Abbreviated Fire Sprinkler System Condition Survey

Name	Date Prepared
Description	Phone No.
Property Address	Prepared By
Fire Sprinkler System Type Wet	Approximate Age (Yrs)

Check Points

#	General	Y	N	NA
1	Sprinkler system extended to all visible areas inside the building			
2	Building protected by a wet system w/anti-freeze as may be required inside attics/unconditioned spaces above finish or suspended ceiling systems			
	Verification of Fire Sprinkler Inspections & Testing			
3	Documentation available/provided for review to show proof of annual fire sprinkler system inspections mandated by NFPA 25			
4	Documentation available/provided for review to show proof of 5-year fire sprinkler system testing mandated by NFPA 25			
5	Documentation available/provided for review to show proof of annual fire alarm/detection system inspection reports mandated by NFPA 72			
6	Fire sprinkler system piping backflow prevention assemblies tested annually			
7	Anti-freeze systems tested per NFPA 25			
	Fire Sprinkler Equipment Room/Location			
8	Riser, piping and fittings free from leaks			
9	Gauges turned on/in serviceable condition and free from physical damage			
10	Hydraulic name plate present and legible			
11	Readily accessible (not obstructed by storage, personal effects, etc.)			
	Fire Sprinkler Heads Open to View			
12	Sprinkler heads appear to be free from leaks, paint (other than OEM provided), corrosion and loading			
13	Sprinkler heads appear to be free from physical damage			
14	Adequate number of spare heads with wrench provided per NFPA 25			
15	Proper clearance between top of storage and sprinkler heads with no objects too close or beneath that can act to obstruct or impede flow			
	Fire Alarm Devices Open to View			
16	Free from signs of physical damage			
17	Integral fire alarm devices tested per NFPA 25			

Legend: Y=Yes, N=No, NA=Not Applicable/Not Assessed Under Scope of Survey

Abbreviated Fire Sprinkler System Condition Survey

Name	Contact
Description	Phone No.
Property Address	Prepared By
Fire Sprinkler System Type Wet	Approximate Age (Yrs)

Check Points

#	Fire Department Connection (FDC)	Y	N	NA
18	FDC present. visible and readily accessible—not blocked/obstructed by planting, overgrown vegetation, personal storage up against, etc.			
19	FDC piping equipped with check valve properly installed			
20	FDC with caps secured in place and free from physical damage			
21	Identification sign posted/in-place			
	Fire Sprinkler Piping & Fittings Open to View			
22	Hangars, braces, supports secured in place and free from physical damage			
23	Sprinkler piping free from draped on/hanging objects			
24	Piping and fittings free from corrosion			
25	Piping and fittings free from physical damage			
	Water System Control Valves Open to View			
26	Free from leaks			
27	Valves readily accessible and free from obstruction			
28	Provided with applicable identification			
29	Sealed, locked or supervised			
30	Control valves in normal open/closed position			

Additional Comments/Remarks

Legend: Y=Yes, N=No, NA=Not Applicable/Not Assessed Under Scope of Survey

Note: Survey specifically excludes: [1] calculations and testing of any kind to verify adequacy, performance or fitness for use of the fire protection sprinkler system, [2] verification of licensing including proper classification of any company or contractor that provided inspection or testing reports for the fire protection sprinkler system, alarm system under review. [3] verification of all inspections/testing mandated by NFPA 25 and 72.

Authorized By: _____
(Customer Signature)

NFPA 25 Code Requirements

Periodic Inspections

Obstruction Inspections

"An investigation of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of investigating for the presence of foreign organic and inorganic material."
NFPA 25, 2002 ed. Chapter 13, Sec. 13.2.1

Valves & Valve Components

Alarm Valves: *"Alarm Valves and their associated strainers, filters, and restriction orifices shall be inspected internally every 5 years unless tests indicate a greater frequency is necessary."*
NFPA 25, 2002 ed. Chapter 12 Sec. 12.4.1.2

Check Valves: *"Inspection. Valves shall be inspected internally every 5 years to verify that all components operate correctly, move freely, and are in good condition."*
NFPA 25, 2002 ed. Chapter 12 Sec. 12.4.2.1

Preaction/Deluge Valves: *"Internal inspection of valve that can be reset without the removal of a faceplate shall be permitted to be conducted every 5 years."*
NFPA 25, 2002 ed. Chapter 12 Sec. 12.4.3.1.7.1

