

**Fire & Safety Co**

18 Shipyard Way

Unit 4

Bay City, CT 06705

203-555-0148

office@fireandsafetyco.example

CT ELC.0198097

Fire Alarm System Inspection and Test Report

Property	Bayview Hotel & Conference Center	Start	9/23/2026	8:00 AM
Address	1 Harbor Plaza Bay City, CT 06705	Completion	9/23/2026	10:00 AM
Customer	Bayview Hospitality Group	System Restored	9/23/2026	10:00 AM
Central Station	-	Inspector	Luis Ortega	
Account #	BC-1000			
Transmission	Cellular Communicator			

NOTIFICATIONS MADE PRIOR TO TESTING

Party Notified	Notified	Contact	Time
Central Station	Yes	-	-
Authority Having Jurisdiction (AHJ)	Yes	Bay City Fire Marshal	-
Building management	Yes	Management	-
Building occupants	Yes	Occupants	-

CONTROL UNIT AND RELATED EQUIPMENT**FACU (Fire Alarm Control Unit)**

Main electrical room

Manufacturer:	Firelite
Model:	ES-200X
Voltage:	120
Amps:	3.20 A
Disconnect:	Electrical room, panel LP-1
Signaling Line Circuits:	6
Notification Appliance Circuits:	4

Item	Result
Control unit, physical condition, labels, and indicators	PASS
Lamps/LEDs/LCDs, all indicators operational	PASS
Fuses, correct rating, none blown	PASS
Trouble signals, audible and visual	PASS
Disconnect switches, circuit breaker operation verified	PASS
Ground-fault monitoring, ground fault introduced and verified	PASS
Supervision, open circuit test performed	PASS

Item	Result
Local annunciator, operational	PASS
Remote annunciators, all locations verified operational	PASS
Remote power panels, verified operational	PASS
Primary power supply (AC), voltage and amperage verified	PASS

SECONDARY POWER

FACU (Fire Alarm Control Unit)

Main electrical room

Type	Voltage	Ah	Installed	Expiration
12V 12Ah	12	12	11/24/2025	11/24/2030

Item	Result
Battery condition, physical inspection, terminals, case integrity	PASS
Load voltage is within manufacturers specifications	PASS
Discharge test, capacity verified	PASS
Charger test, charging current verified	PASS

Secondary power supply sized for 24 hours of quiescent load plus 5 minutes in alarm, per NFPA 72 10.6.7.3.1.

Generator and fire pump engine starting batteries are outside the scope of this inspection and are referred to the servicing contractor.

SUPERVISING STATION MONITORING

Description	Time
Alarm signal receipt time	08:15 AM
Alarm restoration time	08:15 AM
Trouble signal receipt time	08:15 AM
Trouble restoration time	08:15 AM
Supervisory signal receipt time	08:15 AM
Supervisory restoration time	08:15 AM

INITIATING DEVICES (34)

Device Type	Total	Pass	Fail	Not Tested
Duct Smoke Detector	5	5	0	0
Heat Detector	5	5	0	0
Manual Fire Alarm Box	5	5	0	0
Monitor Module	4	4	0	0
Smoke Detector	5	5	0	0
Tamper Switch	5	5	0	0
Waterflow Switch	5	4	1	0
Total	34	33	1	0

FACU (Fire Alarm Control Unit)
Main electrical room

Device Type	Address	Loop	Location	Visual	Functional	Result
Smoke Detector	1-001	1	Main lobby	PASS	PASS	PASS
Manual Fire Alarm Box	1-002	1	Corridor A	PASS	PASS	PASS
Heat Detector	1-003	1	Corridor B	PASS	PASS	PASS
Duct Smoke Detector	1-004	1	Stair 1 landing	PASS	PASS	PASS
Waterflow Switch	1-005	1	Stair 2 landing	PASS	FAIL	FAIL
Tamper Switch	1-006	1	Electrical room	PASS	PASS	PASS
Monitor Module	1-007	1	Mechanical room	PASS	PASS	PASS
Smoke Detector	1-008	1	Storage room	PASS	PASS	PASS
Manual Fire Alarm Box	1-009	1	Break room	PASS	PASS	PASS
Heat Detector	1-010	1	Office suite	PASS	PASS	PASS
Duct Smoke Detector	1-011	1	Elevator lobby	PASS	PASS	PASS
Waterflow Switch	1-012	1	Kitchenette	PASS	PASS	PASS
Tamper Switch	1-013	1	Conference room	PASS	PASS	PASS
Monitor Module	1-014	1	Riser room	PASS	PASS	PASS
Smoke Detector	1-015	1	Reception	PASS	PASS	PASS
Manual Fire Alarm Box	1-016	1	Server room	PASS	PASS	PASS
Heat Detector	1-017	1	Janitor closet	PASS	PASS	PASS
Duct Smoke Detector	1-018	1	Loading dock	PASS	PASS	PASS
Waterflow Switch	1-019	1	Laundry room	PASS	PASS	PASS
Tamper Switch	1-020	1	Rear exit	PASS	PASS	PASS
Monitor Module	1-021	1	Main lobby 2	PASS	PASS	PASS
Smoke Detector	1-022	1	Corridor A 2	PASS	PASS	PASS
Manual Fire Alarm Box	1-023	1	Corridor B 2	PASS	PASS	PASS
Heat Detector	1-024	1	Stair 1 landing 2	PASS	PASS	PASS
Duct Smoke Detector	1-025	1	Stair 2 landing 2	PASS	PASS	PASS
Waterflow Switch	2-001	2	Electrical room 2	PASS	PASS	PASS
Tamper Switch	2-002	2	Mechanical room 2	PASS	PASS	PASS
Monitor Module	2-003	2	Storage room 2	PASS	PASS	PASS
Smoke Detector	2-004	2	Break room 2	PASS	PASS	PASS
Manual Fire Alarm Box	2-005	2	Office suite 2	PASS	PASS	PASS
Heat Detector	2-006	2	Elevator lobby 2	PASS	PASS	PASS
Duct Smoke Detector	2-007	2	Kitchenette 2	PASS	PASS	PASS
Waterflow Switch	2-008	2	Conference room 2	PASS	PASS	PASS
Tamper Switch	2-009	2	Riser room 2	PASS	PASS	PASS

