

SITE SURVEY REPORT

Sprinkler Routine Inspection

Prepared for	Kestrel Park Storage Ltd
Date	28 Sep 2026
Site	Kestrel Park Warehouse 2, Doncaster
Prepared by	O. Byrne

FORM

Sprinkler Routine Inspection**1. Record details and scope**

Project	Kestrel Park Warehouse 2, Doncaster: weekly sprinkler check (completed example)
Site or premises address	Warehouse 2, Kestrel Park, Bawtry Road, Doncaster
Client or organisation	Kestrel Park Storage Ltd
Record date	28 Sep 2026
Person completing the record	O. Byrne

For trained persons working within an approved routine schedule. This is not system commissioning, hydraulic design verification or permission to operate valves or disable protection.

BAFSA describes routine checks and specialist maintenance for sprinkler-protected buildings. Use the system's applicable standard, approved schedule and competent contractor advice; routine observations do not replace specialist servicing.

2. System and schedule

System, protected area and responsible person	Wet pipe sprinkler system, installations A and B, protecting the high-bay warehouse and dispatch. Responsible person: G. Firth, site manager.
Applicable standard and maintenance schedule	BS EN 12845 system. Weekly routine schedule from the sprinkler contractor, MS-KP-02 rev 3.
Authorised procedure and checker training reference	Weekly check procedure KP-SPR-01. Checker trained by the sprinkler contractor on 2026-02-10, record TR-KP-019.
Last specialist service and open defects	Quarterly service 2026-08-19 by the sprinkler contractor, report SC-0819-2. No open defects.

3. Routine observations

Visible heads and guards checked for damage or obstruction	Action needed
Action, limitation or reason not applicable	Guard on one head above dock door 4 bent, probably by a mast on a truck. Head itself looks undamaged from the floor. Reported to the contractor.
Control valves observed in their documented normal state	Acceptable
Alarm panel and supply status observed	Acceptable

Protected areas checked for relevant storage or layout changes	Acceptable
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Plant-room access and visible leaks checked	Acceptable
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4. Tests and impairment

Authorised tests performed, results and report references	Weekly gauge readings: installation A 7.1 bar above and below the valve, installation B 7.2 bar. Water motor alarm test done on both installations under KP-SPR-01, both gongs sounded. Sprinkler pump start test done under KP-SPR-01, pump started and ran normally, see weekly log WL-KP-0928.
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Impairment identified	No impairment identified within scope
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Specialist restoration and verification reference	Contractor to inspect the dock door 4 head and guard, visit ref SC-CO-26-0412
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Observed condition evidence



5. Actions and review

Are further actions required?	Yes
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Further action 1: Sprinkler contractor to inspect and replace the bent guard above dock door 4 and check the head. Ref SC-CO-26-0412.

Action and evidence reference	Sprinkler contractor to inspect and replace the bent guard above dock door 4 and check the head. Ref SC-CO-26-0412.
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Person responsible	G. Firth, site manager
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Target date	9 Oct 2026
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Action status	Open
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Further action 2: Remind drivers to lower masts before entering dock doors.

Action and evidence reference	Remind drivers to lower masts before entering dock doors.
Person responsible	G. Firth, site manager
Target date	5 Oct 2026
Action status	Completed
Completion evidence	Toolbox talk to the dock team on 2026-10-01, signed sheet TT-26-044.
Outstanding limitations and information to pass on	Routine weekly check only. Heads in the high bay viewed from the floor. Photo shows the aisle 4 racking layout as found, unchanged since the last check. Not a substitute for the contractor's service.
Record status	Ready for review
Reviewed by	G. Firth, site manager
Review date	29 Sep 2026
Author signature	

O. Byrne

Signing records the information entered. It does not itself certify legal compliance, remove a limitation or authorise unsafe work.