"Strainers, filters, restricted orifices and diaphragm chambers shall be inspected internally every 5 years unless tests indicate a greater frequency is necessary."
NFPA 25, 2002 ed. Chapter 12 Sec. 12.4.3.1.8

Dry Pipe Valves: *"Strainers, filters, restricted orifices and diaphragm chambers shall be inspected internally every 5 years unless tests indicate a greater frequency is necessary."*
NFPA 25, 2002 ed. Chapter 12 Sec. 12.4.4.1.6

Water Storage Tanks:

"The interior of steel tanks without corrosion protection shall be inspected every 3 years."
NFPA 25, 2002 ed. Chapter 9 Sec. 9.2.6.1.1

"The interior of all other types of tanks shall be inspected every 5 years."
NFPA 25, 2002 ed. Chapter 9 Sec. 9.2.6.1.2

NFPA 25 Code Requirements

Periodic Tests

Valves and Components

Dry pipe valves / Quick-Opening devices: *"Every 3 years and when the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick opening device, if provided in service."* NFPA 25, 2002 ed. Chapter 12, Sec 12.4.4.2.2.2

Pressure Reducing and Relief Valves:

Sprinkler pressure reducing control valves: *"A full flow test shall be conducted on each valve at 5-year intervals and shall be compared to previous test results."* NFPA 25, 2002 ed. Chapter 12 Sec.12.5.1.2

Hose Connection Pressure Reducing Valves: *"A full flow test shall be conducted on each valve at 5-year intervals and shall be compared to previous test results."*
NFPA 25, 2002 ed. Chapter 12 Sec. 12.5.2.2

Hose Rack Assembly Pressure Reducing Valves: *"A full flow test shall be conducted on each valve at 5-year intervals and shall be compared to previous test results."*
NFPA 25, 2002 ed. Chapter 12 Sec. 12.5.3.2

Sprinkler Systems

Gauges: *"Gauges shall be replaced every 5 years or tested every 5 years by comparison with a calibrated gauge. Gauges not accurate to within 3 percent of the full scale shall be recalibrated or replaced."* NFPA 25, 2002 ed. Chapter 5, Sec. 5.3.2

Sprinklers-Extra High Temperature: *"Representative samples of solder-type sprinklers with a temperature classification of extra high 163°C (325°F) or greater that are exposed to semi continuous to continuous maximum allowable ambient temperature conditions shall be tested a 5-year intervals."*
NFPA 25, 2002 ed. Chapter 5 Sec. 5.3.1.1.1.3

Sprinklers–Fast Response: *"Sprinklers manufactured using fast-response elements that have been in service for 20 years shall be tested. They shall be retested at 10-year intervals."*
NFPA 25, 2002 ed. Chapter 5 Sec. 5.3.1.1.1.2

Sprinklers: *"Where sprinklers have been in service for 50 years, they shall be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at 10-year intervals."* NFPA 25, 2002 ed. Chapter 5 Sec. 5.3.1.1.1

Sprinklers-Corrosive Environment: ***"****Where sprinklers are subjected to harsh environments, including corrosive atmospheres and corrosive water supplies, on a 5-year basis, sprinklers shall either be replaced or representative sprinkler samples shall be tested."* NFPA 25, 2002 ed. Chapter 5 Sec. 5.3.1.1.2

Standpipe and Hose Systems

Hose: Fire hoses shall be tested every 5 years per NFPA 1962.

Hydrostatic Test: *"Hydrostatic tests at not less than 13.8-bar (200 psi) pressure for 2 hours, or at 3.4 bar (50 psi) in excess of the maximum pressure, where maximum pressure is in excess of 10.3-bar (150 psi), shall be conducted every 5 years on dry standpipe systems and dry portions of wet standpipe systems."*
NFPA 25, 2002 ed. Chapter 6 Sec. 6.3.2.1

Flow Test: *"A flow test shall be conducted every 5 years at the hydraulically most remote hose connection of each zone of an automatic standpipe system to verify the water supply still provides the design pressure at the required flow."* NFPA 25, 2002 ed. Chapter 6 Sec. 6.3.1.1

Private Fire Service Mains

Underground and Exposed Piping Flow Tests: *"Underground and exposed piping shall be flow tested to determine the internal condition of the piping at minimum 5-year intervals."*
NFPA 25, 2002 ed. Chapter 7 Sec. 7.3.1

Water Storage Tanks

Level Indicators: *"Level indicators shall be tested every 5 years for accuracy and freedom of movement."*
NFPA 25, 2002 ed. Chapter 9 Sec. 9.3.1