SITE survey. APP

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.

2. System and schedule

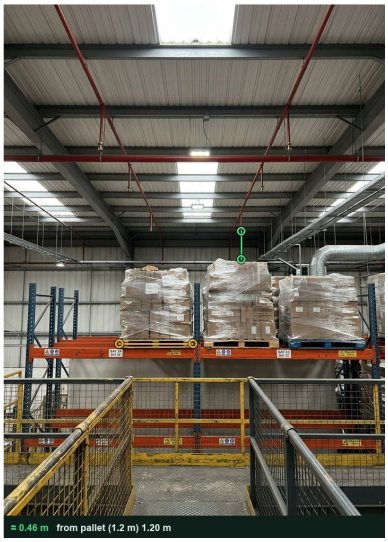
System, protected area and responsible person	Wet pipe sprinkler system, installations A and B, protecting the high-bay warehouse and dispatch. Responsible person: G. Firth, site manager.
Control valve set location	Sprinkler valve room door, north-east corner of Warehouse 2, by the pump house · 53.498620, -1.094310 (SE 60177 00594, ±4 m)
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	Action needed
Action, limitation or reason not applicable	Top-level pallets in bays 22 to 24 of aisle 4 are stacked higher than usual: about 0.46 m below the sprinkler deflectors, measured from a photo with a pallet as the reference, against 1.0 m on the system design. Warehouse supervisor told; pallets to be broken down to the marked height today.
Plant-room access and visible leaks checked	Acceptable
Minimum clearance below the sprinkler deflectors (m)	1.00
Smallest clearance seen, top of the stored goods to the deflectors (m)	0.46

Smallest clearance seen, top of the stored goods to the deflectors (m): measuring photo



Clearance check	Less than the minimum

> Stored goods are closer to the sprinkler deflectors than the design minimum. Lower the stock and tell the responsible person and the sprinkler contractor.

Observations needing action	2
Not checked	0

4. Gauges and weekly tests

Gauge readings 1: Installation A

Installation or valve set	Installation A
Pressure above the alarm valve (bar)	7.1
Pressure below the alarm valve (bar)	7.1

Minimum from the approved schedule or contractor (bar)	6.5
Readings against the minimum	At or above the minimum

Gauge readings 2: Installation B

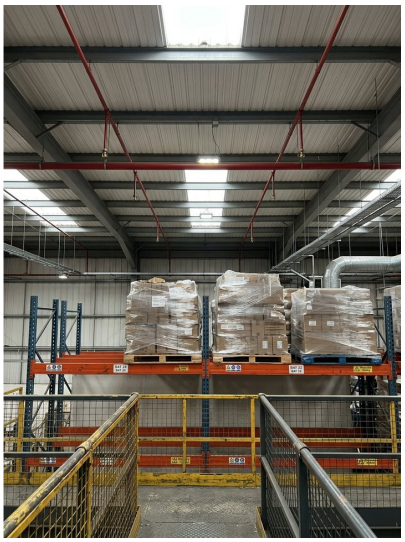
Installation or valve set	Installation B
Pressure above the alarm valve (bar)	7.2
Pressure below the alarm valve (bar)	7.2
Minimum from the approved schedule or contractor (bar)	6.5
Readings against the minimum	At or above the minimum
Installations with a reading below the minimum	0
Weekly tests with a defect	0
Other authorised tests, results and report references	Gauge readings above. 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.

5. Impairment and next checks

Impairment identified	No impairment identified within scope
Specialist restoration and verification reference	Contractor to inspect the dock door 4 head and guard, visit ref SC-CO-26-0412

Observed condition evidence









6. Actions and review

Are further actions required?	Yes

Further action 1: Break down the top-level pallets in aisle 4 bays 22 to 24 to the marked maximum height and check the rest of the aisle.

Action and evidence reference	Break down the top-level pallets in aisle 4 bays 22 to 24 to the marked maximum height and check the rest of the aisle.
Person responsible	D. Kerr, warehouse supervisor
Target date	28 Sep 2026
Action status	Completed
Completion evidence	Pallets broken down by 15:00 on 2026-09-28; aisle rechecked from the mezzanine, all below the marked height.

Further action 2: 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.
Person responsible	G. Firth, site manager
Target date	9 Oct 2026
Action status	Open

Further action 3: 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 and the mezzanine; the clearance is a photo measure, not a survey. 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	

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