

Report of Inspection/Test

Annual NFPA 25

2020-06-04

Property

ACME

Main Street

Ann Arbor MI 48108

Print Date: 2020-06-05

Conducted by: Larry Attard

Arbor Inspection Services LLC

3735 Plaza Drive

Ann Arbor MI 48108

734-761-8088

scott@arborinspections.com



MONITORING ENTITY

Contact Name

ABC Alarm Co.

Telephone

555-222-1111

Report of Inspection/Test General Questions

OWNER SECTION

Is the building currently occupied or vacant?

Occupied

Has the occupancy classification or hazard content remained the same since last inspection?

Yes

SPRINKLER HEADS

Is there a stocked spare head cabinet(s) with proper number/type of spare heads and wrench(s)? (Less than 300 requires minimum of 6, 300-1000 requires minimum of 12, over 1000 requires minimum of 24)

Yes

Do all visible sprinkler heads appear to be free of damage/foreign materials?

No

Are all standard response sprinkler heads less than 50 years old? If not, have those that are older than 50 years been successfully sample tested within the last 10 years as required?

N/A

Are all quick response sprinkler heads less than 20 years old? If not, have those that are older than 20 years been successfully sample tested within the last 10 years as required?

Yes

Have dry barrel sprinkler heads that are 10 years or older been successfully sample tested in the last 10 years as required?

N/A

Do all visible sprinkler heads appear to be free of manufacturers recall?

Yes

Do all visible sprinkler heads appear to be installed in their proper orientation?

Yes

Are all visible sprinkler heads properly adjusted with listed escutcheons in place?

Yes

Is there proper clearance below/around all visible sprinkler heads as required?

Yes

Are all visible standard response and quick response sprinkler heads properly separated?

Yes

Does the existing sprinkler coverage (within accessible and protected areas) appear to be adequate?

Yes

Are visible sprinkler heads in spray booth(s) properly protected from over spray as required?

Yes

Have sprinkler head(s) in spray booth(s)/duct(s) been properly inspected?

Yes

Are all visible sprinkler heads dated 1920 or later? All heads dated before 1920 must be replaced.

Yes

Have sprinkler heads that are 75 years or older been successfully sample tested in the last 5 years as required?

N/A

Have sprinkler heads that are subject to harsh environments been tested/replaced in the last 5 years as required?

N/A

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Report of Inspection/Test for System - Wet - System 1

BACKFLOW PREVENTERS

Is the underground supply shared with the domestic water supply or separate?	Separate	Riser/backflow area appears to be properly heated with permanent heat source?	Yes
Has the main backflow device been tested within the last 12 months as required?	Yes	Has the meter bypass backflow device been tested within the last 12 months as required?	Yes

FIRE DEPARTMENT CONNECTION

Is the FDC properly identified by signage and visible/accessible as required?	Yes	Does the FDC appear to be free of damage/debris and are caps/plugs in place as required?	Yes
Is there a properly installed ball drip on the FDC as required?	Yes	Has the FDC piping been hydro-statically tested in the last 5 years as required?	Yes

PIPES

Type of piping installed?	Steel	Does all visible piping appear to be in good condition, properly supported and free from external loads?	Yes
Has an internal visual inspection of piping been performed in the last 5 years as required?	Yes		

FIRE ALARM PANEL

Is the fire alarm panel clear upon arrival?	Yes	Is the fire alarm monitored?	Yes
Did the panel report all activations as required?	Yes	Is the fire alarm panel clear upon departure?	Yes
Did the local audible/visual signal(s) operate?	Yes		

RISER

Is there a legible hydraulic calculation posted on this riser?	Yes	Is the main drain valve properly sized/installed and separated from the gauge as required?	Yes
Are gauge(s) in good condition and less than 5 years old? Replacement required every 5 years.	No	Riser area appears to be properly heated with a permanent heat source?	Yes

Report of Inspection/Test for System - Wet - System 2

BACKFLOW PREVENTERS

Is the underground supply shared with the domestic water supply or separate?	Shared	Riser/backflow area appears to be properly heated with permanent heat source?	Yes
Has the main backflow device been tested within the last 12 months as required?	No	Has the meter bypass backflow device been tested within the last 12 months as required?	N/A

FIRE DEPARTMENT CONNECTION

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Is the FDC properly identified by signage and visible/accessible as required?	Yes	Does the FDC appear to be free of damage/debris and are caps/plugs in place as required?	No
Is there a properly installed ball drip on the FDC as required?	Yes	Has the FDC piping been hydro-statically tested in the last 5 years as required?	Yes

PIPES

Type of piping installed?	Steel	Does all visible piping appear to be in good condition, properly supported and free from external loads?	Yes
Has an internal visual inspection of piping been performed in the last 5 years as required?	Yes		

