



Bluelight Software

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WET PIPE SPRINKLER SYSTEM INSPECTION

Customer Address:

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Customer #: 111

Contract #: 98767

Job Status: Archived

Job Name: NFPA25_01 Sample Report

Site Address:

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Contact: Al Riggs

Site #: 456

Inspection Date: 2/12/2007

WET SPRINKLER SYSTEM INSPECTION

Floor 02 Hallway

Inspect. Are the sprinkler heads free of corrosion, foreign material, paint or damage (5.2.1.1)?	Yes
Inspect -Is system free from unacceptable obstructions to spray patterns (5.2.1.2)?	Yes
Does sprinkler head box contain correct # of replacement sprinkler heads per # installed (6 per 1 to 300: 12 per 301 to 1,000: 24 per > 1,000) (5.4.1.5)?	Yes
Does sprinkler head box contain correct head wrench for each type head provided (5.4.1.6)?	Yes
Is system piping free of mechanical damage, leaks, corrosion, misalignment and with no other loads or pipe hung from system (5.2.2)?	Yes
Are pipe hangers and seismic braces secure and undamaged (5.2.3.1)?	Yes
Is there adequate heat to maintain minimum building temperature of 40° F, and is building free of conditions exposing pipe to freezing (5.2.5)?	Yes
Have all sprinklers in this building been manufactured after 1920? (5.3.1.1.1)	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

WET PIPE VALVE

Floor 02 Hallway

Visually Inspect. Is exterior of the valve in good condition and both gauges operable (5.2.4.1 and 12.4.1.1)?	No
Record the pressure (psi) shown on the Water Supply pressure gauge.	71
Record the pressure (psi) shown on the System side pressure gauge.	71
Visually inspect. Are trim valves in their appropriate open or closed positions (12.4.1.1)?	Yes
Visually Inspect. Are the retard chamber and alarm drains free from leakage (12.4.1.1)?	No
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	71
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	71
Conduct internal inspection of alarm valve. Do all components operate properly, move freely and in good condition (12.4.1.2)?	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
Internally inspect wet pipe valve strainers, filters, and restriction orifices. Are these components free from obstruction, operating properly and in good condition (12.4.3.1.8)?	Yes

ALARM VALVE STRAINER AND FILTER

Floor 02 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
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SUPERVISORY AIR PRESSURE SWITCH

Floor 02 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 02 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 02 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

WATER MOTOR ALARM

Floor 02 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)?

No

Did the water motor gong operate properly (5.3.3.5)?

Yes

FLOW SWITCH

Floor 02 Hallway

Is flow switch free of damage with its electrical connections secure (5.3.3)?

Yes

Open test connection/bypass. Did water flow activate the alarm (5.3.3)?

Yes

ELECTRIC BELL

Floor 02 Hallway

Is electric bell operating properly and free of damage?

Yes

SPRINKLER SYSTEM HYDRAULIC NAMEPLATE

Floor 02 Hallway

Inspect nameplate. Is nameplate securely attached to the sprinkler riser and is it legible (5.2.7)?

Yes

FIRE DEPARTMENT CONNECTION

Floor 02 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

CHECK VALVE

Floor 02 Hallway

Internally inspect. Does check valve operate properly, move freely and is it in good condition (12.4.2)?	Yes
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CONTROL VALVE - BUTTER BALL - LOCKED OPEN

Floor 02 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 02 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 02 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
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Is control valve open (12.3.2.2)?	Yes
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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
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Is valve properly supervised (12.3.2.2)?	Yes
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CONTROL VALVE - BUTTERFLY - LOCKED OPEN

Floor 02 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
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Is control valve open (12.3.2.2)?	Yes
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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
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CONTROL VALVE - BUTTERFLY - SEALED OPEN

Floor 02 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
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CONTROL VALVE - BUTTERFLY - TAMPER SWITCH

Floor 02 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
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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
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Is valve properly supervised (12.3.2.2)?	Yes
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CONTROL VALVE - OS&Y - LOCKED OPEN