NOTIFICATION APPLIANCES (26)

Appliance Type	Total	Pass	Fail	Not Tested
Chime Strobe	5	5	0	0
Horn	5	5	0	0
Horn & Strobe	6	6	0	0
Speaker Strobe	5	5	0	0
Strobe Only	5	5	0	0
Total	26	26	0	0

FACU (Fire Alarm Control Unit)

Main electrical room

Appliance Type	Device #	Location	NAC	Mount	Candela	Visual	Functional	Result
Horn & Strobe	NA-001	Main lobby	1	Ceiling Mount	15	PASS	PASS	PASS
Strobe Only	NA-002	Corridor A	2	Wall Mount	30	PASS	PASS	PASS
Speaker Strobe	NA-003	Corridor B	3	Wall Mount	75	PASS	PASS	PASS
Chime Strobe	NA-004	Stair 1	4	Wall Mount	110	PASS	PASS	PASS
Horn	NA-005	Stair 2	1	Wall Mount	15	PASS	PASS	PASS
Horn & Strobe	NA-006	Cafeteria	2	Ceiling Mount	30	PASS	PASS	PASS
Strobe Only	NA-007	Gymnasium	3	Wall Mount	75	PASS	PASS	PASS
Speaker Strobe	NA-008	Elevator lobby	4	Wall Mount	110	PASS	PASS	PASS
Chime Strobe	NA-009	Reception	1	Wall Mount	15	PASS	PASS	PASS
Horn	NA-010	Conference room	2	Wall Mount	30	PASS	PASS	PASS
Horn & Strobe	NA-011	Break room	3	Ceiling Mount	75	PASS	PASS	PASS
Strobe Only	NA-012	Parking level	4	Wall Mount	110	PASS	PASS	PASS
Speaker Strobe	NA-013	Rear exit	1	Wall Mount	15	PASS	PASS	PASS
Chime Strobe	NA-014	Storage room	2	Wall Mount	30	PASS	PASS	PASS
Horn	NA-015	Main lobby 2	3	Wall Mount	75	PASS	PASS	PASS
Horn & Strobe	NA-016	Corridor A 2	4	Ceiling Mount	110	PASS	PASS	PASS
Strobe Only	NA-017	Corridor B 2	1	Wall Mount	15	PASS	PASS	PASS
Speaker Strobe	NA-018	Stair 1 2	2	Wall Mount	30	PASS	PASS	PASS
Chime Strobe	NA-019	Stair 2 2	3	Wall Mount	75	PASS	PASS	PASS
Horn	NA-020	Cafeteria 2	4	Wall Mount	110	PASS	PASS	PASS

Appliance Type	Device #	Location	NAC	Mount	Candela	Visual	Functional	Result
Horn & Strobe	NA-021	Gymnasium 2	1	Ceiling Mount	15	PASS	PASS	PASS
Strobe Only	NA-022	Elevator lobby 2	2	Wall Mount	30	PASS	PASS	PASS
Speaker Strobe	NA-023	Reception 2	3	Wall Mount	75	PASS	PASS	PASS
Chime Strobe	NA-024	Conference room 2	4	Wall Mount	110	PASS	PASS	PASS
Horn	NA-025	Break room 2	1	Wall Mount	15	PASS	PASS	PASS
Horn & Strobe	NA-026	Parking level 2	2	Ceiling Mount	30	PASS	PASS	PASS

INTERFACE / CONTROL FUNCTIONS

Item	Result
Door-releasing devices, visual inspection	PASS
Door-releasing devices, functional test, door releases on alarm activation	PASS
Door releases fully closes and latches	PASS
Fan/HVAC shutdown, visual inspection	PASS
Fan/HVAC shutdown, functional test verified	PASS
Smoke damper operation, visual inspection	PASS
Smoke damper operation, functional test, damper closes on activation	PASS
Smoke damper reset, damper reopens on system reset	PASS
Elevator recall, Phase 1, all cars return to designated floor	PASS
Elevator recall, Phase 2 firefighter operation verified	PASS
Elevator shunt-trip, functional test verified	PASS
Door unlocking, functional test, doors unlock on alarm	PASS
MNS override of fire alarm signals verified	PASS

NOTIFICATIONS UPON COMPLETION

Party Notified	Notified	Contact	Time
Central station and system restored	Yes	-	-
AHJ	Yes	Bay City Fire Marshal	-
Building management	Yes	Management	-
Building occupants	Yes	Occupants	-

CERTIFICATION



Inspector: Luis Ortega
Organization: Fire & Safety Co
Phone: 203-555-0148
Date: 9/23/2026

Qualifications (refer to 10.5.3):

This report was prepared in accordance with NFPA 72.