FIRE ALARM PANEL

Is the fire alarm panel clear upon arrival?	Yes	Is the fire alarm monitored?	Yes
Did the panel report all activations as required?	Yes	Is the fire alarm panel clear upon departure?	Yes
Did the local audible/visual signal(s) operate?	Yes		

RISER

Is there a legible hydraulic calculation posted on this riser?	Yes	Is the main drain valve properly sized/installed and separated from the gauge as required?	Yes
Are gauge(s) in good condition and less than 5 years old? Replacement required every 5 years.	Yes	Riser area appears to be properly heated with a permanent heat source?	Yes

MAIN DRAIN FLOW TESTS

System	Initial static	Residual	Static	Seconds to Return to Initial Static	Flow Observed?
Wet - System 1	87	74	81	1	Yes
Wet - System 2	77	62	68	1	Yes

INSPECTORS TEST CONNECTION

System	Location	Description	Time to Alarm (seconds)	Reported?	Smooth Orifice	Easily Accessible	Signs?	Pass?
Wet - System 1	Warehouse	1" Ball Valve	37	Yes	Yes	Yes	Yes	Yes
Wet - System 2	Janitor's Closet	1" Globe	47	Yes	Yes	Yes	Yes	Yes

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VALVES

System	Description	Location	Valve Type	Size	Secured	Open	Easily Accessible	Signs	Exercised	Stems Lubricated	Flow Pass	Tam per Pass
Wet - System 1	City Valve 1	Mechanical Room	Butterfly	4 "	Monitored	Yes	Yes	Yes	Yes	N/A	N/A	Pass
Wet - System 2	Control Valve	Office Storage Room	OS&Y	6 "	Padlock	Yes	Yes	Yes	Yes	Yes	N/A	N/A
Wet - System 1	City Valve 2	Mechanical Room	Butterfly	4 "	Sealed /Tampered	Yes	Yes	Yes	Yes	Yes	N/A	Pass
Wet - System 2	Control Valve	Office Storage Room	OS&Y	6 "	Padlock	Yes	Yes	Yes	Yes	Yes	N/A	N/A

DRAIN VALVES

System	Description	Location	Drain	Aux Drain Drained	Water Flow Observed
Wet - System 1	2" Main Drain	Mechanical Room	Angle Valve	N/A	Yes
Wet - System 2	2" Main Drain	Office a Storage Room	Test And Drain	N/A	Yes

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Deficiencies - General Questions

Do all visible sprinkler heads appear to be free of damage/foreign materials?

No

Notes:

(1) painted sprinkler found in the warehouse.

Deficiencies - Wet - System 1

Are gauge(s) in good condition and less than 5 years old? Replacement required every 5 years.

No

Notes:

Replace (1) outdated gauge.

Deficiencies - Wet - System 2

Has the main backflow device been tested within the last 12 months as required?

No

Notes:

The backflow device is due for annual testing.

Does the FDC appear to be free of damage/debris and are caps/plugs in place as required?

No

Notes:

Replace (1) missing cap.

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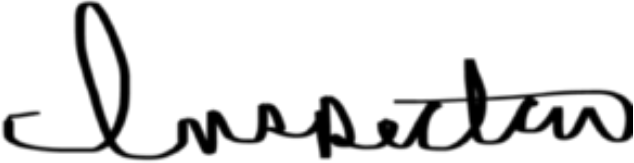
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Inspector Signature

I state that the information on this form is correct at the time and place of my inspection, and all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.

Inspector Name	Signature	Date Completed
Inspector		2020-06-04

Client Signature

CUSTOMER RESPONSIBILITIES - Customer shall be responsible for maintaining adequate heat throughout the facility to prevent freezing or damage to the existing fire protection systems. Customer understands and expressly acknowledges that fire protection systems are susceptible to damage by water intrusion, ice, or other conditions inside the piping that Arbor Inspection Services (Company) cannot detect upon inspection. In the event that water, ice, or other conditions occur which render the fire protection system inoperable or damaged, Company expressly disclaims any responsibility for such conditions, and assumes no responsibility to investigate the cause, source or extent of such condition. Customer acknowledges this warning, and acknowledges that under NFPA and other applicable codes and regulations, it is the responsibility of the Customer to maintain its fire protection system, including but not limited to ensuring proper drainage. Failure to properly maintain or drain such systems may lead to breaks or other conditions that may render the fire protection system inoperable, or that damage to the system may result in injury, damage to property and loss of use. **INTENT OF INSPECTION** - This inspection/testing is not intended to be a code review, a system or code compliance evaluation, a occupancy/hazard of contents survey or to provide maintenance. **INSPECTION WARRANTY DISCLAIMER** - This inspection is not a guarantee or warranty that the system will in all cases provide the level of protection for which it was originally intended, is free of all defects and deficiencies, or is in compliance with all applicable codes. Customer agrees that it has not retained Company to make these assessments unless otherwise specifically indicated.

Client Name	Signature	Date Completed
Customer		2020-06-04