Floor 02 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 02 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 02 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 02 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 02 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 02 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 02 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 02 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 02 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
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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
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Test. Does valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST.	Yes
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Is valve properly supervised (12.3.2.2)?	Yes
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CONTROL VALVES

Floor 02 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
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Are all control valves in normal open or closed position (12.3.2.2)?	Yes
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Are all control valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1) ?	Yes
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Are all control valves properly sealed, locked, or supervised (12.3.2.2)?	Yes
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SECTIONAL VALVES

Floor 02 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
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Are all sectional valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1)?	Yes
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Are all sectional valves properly sealed, locked, or supervised (12.3.2.2)?	Yes
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ANTIFREEZE ADDITIVES

Floor 02 Hallway

Test. Does antifreeze specific gravity as measured using hydrometer or refractometer meet solution requirements (5.3.4)?	Yes
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Inspect. Is type of antifreeze solution used in accordance with any state or local health regulations and piping system requirements (5.3.4)?	Yes
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SPRINKLER SYSTEM PRESSURE REGULATING VALVE

Floor 02 Hallway

Is pressure downstream of pressure regulating valve in accordance with sprinkler system design criteria (12.5.1.1)?	Yes
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Visually inspect. Is pressure regulating valve in good condition, not leaking and with handwheel installed (12.5.1.1)?	Yes
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Record the pressure (psi) shown on Inlet side pressure gauge.	71
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Record the pressure (psi) shown on Outlet side pressure gauge.	71
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Was a partial test conducted which was adequate to move the valve clapper from its seat (12.5.1.3)?	Yes
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Under test condition does pressure regulating valve operate and maintain pressure at design flow (12.5.1.2)?	Yes
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Under test condition does pressure regulating valve close and maintain appropriate pressure under no flow conditions (12.5.1.2)?	Yes
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Did everything appear normal during the test (12.5.1.2)?	Yes
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Were all necessary regulating valve adjustments performed in accordance with manufacturer's recommendations and schedule (12.5.1.2.1)?	Yes
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BACKFLOW PREVENTION ASSEMBLIES

Floor 02 Hallway

Inspect - Are OS&Y isolation valves open (12.6.1.1)?	Yes
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Inspect - Is the differential-sensing valve relief port not continuously discharging water (12.6.1.2)?	Yes
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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
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Was backflow performance test, as required by AHJ, satisfactorily conducted at completion of forward flow test (12.6.2.1)?	Yes
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Have rubber parts been replaced in accordance with the frequency required by the AHJ and the manufacturer's instructions (12.6.3.2)?	Yes
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PREACTION VALVE

Floor 02 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.	71
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.	71
Main Drain Test - Record supply static pressure (psi) after closing main drain valve.	71
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.	71
Record water pressure (psi) on supply side of valve before start of test.	71
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

EASY RISER/SHOTGUN WET VALVE

Floor 02 Hallway

Visually Inspect. Is the exterior of the check valve in good condition and both gauges operable (5.2.4.1 and 12.4.1.1)?	Yes
Record the static pressure (psi) shown on the Water Supply pressure gauge.	71
Record the static pressure (psi) shown on the System side pressure gauge.	71
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	71
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	71
Conduct internal inspection of check valve. Do all components operate properly, move freely and in good condition (12.4.1.2)?	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

DRAIN CONNECTION WITHOUT CHECK VALVE

Floor 02 Hallway

Visually Inspect. Is the exterior of the connection in good condition and the gauge operable (5.2.4.1 and 12.4.1.1)?	Yes
Record the pressure (psi) shown on the pressure gauge.	71
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	71
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	71
Test Gauge 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

OMEGA SPRINKLERS

Is this property free of Omega Sprinklers?	Yes
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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

Jim Beam

9/29/2006

Customer: Jim Beam

Sam Adams

9/29/2006

Inspection Technician: Sam Adams