**Fire & Safety Co**

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Unit 4

Bay City, CT 06705

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CT ELC.0198097

Fire Door Assembly Inspection Report**Property** Bayview Hotel & Conference Center**Date** 9/23/2026**Address** 1 Harbor Plaza
Bay City, CT 06705**Inspector** Luis Ortega**Customer** Bayview Hospitality Group**Doors (10)**

Door	Location	Floor	Result
Door FD-001	Stair A, ground floor	1	PASS
Door FD-002	Stair A, 2nd floor	2	PASS
Door FD-003	Stair B, ground floor	3	FAIL
Door FD-004	Corridor cross-corridor pair	1	PASS
Door FD-005	Mechanical room	2	PASS
Door FD-006	Kitchen to corridor	3	PASS
Door FD-007	Laundry room	1	PASS
Door FD-008	Electrical room	2	PASS
Door FD-009	Storage room	3	PASS
Door FD-010	Loading dock rolling door	1	PASS

Door FD-001, Stair A, ground floor

Swinging · Fire door · 90 min

SWINGING FIRE DOORSLabels are present and legible **PASS**No open holes or breaks exist in the surfaces of either the door or frame **PASS**

Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-002, Stair A, 2nd floor
Swinging · Fire door · 60 min

SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS

Average closing speed (limit 6 to 24 inches per second)	1760 in./s
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Door FD-003, Stair B, ground floor

Swinging · Fire door · 45 min

SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	FAIL
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS

Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-004, Corridor cross-corridor pair

Swinging · Fire door · 20 min

SWINGING FIRE DOORS

Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS

DOOR CLEARANCES

Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.

ROLLING & SLIDING FIRE DOORS, DROP TEST

Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-005, Mechanical room

Swinging · Fire and smoke door · 90 min

SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.

Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-006, Kitchen to corridor

Swinging · Fire door · 60 min

SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS

Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-007, Laundry room

Swinging · Fire door · 45 min

SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS

Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s
Door FD-008, Electrical room Swinging · Fire door · 20 min	
SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS

The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-009, Storage room

Swinging · Fire door · 90 min

SWINGING FIRE DOORS	
Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS

The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

Door FD-010, Loading dock rolling door

Rolling · Fire and smoke door · 60 min

SWINGING FIRE DOORS

Labels are present and legible	PASS
No open holes or breaks exist in the surfaces of either the door or frame	PASS
Glazing, vision light frames and glazing beads are intact and securely fastened in place, if so equipped	PASS
The door, frame, hinges, hardware and noncombustible threshold are secured, aligned and in working order with no visible signs of damage	PASS
No parts are missing or broken	PASS
Door clearances do not exceed the limits of the standard	PASS
The self-closing device is operational; the active door completely closes when operated from the full open position	PASS
If a coordinator is installed, the inactive leaf closes before the active leaf	PASS
Latching hardware operates and secures the door when it is in the closed position	PASS
Auxiliary hardware items that interfere with or prohibit operation are not installed on the door or frame	PASS
No field modifications to the door assembly have been performed that void the label	PASS
Gasketing and edge seals, where required, are present and intact	PASS
Signage affixed to the door meets the requirements of the standard	PASS
DOOR CLEARANCES	
Clearance under the bottom of the door	3/4 in.
Clearance between the top and vertical edges of the door and the frame	3/4 in.
Clearance between the meeting edges of doors swinging in pairs	3/4 in.
ROLLING & SLIDING FIRE DOORS, DROP TEST	
Visual inspection: guides, curtain and endlocks, bottom bar, hood and operating mechanism are undamaged	PASS
Operating mechanisms, fusible links and release chain or cable are not painted, coated with dust or grease, or covered with debris	PASS
Flammable substances are clear of each side of the firewall opening near the door	PASS
Operational check	PASS
Drop test 1: door closes completely and rests on the sill	PASS
Drop test 2: automatic closing device was properly reset	PASS
Average closing speed (limit 6 to 24 inches per second)	1760 in./s

SIGNATURES



Inspector: Luis Ortega

Date: 9/23/2026

This inspection was performed in accordance with NFPA 80.

**Fire & Safety Co**

18 Shipyard Way

Unit 4

Bay City, CT 06705

203-555-0148

office@fireandsafetyco.example

CT ELC.0198097

Fire Sprinkler System Inspection Report

Property	Bayview Hotel & Conference Center	Date	9/23/2026
Address	1 Harbor Plaza Bay City, CT 06705	Inspector	Luis Ortega
Customer	Bayview Hospitality Group	NFPA 25 interval	Annual

Systems (2)

System	Location	Floor	Result
Riser 1	Riser room, north wall	B	PASS
Riser 2	Parking garage riser	G	PASS

Riser 1, Riser room, north wall

System type:	Wet pipe
Control valve supervision:	Electrically supervised
Supplied through backflow / PRV:	Yes
Antifreeze system:	No
Hydraulic design pressure:	68 psi
Hazard protected:	Light hazard, guest floors

ENCLOSURE & COLD WEATHER

Enclosure not equipped with a low temperature alarm is at a minimum temperature of 40°F (4°C) during cold weather	YES
Valve enclosure, where equipped with a low temperature alarm, is at a minimum of 40°F	YES
Low temperature alarm is free of physical damage	YES

