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DRY PIPE SPRINKLER SYSTEM INSPECTION

Customer Address:
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Site Address:
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Contact: Al Riggs
Site #: 34555
Inspection Date: 2/12/2007

DRY SPRINKLER SYSTEM INSPECTION	
Floor 01 Hallway	
Are sprinkler heads free of corrosion, foreign material, paint or damage (5.2.1.1)?	No
Is system free from unacceptable obstructions to spray patterns? (5.2.1.2)?	Yes
Does the number of replacement sprinkler heads per number installed in the head box comply : 6 per 1 -300: 12 per 301 to 1,000: 24 per > 1,000 (5.4.1.5)?	Yes
Is a sprinkler head wrench for each type head provided in head box (5.4.1.6)?	Yes
Is system piping free of mechanical damage, leaks, corrosion, misalignment, or other loads or pipe hung from system (5.2.2.1 and 5.2.2.2)?	No
Are pipe hangers and seismic braces secure and undamaged (5.2.3.1)?	Yes
Is there adequate heat to protect part of system containing water at a minimum temperature of 40 º F (5.2.5)?	Yes
Have all sprinklers in this building been manufactured after 1920? (5.3.1.1.1.1)	Yes
Are all sprinklers in building less than 50 years old or, if fast response, less than 20 years old, or if older have representative samples been tested within the last 10 years? (5.3.1.1.1)	Yes

DRY PIPE VALVE	
Floor 01 Hallway	
Visually inspect - Is exterior of valve in good condition and both gauges operable (5.2.4.2 and 12.4.4.1.4)?	Yes
Record the static pressure (psi) shown on the Water Supply pressure gauge.	73
Record the static pressure (psi) shown on the System side (air) pressure gauge.	73
Visually Inspect - Are trim valves in their appropriate open or closed positions (12.4.4.1.4)?	Yes
Visually Inspect - Is intermediate chamber free from leakage (12.4.4.1.4)?	Yes
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	73
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	73
Test - is priming water level correct (12.4.4.2.1)?	No
Test low air pressure alarm - Does low air pressure alarm operate within manufacturer's parameters (12.4.4.2.6)?	Yes
Inspect dry pipe valve enclosure and heating equipment during cold weather - Can enclosure and heating equipment maintain 40º F temperature(12.4.4.1.1)?	Yes
Test automatic air maintenance device. Is air pressure maintained at proper setting for system (12.4.4.2.8)?	Yes
Was partial trip test of the dry pipe valve conducted with control valve partially opened (12.4.4.2.2.3)?	Yes
Record air pressure (psi) at trip of dry valve.	73
Record time in seconds between the start of test and trip of valve.	5
Conduct internal inspection of dry pipe valve. Do all components operate properly and move freely? Has valve been cleaned and is it in good condition? (12.4.4.1.5 and 12.4.4.3.2)?	No
Was a full flow trip test of dry valve conducted with control valve opened fully (12.4.4.2.2.2)?	Yes
Record air pressure (psi) at trip of dry valve.	73
Record time in seconds between the start of test and trip of valve.	5
Record time in seconds between the start of test and water flow from inspectors test connection.	5
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes
Internally inspect dry pipe valve strainers, filters, and restriction orifices - Are these components free from obstructions, operating properly, and in good condition (12.4.4.1.6)?	Yes

