer

Building 974  
 101-empty unit  
 102-no answer  
 103-all painted  
 104-no answer  
 105-all painted  
 106-no answer  
 107-not home  
 108-bedroom  
 203-no answer  
 204-pass  
 205-pass  
 206-no answer  
 207-pass  
 208-no answer  
 303-not home  
 304-no answer  
 305-living room, laundry  
 306-all dusty

### Building: The Landing Condo Association-Clubhouse

Note	Device Type	Location	Comment	ScanID
SPRINKLER				
1	Sprinkler Box Spares	Maintenance shop	Passed	18374951
None in head box 10-26-20				

# INSPECTION & TESTING

Generated by: BuildingReports.com

The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed/Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

## Building: The Landing Condo Association-Clubhouse

Device Type	Location	Service	Time	Date
PASSED				
Sprinkler Box Spares	Maintenance shop	Annual	8:55:44 AM	11/03/2021
Sprinkler Box Spares	Maintenance shop	Annual	8:55:45 AM	11/03/2021
Basement Wet Pipe, Building-				
Electric Bell	Maintenance shop next to FACP	Annual	8:55:49 AM	11/03/2021
Sprinkler Box	Maintenance shop next to FACP	Annual	8:55:43 AM	11/03/2021
Building- Wet Pipe				
Sprinkler Box	Maintenance shop next to FACP	Annual	8:55:38 AM	11/03/2021

# WET PIPE FIRE SPRINKLER SYSTEMS

Generated by: BuildingReports.com

This section lists out all the devices and components that have been associated with a Wet Pipe System and provides details as to type of component, pressure readings, response time, etc. If a component has an OK checkbox that is checked, then that component was actually tested. However, for Pass/Fail test results, see the Inspection and Testing section.

**Building:** The Landing Condo Association-Clubhouse

**Basement, Building-**

## DEVICES

### Sprinkler Box

Qty	Tool Available?	SIN List?	Size	Manufacturer	Location	OK	ScanID
2	Yes		6 unit		Maintenance shop next to FACP	<input checked="" type="checkbox"/>	18374949

### Electric Bell

Location	Size	Manufacturer	Model	OK	ScanID
Maintenance shop next to FACP		Notifier	KMS-6-24VDC/P	<input checked="" type="checkbox"/>	43717771

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**Building-**

## DEVICES

### Sprinkler Box

Qty	Tool Available?	SIN List?	Size	Manufacturer	Location	OK	ScanID
10	Yes		12 unit		Maintenance shop next to FACP	<input checked="" type="checkbox"/>	18374952

# INVENTORY & WARRANTY REPORT

Generated by: BuildingReports.com

The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

## Building: The Landing Condo Association-Clubhouse

Device or Type	Category	% of Inventory	Quantity
Electric Bell	Device	20.00%	1
Sprinkler Box	Sprinkler	40.00%	2
Sprinkler Box Spares	Sprinkler	40.00%	2

Device Type	Qty	Model #	Description	Install Date
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### IN SERVICE - 10 YEARS TO 15 YEARS

Sprinkler Box Spares	1	TY1334	Horizontal Sidewall	10/31/2012
Sprinkler Box Spares	1	TY2234	Pendant	10/31/2012

### Basement Wet Pipe, Building-

Sprinkler Box	1			10/31/2012
Electric Bell	1	KMS-6-24VDC/P		10/31/2012

### Building- Wet Pipe

Sprinkler Box	1			10/31/2012
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