Low temperature alarm, where installed, tested at the beginning of the heating season	YES
Prior to the onset of freezing weather, all openings are closed and water-filled pipe is not exposed to freezing temperatures	YES
Wet piping is not exposed to freezing temperatures	YES
All auxiliary drains operated after operation and before freezing conditions	YES
BACKFLOW & SUPPLY	
Backflow isolation valves are in the open position and locked or supervised	YES
RPA and RPDA differential-sensing relief valve is operating correctly	YES
Backflow preventer forward flow test performed at a minimum flow rate of the system demand	YES
Backflow preventer forward flow test flow rate	750 gpm
Backflow preventer internal inspection performed and components in good condition	YES
MASTER PRESSURE-REGULATING DEVICE	
Downstream pressure is in accordance with design criteria	YES
Master pressure-regulating device downstream pressure	65 psi
Supply pressure is in accordance with design criteria	YES
Master pressure-regulating device supply pressure	65 psi
Free of damage or leaks	YES
Trim is in good operating condition	YES
Partial flow test performed to exercise the valve	YES
Full flow test performed and results are consistent with previous results	YES
Full flow test inlet pressure	65 psi
Full flow test outlet pressure	65 psi
Full flow test flow rate	750 gpm
CONTROL VALVES	
Control valves are in the correct open or closed position	YES
Control valves are sealed	YES
Control valves are accessible	YES

Post indicator valves are provided with correct wrenches	YES
Control valves are free from damage or leaks	YES
Control valves have proper signage	YES
Control valves are in the correct open or closed position	YES
Control valves are locked or supervised	YES
Post indicator valves are provided with correct wrenches	YES
Control valves are accessible	YES
Control valves are free from damage or leaks	YES
Control valves have proper signage	YES
Control valves are in the correct open or closed position	YES
Control valves are electronically supervised	YES
Control valves are accessible	YES
Post indicator valves are provided with correct wrenches	YES
Control valves are free from damage or leaks	YES
Control valves have proper signage	YES
All control valves operated through full range of motion and returned to normal position	YES
Valve status test performed	YES
Outside screw and yoke valve stems lubricated	YES
GAUGES	
Gauges are in good operating condition	YES
Normal unsupervised air or nitrogen pressure is maintained	YES
Unsupervised air or nitrogen pressure	65 psi
Normal air or nitrogen pressure supervised by a constantly attended location is maintained	YES
Supervised air or nitrogen pressure	65 psi
Normal water pressure is maintained	YES
Water pressure	65 psi
Gauges tested or replaced	YES

Gauge five-year action taken	Tested and calibrated
ALARM VALVES & RISER CHECK VALVES	
Alarm valve and riser check valve gauges show normal water pressure maintained	YES
Alarm valve and riser check valve are free of damage	YES
Alarm valve and riser check valve are in the appropriate open or closed position	YES
Retard chamber and alarm drains are not leaking	YES
ALARM DEVICES & SUPERVISORY SWITCHES	
Waterflow alarm and supervisory devices are free of damage	YES
Water motor gong alarm device tested and operates	YES
Vane, paddle and pressure switch type alarm devices tested, inspector's test or bypass opened and flow observed	YES
Waterflow alarm response time	750 sec
Valve supervisory switches function	YES
Supervisory switches function	YES
FIRE DEPARTMENT CONNECTIONS	
Fire department connection is visible and accessible	YES
Couplings and swivels operate correctly	YES
Plugs and caps are in place	YES
Gaskets are not damaged	YES
Automatic drain valve is in place and operating properly	YES
Identification signs are in place	YES
Interior is clear of obstructions, unless locked	YES
Clappers operate correctly	YES
Check valve is not leaking	YES
Visible piping supplying the fire department connection is undamaged	YES
Interior of connection with locked plugs or caps is free of obstructions	YES
Piping from fire department connection to the connection check valve hydrostatically tested at 150 psi for at least 2 hours	YES
Fire department connection hydrostatic test pressure	65 psi

Fire department connection hydrostatic test duration	10 min
PRESSURE-REDUCING VALVES	
Pressure-reducing valve is in the open position and not leaking	YES
Pressure-reducing valve is maintaining downstream pressure	YES
Pressure-reducing valve downstream pressure	65 psi
Pressure-reducing valve is in good condition, with hand wheel installed and unbroken	YES
Sprinkler pressure-reducing valve partial flow test performed	YES
Sprinkler pressure-reducing valve full flow test performed and results are consistent with previous results	YES
Sprinkler pressure-reducing valve full flow test inlet pressure	65 psi
Sprinkler pressure-reducing valve full flow test outlet pressure	65 psi
Sprinkler pressure-reducing valve full flow test flow rate	65 gpm
MAIN DRAIN TEST	
Main drain test performed (sole supply passes through a backflow preventer or pressure-reducing valve)	YES
Main drain static pressure	65 psi
Main drain residual pressure	65 psi
Main drain test results are within 10 percent of the previous test	YES
Main drain test performed at the system riser	YES
Main drain static pressure	65 psi
Main drain residual pressure	65 psi
Main drain test results are within 10 percent of the previous test	YES
Explanation of main drain variance greater than 10 percent	None noted.
SPRINKLERS	
Visible sprinklers show no damage or leaks	YES
Visible sprinklers are free of corrosion, foreign material, or paint	YES
Visible sprinklers are installed in the proper orientation	YES
Glass bulb sprinklers contain fluid	YES

Spare sprinklers, proper number and type, including installation wrench	YES
No paint or coating other than that applied by the manufacturer	YES
Sprinklers are free of dust loading	YES
Escutcheons and cover plates are present and installed correctly	YES
Minimum clearance is maintained between sprinklers and storage	YES
Sprinklers, including pilot sprinklers where provided, tested or replaced in accordance with the applicable testing schedule	YES
Date sprinklers were last sample tested or replaced	12/23/2026