DELUGE VALVE	
Floor 01 Hallway	
Is the system control valve in the OPEN position (12.4.3.1.6)?	Yes
Does the system control valve have either of the following - a tamper switch connected to an alarm system, a lock and chain or a seal (12.3.2.2)?	Yes
Visually Inspect - Is exterior of the valve in good condition and both gauges operable (12.4.3.1.6)?	Yes
Record supply pressure (psi) shown on the Water Supply pressure gauge.	73
Visually Inspect - Are trim valves in their appropriate open or closed positions (12.4.3.1.6)?	Yes
Visually Inspect - Is the valve seat free of leakage (12.4.3.1.6)?	No
Internally inspect deluge valve strainers, filters, and restriction orifices. Are these components free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	73
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	73
Inspect deluge valve enclosure and heating equipment during cold weather - Can enclosure and heating equipment maintain 40 degree F temperature (12.4.3.1)?	Yes
Conduct internal inspection of deluge valve. Do all components operate properly and move freely and are they in good condition (12.4.3.1.7)?	Yes
Was a trip test of the deluge valve conducted with control valve fully opened (12.4.3.2.2)?	Yes
Record supply water pressure (psi) on supply side of valve before start of test.	73
Under test conditions, did the heat detection system operate within 40 sec., or did the flammable gas detection operate within 20 sec. (NFPA72)?	Yes
Record time in seconds between the start of detection system test and operation (12.4.3.2).	5
Record time lapse in seconds between operation of detection system and water delivery to protected area (12.4.3.2).	5
Observe water spray discharge from nozzles. Are nozzles flowing freely, positioned properly, and not obstructed (12.4.3.2)?	Yes
Record the pressure (psi) at the hydraulically most remote nozzle during test (12.4.3.2.4.1).	73
Record the pressure (psi) at the deluge valve during test (12.4.3.2.4.2).	73
Does the full flow test pressure readings from the hydraulically most remote nozzle and deluge valve compare favorably to the original design requirements of the system (12.4.3.2.4.3)?	Yes
Was the system activated using the manual actuation devices (12.4.3.2.6)?	Yes
Was maintenance performed on system after full flow test (i.e.; strainers flushed and cleaned, etc.) to ensure returned to service in accordance with manufacturer's instructions (12.4.3.2.7)?	Yes
Were the low point drains opened, pipe drained and valves closed and plugs replaced or where weep holes are provided inspected to ensure they are clear and unobstructed (12.4.3.3.3)?	Yes
Was valve enclosure low temperature alarm tested before the start of the heating season (12.4.3.2.11)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes

PREACTION VALVE	
Floor 01 Hallway	
Is system control valve in OPEN position (12.3.2.2)?	Yes
Does the system control valve have either of the following: a tamper switch connected to an alarm system, a lock and chain or a seal (12.3.2.2)?	Yes
Visually inspect. Is exterior of the valve in good condition and both gauges operable (12.4.3.1.6)?	Yes
Record the static pressure (psi) shown on the Water Supply pressure gauge.	73
Visually Inspect. Are trim valves in their appropriate open or closed positions (12.4.3.1.6)?	Yes
Visually Inspect. Is intermediate chamber free of leakage (12.4.3.1.6)?	Yes
Internally inspect alarm valve restriction orifices. Are orifices free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Main Drain Test - Record supply residual pressure (psi) with main drain valve open.	73
Main Drain Test - Record supply static pressure (psi) after closing main drain valve.	73
Inspect preaction valve enclosure and heating equipment during cold weather. Can enclosure and heating equipment maintain 40 degree F temperature (12.4.3.1)?	Yes
Conduct internal inspection of preaction valve. Do all components operate properly and move freely and are they in good condition (12.4.3.1.7)?	Yes
Was a trip test of the preaction valve conducted with control valve fully opened (12.4.3.2.2)?	Yes
Record supervisory air pressure (psi) on system before start of test.	73
Record supply water pressure (psi) on supply side of valve before start of test.	73
Under test conditions, did the heat detection system operate within 40 sec., or did the flammable gas detection operate within 20 sec. (NFPA72)?	Yes
Record time in seconds between the start of detection system test and operation.	5
Record time lapse in seconds between operation of detection system and water delivery to protected area.	5
Was the system activated using the manual actuation devices (12.4.3.2.6)?	Yes
Was maintenance performed on system after full flow test (i.e.; strainers flushed and cleaned, etc.) to ensure returned to service in accordance with manufacturer's instructions (12.4.3.2.7)?	Yes
Were the low point drains opened, pipe drained and valves closed and plugs replaced (12.4.3.3.3)?	Yes
Was valve enclosure low temperature alarm tested before the start of the heating season (12.4.3.2.11)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale, is error less than 3% of full scale (5.3.2)?	Yes
Internally inspect alarm valve strainer. Is strainer free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Internally inspect alarm valve filter. Is filter free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes

ALARM VALVE STRAINER AND FILTER	
Floor 01 Hallway	
Internally inspect alarm valve strainers, filters, and restriction orifices. Are these components free from obstructions, operating properly, and in good condition (12.4.1.2)?	Yes

SUPERVISORY AIR PRESSURE SWITCH	
Floor 01 Hallway	
Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?	Yes
Did the switch pass operational tests when pressure is increased or decreased 10 psi from the required pressure setting?	Yes

SUPERVISORY TAMPER SWITCH	
Floor 01 Hallway	
Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements? (12.3.3.5.1)	Yes
Did the switch pass operational tests conducted in accordance with manufacturer's requirements? (12.3.3.5.1)	Yes

WATER PRESSURE SWITCH	
Floor 01 Hallway	
Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?	Yes
Did the switch pass operational tests when pressure is increased?	Yes

