

Automatic Sprinkler Systems Inspection, Testing, and Maintenance of Preaction/Deluge Sprinkler Systems

Property Name: _____ Inspector: _____

Property Address: _____ Contract No.: _____

Phone Number: _____ Date: _____

This Report Covers: Monthly Quarterly Annual
 Three-Year Five-Year

Inspections

Monthly

Yes No N/A Gauges—normal air and water pressure maintained

Control Valves

Yes No N/A In the correct (open or closed) position

Yes No N/A Sealed, locked, or supervised

Yes No N/A Accessible

Yes No N/A Free from damage or leaks

Yes No N/A Proper signage

Deluge Valve

Yes No N/A Exterior free of damage, trim valves are in correct open or closed position, and intermediate chamber is not leaking

Quarterly

Yes No N/A Alarm devices—free of damage

Yes No N/A Hydraulic data nameplate—securely attached to riser/legible

Fire Department Connections

Yes No N/A Visible and accessible

Yes No N/A Coupling/swivels operate correctly

Yes No N/A Plugs/caps are in place

Yes No N/A Gaskets are not damaged

Yes No N/A Identification signs are in place

Yes No N/A Check valve is not leaking

Yes No N/A Ball drip is functional

Yes No N/A FDC clapper is functional

Pressure Reducing Valve

Yes No N/A In the open position/not leaking

Yes No N/A Maintaining downstream pressure

Form 7

Yes No N/A In good condition

Annual

Sprinklers

- Yes No N/A No damage or leaks
- Yes No N/A Free of corrosion, foreign material, or paint
- Yes No N/A Installed in proper orientation
- Yes No N/A Fluid in glass bulbs
- Yes No N/A Spare sprinklers—proper number and type. Complete with wrench?
- Yes No N/A Hangers and seismic bracing—not damaged or loose

Pipes and Fittings

- Yes No N/A In good condition/no external corrosion
- Yes No N/A No leaks or mechanical damage
- Yes No N/A Correct alignment—no external loads
- Yes No N/A Preaction/deluge valve interior inspection following trip test
- Yes No N/A Building—prior to onset of freezing weather—all openings are closed, no water filled pipe is exposed to freezing temps

Five-Year

- Yes No N/A Obstruction inspection—no foreign or obstructing material found
- Yes No N/A Check valve—internal moves freely, in good condition
- Yes No N/A Preaction/deluge valve strainers, filters, restricted orifices, and diaphragm chambers internal inspection

Test

Quarterly

- Yes No N/A Alarm devices—water motor gong
- Yes No N/A Main drain test—if the sole supply is through a backflow preventer or pressure reducing valve
Static psi _____ Residual psi _____
- Yes No N/A Do results differ by more than 10% from previous test?
- Yes No N/A Priming water—test level
- Yes No N/A Low air alarm—test per manufacturer’s instructions

Semi-annual

- Yes No N/A Supervisory switch functions
- Yes No N/A Alarm devices—inspectors test or bypass opened/observed waterflow

Annual

- Yes No N/A Main drain test Static psi _____ Residual psi _____
- Yes No N/A Do results differ by more than 10% from previous test?

Form 7

Yes No N/A All control valves operated through full range of motion and returned to normal position

Full Flow Trip Test

Yes No N/A Unobstructed discharge from all nozzles

Yes No N/A Pressure reading at preaction/deluge valve

Yes No N/A Pressure reading at most remote nozzle or sprinkler: _____ psi

Yes No N/A Air maintenance device functions

Yes No N/A Correctly?

Yes No N/A Backflow test

Yes No N/A Backflow full flow test

Three-Year

Yes No N/A Full flow trip test (if not performed annually)—record pressures as indicated above

Yes No N/A Results compared to previous results

Five-Year

Yes No N/A Gauges tested or replaced

Yes No N/A Pressure reducing valve—flow test and comparable to previous results

Routine Maintenance

Yes No N/A Sprinklers/pilot sprinklers tested or replaced per appropriate testing schedule

Comments

Signature: _____ Date: _____

License/Certification No.: _____