PIPING, HANGERS & SIGNAGE

Hydraulic design information sign is securely attached to the riser and legible	YES
Hangers and seismic bracing are not damaged or loose	YES
Visible pipes and fittings are in good condition with no external corrosion	YES
Visible pipes and fittings show no leaks or mechanical damage	YES
Visible pipes and fittings are in correct alignment with no external loads	YES
Heat trace is in accordance with manufacturer's requirements	YES

ANTIFREEZE

Antifreeze solution has been tested	YES
Antifreeze solution measured freezing point	4 °F
Antifreeze solution type	Listed premixed
Antifreeze solution is a listed solution	YES
Antifreeze solution volume	4 gal
Date antifreeze solution was installed	12/23/2026

INTERNAL INSPECTIONS

Alarm valve interior, including strainers, filters, and restriction orifice, inspected and in good condition	YES
Check valve internal components move freely and are in good condition	YES
Obstruction investigation performed, no foreign or obstructing material found	YES
No conditions observed that require an early obstruction investigation (foreign material in drain water, plugged sprinklers, tubercules in a valve)	YES

Internal inspection of dry pipe valve strainers, filters, and orifices performed and in good condition	YES
Internal inspection of preaction or deluge valve strainers, filters, restricted orifices, and diaphragm chambers performed and in good condition	YES
Internal inspection of valves that can be reset without removal of the faceplate performed and in good condition	YES
DRY PIPE VALVE	
Gauge on system side of dry valve reads the proper ratio of air or nitrogen, where not supervised	YES
System side air or nitrogen pressure	65 psi
Gauge on quick-opening device reads the same as the system side dry valve gauge, where not supervised	YES
Quick-opening device pressure	65 psi
Dry pipe valve exterior is free of damage	YES
Dry pipe valve trim valves are in the correct position	YES
Dry pipe valve intermediate chamber is not leaking	YES
Gauge on supply side of dry valve reads normal	YES
Supply side water pressure	65 psi
System side gauge reads correctly where supervised at a constantly attended location	YES
Supervised system side air or nitrogen pressure	65 psi
Quick-opening device gauge reads correctly where supervised at a constantly attended location	YES
Supervised quick-opening device pressure	65 psi
Priming water level tested	YES
Quick-opening device tested	YES
Low air alarm tested in accordance with manufacturer's instructions	YES
Low air alarm actuation pressure	65 psi
Automatic air pressure maintenance device tested and operating	YES
Dry pipe valve interior inspected following trip test	YES
Dry pipe system tested for leakage	YES

Leakage test starting air pressure	65 psi
Leakage test air pressure after 2 hours	30 psi
DRY PIPE TRIP TEST	
Dry pipe valve partial flow trip test performed	YES
Partial flow trip test water pressure	65 psi
Partial flow trip test air pressure	65 psi
Partial flow trip test tripping air pressure	65 psi
Partial flow trip test trip time	750 sec
Partial flow trip test results are comparable to the previous test	YES
Dry pipe valve full flow trip test performed	YES
Full flow trip test water pressure	65 psi
Full flow trip test air pressure	65 psi
Full flow trip test tripping air pressure	65 psi
Full flow trip test trip time	750 sec
Full flow trip test water delivery time	750 sec
Full flow trip test results are comparable to the previous test	YES
PREACTION & DELUGE VALVE	
Preaction or deluge valve is free from physical damage or leaks	YES
Electrical components are in service	YES
Trim valves are in the correct open or closed position	YES
Valve seat is not leaking	YES
Gauge on supply side of valve reads normal	YES
Supply side water pressure	65 psi
Detection system low air pressure supervisory device tested and operates	YES
Low air alarm tested in accordance with manufacturer's instructions	YES
Interior of preaction or deluge valve inspected following trip test	YES
Detection devices inspected and in good condition	YES
Detection system tested in accordance with NFPA 72 and releases the valve	YES

Leaks causing drops in supervisory air pressure and electrical malfunctions causing alarms have been fixed	YES
Interior of valve cleaned after trip test and internal inspection	YES
DELUGE TRIP TEST	
Deluge valve full flow trip test performed	YES
Unobstructed discharge from all nozzles	YES
Pressure reading at deluge valve	65 psi
Pressure readings compared to the hydraulic design and water supply meet requirements	YES
Manual release functions correctly	YES
Pressure reading taken at the most remote nozzle or sprinkler	YES
Pressure at most remote nozzle or sprinkler	65 psi
Air maintenance device functions correctly, if provided	YES
Trip time (detection actuation to valve trip)	4 sec
PREACTION TRIP TEST	
Preaction valve partial flow trip test performed with partially open control valve	YES
Partial flow trip test water pressure	65 psi
Partial flow trip test air pressure	65 psi
Partial flow trip test tripping air pressure	65 psi
Partial flow trip test trip time	750 sec
Partial flow trip test water delivery time	750 sec
Partial flow trip test results are comparable to the previous test	YES
Preaction valve full flow trip test performed with open control valve	YES
Full flow trip test water pressure	65 psi
Full flow trip test air pressure	65 psi
Full flow trip test tripping air pressure	65 psi
Full flow trip test trip time	750 sec
Full flow trip test water delivery time	750 sec
Full flow trip test results are comparable to the previous test	YES

Preaction system tested for air leakage	YES
REPORT NOTES	
Areas not inspected	None noted.
Comments	None noted.
Building owner or representative has been notified of any deficiencies	YES
Person notified, or reason not notified	None noted.
Sprinkler system was returned to service	YES
Reason system was not returned to service	None noted.