QUICK OPENING DEVICE	
Floor 01 Hallway	
Visually inspect - Is the exterior of QOD in good condition and gauge operable (12.4.4.1.2)?	Yes
Record the QOD pressure (psi) shown on the pressure gauge.	73
Is the pressure gauge on QOD indicating the same pressure as the air gauge on the system side of the dry pipe valve (12.4.4.1.2)?	Yes
Visually Inspect - Is the QOD free from leakage (12.4.4.1.2)?	Yes
Conduct internal inspection of QOD. Do all components operate properly and move freely and are they in good condition (12.4.4.1.5)?	Yes

AIR COMPRESSORS	
Floor 01 Hallway	
Inspect - Is compressor free of physical damage and operating properly (5.4.2.3)?	Yes
Maintain - Has compressor been maintained in accordance with manufacturer's instructions (5.4.2.3)?	Yes

AIR DRYERS	
Floor 01 Hallway	
Maintain - Has dryer been maintained in accordance with manufacturer's instructions (5.4.2.2)?	Yes

WATER MOTOR ALARM	
Floor 01 Hallway	
Is the Water Motor Alarm free of damage (5.2.6)?	Yes
Open test connection/bypass. Did water flow activate the alarm (5.3.3.5)?	Yes
Did the water motor gong operate properly (5.3.3.5)?	Yes

ELECTRIC BELL	
Floor 01 Hallway	
Is electric bell operating properly and free of damage?	Yes

SPRINKLER SYSTEM HYDRAULIC NAMEPLATE	
Floor 01 Hallway	
Inspect nameplate. Is nameplate securely attached to the sprinkler riser and is it legible (5.2.7)?	Yes

CHECK VALVE	
Floor 01 Hallway	
Internally inspect. Does check valve operate properly, move freely and is it in good condition (12.4.2)?	Yes

FIRE DEPARTMENT CONNECTION	
Floor 01 Hallway	
Is the fire department connection visible and accessible (12.7.1)?	Yes
Are the fire department connection couplings and swivels free from damage and do they rotate smoothly (12.7.1)?	Yes
Are the fire department connection caps and plugs in place and free from damage (12.7.1)?	Yes
Are the fire department connection gaskets in place and free of damage (12.7.1)?	Yes
Are the fire department connection identification signs in place and free of damage (12.7.1)?	Yes
Visually Inspect the fire department connection check valve. Is check valve clapper free from leakage (12.7.1)?	Yes
Visually Inspect. Is the automatic drain valve on fire department connection piping operating properly (12.7.1)?	Yes
Has an internal inspection and maintenance of check valve been completed within the last five years (12.4.2.1)?	Yes

CONTROL VALVE - BUTTER BALL - LOCKED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - BUTTER BALL - SEALED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - BUTTER BALL - TAMPER SWITCH	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does valve operate through the full range of valve from open to shut (12.3.3.1) ? NOTE: INFORM FIRE ALARM SERVICE OF TEST.	Yes
Is valve properly supervised (12.3.2.2)?	Yes

CONTROL VALVE - BUTTERFLY - LOCKED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - BUTTERFLY - SEALED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	No
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - BUTTERFLY - TAMPER SWITCH	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does valve operate through the full range of valve from open to shut (12.3.3.1) ? NOTE: INFORM FIRE ALARM SERVICE OF TEST.	Yes
Is valve properly supervised (12.3.2.2)?	Yes

CONTROL VALVE - OS&Y - LOCKED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Has the valve been lubricated and completely cycled to test operation and distribute lubricant (12.3.4.1 and 12.3.4.2)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - OS&Y - SEALED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Has the valve been lubricated and completely cycled to test operation and distribute lubricant (12.3.4.1 and 12.3.4.2)?	Yes
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - OS&Y - TAMPER SWITCH	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST.	Yes
Has the valve been lubricated and completely cycled to test operation and distribute lubricant (12.3.4.1 and 12.3.4.2)?	Yes
Is valve properly supervised (12.3.2.2)?	Yes

CONTROL VALVE - PIV - LOCKED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Test. Is control valve operating rod attached? Is spring or torsion felt in operation of valve (12.3.3.2)?	Yes
Test. Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - PIV - SEALED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Test. Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - PIV - TAMPER SWITCH	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open(12.3.2.2)?	Yes
Inspect. Is control valve open(12.3.2.2)?	Yes
Test. Does control valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST.	Yes
Inspect. Is control valve open(12.3.2.2)?	Yes