Riser 2, Parking garage riser

System type:	Dry pipe
Control valve supervision:	Sealed
Supplied through backflow / PRV:	No
Antifreeze system:	No
Hydraulic design pressure:	82 psi
Hazard protected:	Ordinary hazard, parking

ENCLOSURE & COLD WEATHER

Enclosure not equipped with a low temperature alarm is at a minimum temperature of 40°F (4°C) during cold weather	YES
Valve enclosure, where equipped with a low temperature alarm, is at a minimum of 40°F	YES
Low temperature alarm is free of physical damage	YES
Low temperature alarm, where installed, tested at the beginning of the heating season	YES
Prior to the onset of freezing weather, all openings are closed and water-filled pipe is not exposed to freezing temperatures	YES
Wet piping is not exposed to freezing temperatures	YES
All auxiliary drains operated after operation and before freezing conditions	YES

BACKFLOW & SUPPLY

Backflow isolation valves are in the open position and locked or supervised	YES
RPA and RPDA differential-sensing relief valve is operating correctly	YES

Backflow preventer forward flow test performed at a minimum flow rate of the system demand	YES
Backflow preventer forward flow test flow rate	750 gpm
Backflow preventer internal inspection performed and components in good condition	YES
MASTER PRESSURE-REGULATING DEVICE	
Downstream pressure is in accordance with design criteria	YES
Master pressure-regulating device downstream pressure	65 psi
Supply pressure is in accordance with design criteria	YES
Master pressure-regulating device supply pressure	65 psi
Free of damage or leaks	YES
Trim is in good operating condition	YES
Partial flow test performed to exercise the valve	YES
Full flow test performed and results are consistent with previous results	YES
Full flow test inlet pressure	65 psi
Full flow test outlet pressure	65 psi
Full flow test flow rate	750 gpm
CONTROL VALVES	
Control valves are in the correct open or closed position	YES
Control valves are sealed	YES
Control valves are accessible	YES
Post indicator valves are provided with correct wrenches	YES
Control valves are free from damage or leaks	YES
Control valves have proper signage	YES
Control valves are in the correct open or closed position	YES
Control valves are locked or supervised	YES
Post indicator valves are provided with correct wrenches	YES
Control valves are accessible	YES
Control valves are free from damage or leaks	YES
Control valves have proper signage	YES

Control valves are in the correct open or closed position	YES
Control valves are electronically supervised	YES
Control valves are accessible	YES
Post indicator valves are provided with correct wrenches	YES
Control valves are free from damage or leaks	YES
Control valves have proper signage	YES
All control valves operated through full range of motion and returned to normal position	YES
Valve status test performed	YES
Outside screw and yoke valve stems lubricated	YES
GAUGES	
Gauges are in good operating condition	YES
Normal unsupervised air or nitrogen pressure is maintained	YES
Unsupervised air or nitrogen pressure	65 psi
Normal air or nitrogen pressure supervised by a constantly attended location is maintained	YES
Supervised air or nitrogen pressure	65 psi
Normal water pressure is maintained	YES
Water pressure	65 psi
Gauges tested or replaced	YES
Gauge five-year action taken	Tested and calibrated
ALARM VALVES & RISER CHECK VALVES	
Alarm valve and riser check valve gauges show normal water pressure maintained	YES
Alarm valve and riser check valve are free of damage	YES
Alarm valve and riser check valve are in the appropriate open or closed position	YES
Retard chamber and alarm drains are not leaking	YES
ALARM DEVICES & SUPERVISORY SWITCHES	
Waterflow alarm and supervisory devices are free of damage	YES
Water motor gong alarm device tested and operates	YES

Vane, paddle and pressure switch type alarm devices tested, inspector's test or bypass opened and flow observed	YES
Waterflow alarm response time	750 sec
Valve supervisory switches function	YES
Supervisory switches function	YES
FIRE DEPARTMENT CONNECTIONS	
Fire department connection is visible and accessible	YES
Couplings and swivels operate correctly	YES
Plugs and caps are in place	YES
Gaskets are not damaged	YES
Automatic drain valve is in place and operating properly	YES
Identification signs are in place	YES
Interior is clear of obstructions, unless locked	YES
Clappers operate correctly	YES
Check valve is not leaking	YES
Visible piping supplying the fire department connection is undamaged	YES
Interior of connection with locked plugs or caps is free of obstructions	YES
Piping from fire department connection to the connection check valve hydrostatically tested at 150 psi for at least 2 hours	YES
Fire department connection hydrostatic test pressure	65 psi
Fire department connection hydrostatic test duration	10 min
PRESSURE-REDUCING VALVES	
Pressure-reducing valve is in the open position and not leaking	YES
Pressure-reducing valve is maintaining downstream pressure	YES
Pressure-reducing valve downstream pressure	65 psi
Pressure-reducing valve is in good condition, with hand wheel installed and unbroken	YES
Sprinkler pressure-reducing valve partial flow test performed	YES
Sprinkler pressure-reducing valve full flow test performed and results are consistent with previous results	YES

Sprinkler pressure-reducing valve full flow test inlet pressure	65 psi
Sprinkler pressure-reducing valve full flow test outlet pressure	65 psi
Sprinkler pressure-reducing valve full flow test flow rate	65 gpm
MAIN DRAIN TEST	
Main drain test performed (sole supply passes through a backflow preventer or pressure-reducing valve)	YES
Main drain static pressure	65 psi
Main drain residual pressure	65 psi
Main drain test results are within 10 percent of the previous test	YES
Main drain test performed at the system riser	YES
Main drain static pressure	65 psi
Main drain residual pressure	65 psi
Main drain test results are within 10 percent of the previous test	YES
Explanation of main drain variance greater than 10 percent	None noted.
SPRINKLERS	
Visible sprinklers show no damage or leaks	YES
Visible sprinklers are free of corrosion, foreign material, or paint	YES
Visible sprinklers are installed in the proper orientation	YES
Glass bulb sprinklers contain fluid	YES
Spare sprinklers, proper number and type, including installation wrench	YES
No paint or coating other than that applied by the manufacturer	YES
Sprinklers are free of dust loading	YES
Escutcheons and cover plates are present and installed correctly	YES
Minimum clearance is maintained between sprinklers and storage	YES
Sprinklers, including pilot sprinklers where provided, tested or replaced in accordance with the applicable testing schedule	YES
Date sprinklers were last sample tested or replaced	12/23/2026
PIPING, HANGERS & SIGNAGE	
Hydraulic design information sign is securely attached to the riser and legible	YES

Hangers and seismic bracing are not damaged or loose	YES
Visible pipes and fittings are in good condition with no external corrosion	YES
Visible pipes and fittings show no leaks or mechanical damage	YES
Visible pipes and fittings are in correct alignment with no external loads	YES
Heat trace is in accordance with manufacturer's requirements	YES
ANTIFREEZE	
Antifreeze solution has been tested	YES
Antifreeze solution measured freezing point	4 °F
Antifreeze solution type	Listed premixed
Antifreeze solution is a listed solution	YES
Antifreeze solution volume	4 gal
Date antifreeze solution was installed	12/23/2026
INTERNAL INSPECTIONS	
Alarm valve interior, including strainers, filters, and restriction orifice, inspected and in good condition	YES
Check valve internal components move freely and are in good condition	YES
Obstruction investigation performed, no foreign or obstructing material found	YES
No conditions observed that require an early obstruction investigation (foreign material in drain water, plugged sprinklers, tubercules in a valve)	YES
Internal inspection of dry pipe valve strainers, filters, and orifices performed and in good condition	YES
Internal inspection of preaction or deluge valve strainers, filters, restricted orifices, and diaphragm chambers performed and in good condition	YES
Internal inspection of valves that can be reset without removal of the faceplate performed and in good condition	YES
DRY PIPE VALVE	
Gauge on system side of dry valve reads the proper ratio of air or nitrogen, where not supervised	YES
System side air or nitrogen pressure	65 psi
Gauge on quick-opening device reads the same as the system side dry valve gauge, where not supervised	YES

Quick-opening device pressure	65 psi
Dry pipe valve exterior is free of damage	YES
Dry pipe valve trim valves are in the correct position	YES
Dry pipe valve intermediate chamber is not leaking	YES
Gauge on supply side of dry valve reads normal	YES
Supply side water pressure	65 psi
System side gauge reads correctly where supervised at a constantly attended location	YES
Supervised system side air or nitrogen pressure	65 psi
Quick-opening device gauge reads correctly where supervised at a constantly attended location	YES
Supervised quick-opening device pressure	65 psi
Priming water level tested	YES
Quick-opening device tested	YES
Low air alarm tested in accordance with manufacturer's instructions	YES
Low air alarm actuation pressure	65 psi
Automatic air pressure maintenance device tested and operating	YES
Dry pipe valve interior inspected following trip test	YES
Dry pipe system tested for leakage	YES
Leakage test starting air pressure	65 psi
Leakage test air pressure after 2 hours	30 psi
DRY PIPE TRIP TEST	
Dry pipe valve partial flow trip test performed	YES
Partial flow trip test water pressure	65 psi
Partial flow trip test air pressure	65 psi
Partial flow trip test tripping air pressure	65 psi
Partial flow trip test trip time	750 sec
Partial flow trip test results are comparable to the previous test	YES
Dry pipe valve full flow trip test performed	YES

Full flow trip test water pressure	65 psi
Full flow trip test air pressure	65 psi
Full flow trip test tripping air pressure	65 psi
Full flow trip test trip time	750 sec
Full flow trip test water delivery time	750 sec
Full flow trip test results are comparable to the previous test	YES
PREACTION & DELUGE VALVE	
Preaction or deluge valve is free from physical damage or leaks	YES
Electrical components are in service	YES
Trim valves are in the correct open or closed position	YES
Valve seat is not leaking	YES
Gauge on supply side of valve reads normal	YES
Supply side water pressure	65 psi
Detection system low air pressure supervisory device tested and operates	YES
Low air alarm tested in accordance with manufacturer's instructions	YES
Interior of preaction or deluge valve inspected following trip test	YES
Detection devices inspected and in good condition	YES
Detection system tested in accordance with NFPA 72 and releases the valve	YES
Leaks causing drops in supervisory air pressure and electrical malfunctions causing alarms have been fixed	YES
Interior of valve cleaned after trip test and internal inspection	YES
DELUGE TRIP TEST	
Deluge valve full flow trip test performed	YES
Unobstructed discharge from all nozzles	YES
Pressure reading at deluge valve	65 psi
Pressure readings compared to the hydraulic design and water supply meet requirements	YES
Manual release functions correctly	YES
Pressure reading taken at the most remote nozzle or sprinkler	YES