CONTROL VALVE - WALL POST - LOCKED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - WALL POST - SEALED OPEN	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Test. Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Test. Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - WALL POST - TAMPER SWITCH	
Floor 01 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Test. Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Test. Does valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST.	Yes
Is valve properly supervised (12.3.2.2)?	Yes

CONTROL VALVES	
Floor 01 Hallway	
Do all control valves have proper signs, are they accessible and free of leaks, and are they provided with the appropriate wrenches (12.3.1)?	Yes
Are all control valves in normal open or closed position (12.3.2.2)?	Yes
Are all control valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1) ?	Yes
Are all control valves properly sealed, locked, or supervised (12.3.2.2)?	Yes

SECTIONAL VALVES	
Floor 01 Hallway	
Do all sectional valves have proper signs, are they accessible and free of leaks, and are they provided with the appropriate wrenches (12.3.1)?	Yes
Are all sectional valves in normal open or closed position (12.3.2.2)?	Yes
Are all sectional valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1)?	Yes
Are all sectional valves properly sealed, locked, or supervised (12.3.2.2)?	Yes

DRUM DRIP/LOW POINT	
Floor 01 Hallway	
Has the drum drip/low point drain been drained and inspected during the time of year in which the system is subjected to freezing?	Yes

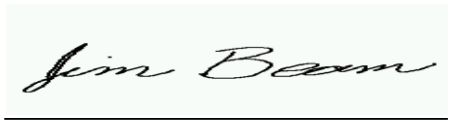
SPRINKLER SYSTEM PRESSURE REGULATING VALVE	
Floor 01 Hallway	
Is pressure downstream of pressure regulating valve in accordance with sprinkler system design criteria (12.5.1.1)?	Yes
Visually inspect. Is pressure regulating valve in good condition, not leaking and with handwheel installed (12.5.1.1)?	Yes
Record the pressure (psi) shown on Inlet side pressure gauge.	73
Record the pressure (psi) shown on Outlet side pressure gauge.	73
Was a partial test conducted which was adequate to move the valve clapper from its seat (12.5.1.3)?	Yes
Under test condition does pressure regulating valve operate and maintain pressure at design flow (12.5.1.2)?	Yes
Under test condition does pressure regulating valve close and maintain appropriate pressure under no flow conditions (12.5.1.2)?	Yes
Did everything appear normal during the test (12.5.1.2)?	Yes
Were all necessary regulating valve adjustments performed in accordance with manufacturer's recommendations and schedule (12.5.1.2.1)?	Yes

BACKFLOW PREVENTION ASSEMBLIES	
Floor 01 Hallway	
Inspect - Are OS&Y isolation valves open (12.6.1.1)?	Yes
Inspect - Is the differential-sensing valve relief port not continuously discharging water (12.6.1.2)?	Yes
Did backflow pass forward flow test at the designed flow rate including the hose stream demand where hydrants or hose stations are downstream of backflow device (12.6.2.1 and 12.6.2.2)?	Yes
Was backflow performance test, as required by AHJ, satisfactorily conducted at completion of forward flow test (12.6.2.1)?	Yes
Have rubber parts been replaced in accordance with the frequency required by the AHJ and the manufacturer's instructions (12.6.3.2)?	Yes

OMEGA SPRINKLERS	
Is this property free of Omega Sprinklers?	Yes

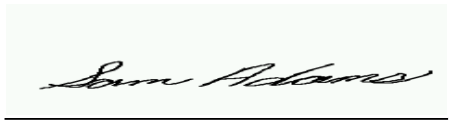
INTERNAL PIPE INVESTIGATION	
Internal pipe exam – Was system free of evidence of foreign organic and inorganic material that needs to be removed for proper operation of sprinkler system? Internal exam should check each of the following points: 1) system valve; 2) riser; 3) cross main; and 4) branch line. Note: alternate nondestructive examination methods shall be accepted.	Yes
Internally inspect – Is piping in Dry Pipe or Preaction sprinkler system that protects or passes through freezers or cold storage rooms free from ice obstructions at the point where the piping enters the refrigerated area? Note: alternate nondestructive examination methods shall be accepted.	Yes

BUILDING OWNER/REPRESENTATIVE	
Is the building currently occupied?	Yes
Has the building occupancy and hazard of contents remained the same since last inspection?	Yes
Are all fire protection systems in service?	Yes
Has the system(s) remained in service without modification since the last inspection	Yes
Was the system free of actuations or alarms since last inspection?	Yes



9/29/2006

Customer: Jim Beam



9/29/2006

Inspection Technician: Sam Adams