Pressure at most remote nozzle or sprinkler	65 psi
Air maintenance device functions correctly, if provided	YES
Trip time (detection actuation to valve trip)	4 sec
PREACTION TRIP TEST	
Preaction valve partial flow trip test performed with partially open control valve	YES
Partial flow trip test water pressure	65 psi
Partial flow trip test air pressure	65 psi
Partial flow trip test tripping air pressure	65 psi
Partial flow trip test trip time	750 sec
Partial flow trip test water delivery time	750 sec
Partial flow trip test results are comparable to the previous test	YES
Preaction valve full flow trip test performed with open control valve	YES
Full flow trip test water pressure	65 psi
Full flow trip test air pressure	65 psi
Full flow trip test tripping air pressure	65 psi
Full flow trip test trip time	750 sec
Full flow trip test water delivery time	750 sec
Full flow trip test results are comparable to the previous test	YES
Preaction system tested for air leakage	YES
REPORT NOTES	
Areas not inspected	None noted.
Comments	None noted.
Building owner or representative has been notified of any deficiencies	YES
Person notified, or reason not notified	None noted.
Sprinkler system was returned to service	YES
Reason system was not returned to service	None noted.

SIGNATURES



Inspector: Luis Ortega

Date: 9/23/2026

This inspection was performed in accordance with NFPA 25.

**Fire & Safety Co**

18 Shipyard Way

Unit 4

Bay City, CT 06705

203-555-0148

office@fireandsafetyco.example

CT ELC.0198097

Fire Pump Inspection and Test Report

Property	Bayview Hotel & Conference Center	Date	9/23/2026
Address	1 Harbor Plaza Bay City, CT 06705	Inspector	Luis Ortega
Customer	Bayview Hospitality Group	NFPA 25 interval	Annual

Pumps (1)

Pump	Location	Floor	Result
Pump 1	Pump room, basement	B	PASS

Pump 1, Pump room, basement

Driver:	Diesel engine driven
Alternative ITM program (A.8.1.1.2) adopted:	No
Rated capacity (pump nameplate):	750 gpm
Rated pressure (pump nameplate):	100 psi
Rated speed (pump nameplate):	1760 rpm
Churn pressure (nameplate, 0% flow):	125 psi
Pressure at 150% rated flow (nameplate):	68 psi
Engine heater present:	Yes
Automatic stop feature present:	No
Battery system voltage:	24 volt

WEEKLY INSPECTION

Heat in pump room is 40°F (4°C) or higher	YES
Ventilation louvers are free to operate	YES

Pump room floor is free of excessive water	YES
Coupling guard is in place	YES
Heat in pump room is not less than 70°F (21°C) (diesel engine pump without an engine heater)	YES
Pump suction, discharge, and bypass valves are open	YES
Piping and hoses are free of leaks	YES
Pump seal leakage is limited to about one drop of water per second	YES
Suction line pressure is within acceptable range	YES
Suction line pressure	62 psi
System line pressure is within acceptable range	YES
System line pressure	65 psi
Suction reservoir is full	YES
Wet pit suction screens are unobstructed and in place	YES
Waterflow test valves are closed, hose connection valve is closed, and the line to the test valves is free of water	YES
Controller pilot light (power on) is illuminated	YES
Transfer switch normal power light is illuminated	YES
Isolating switch for standby power is closed	YES
Reverse-phase alarm light is off	YES
Normal-phase rotation light is illuminated	YES
Oil level in vertical motor sight glass is within acceptable range	YES
Pressure maintenance (jockey) pump has power	YES
Diesel fuel tank is at least two-thirds full	YES
Controller selector switch is in the "auto" position	YES
Battery voltage readings are within acceptable range	YES
Battery voltage	24.6 V
Battery charging current readings are within acceptable range	YES
Battery charging current	42 A
Battery pilot lights are on, or battery failure pilot lights are off	YES

All alarm pilot lights are off	YES
Engine running time recorded from the meter	YES
Engine running time (cumulative meter reading)	4 hr
Oil level in right angle gear drive is within acceptable range	YES
Crankcase oil level is within acceptable range	YES
Cooling water level is within acceptable range	YES
Electrolyte level in batteries is within acceptable range	YES
Battery terminals are free of corrosion	YES
Water-jacket heater is operational	YES
Battery cranking voltage exceeds 9 volts for a 12 volt system and 18 volts for a 24 volt system	YES
Battery cranking voltage	24.6 V
Engine water pumps are free of leaks	YES
Jacket water heater is operational (Alternative ITM)	YES
Flexible hose and connections are in good operating condition	YES
Lube oil heater is operating	YES
Lube oil level is within acceptable range	YES
Diesel fuel tank is free of water	YES
Steam pressure is within acceptable range	YES
Steam pressure	65 psi
Exhaust system is free of leaks	YES
Condensate trap drained	YES
WEEKLY OPERATING TEST	
Pump started automatically by simulating a pressure drop at the controller (8.3.2.2)	YES
Pump starting pressure	65 psi
Fire pump operated for 10 minutes (30 minutes for a diesel pump)	YES
Run duration	10 min
Packing gland tightness checked, slight leak at no flow	YES
Suction pressure (gauge)	62 psi

Discharge pressure (gauge)	65 psi
Gland nuts adjusted where necessary	YES
Pump is free of unusual noise or vibration	YES
Packing boxes, bearings, and pump casing are free of overheating	YES
Pressure switch or pressure transducer reading agrees with the pump discharge gauge	YES
Pressure switch or pressure transducer reading	65 psi
Highest pressure (recorded on the fire pump control log)	65 psi
Lowest pressure (recorded on the fire pump control log)	65 psi
Circulation relief valve functions correctly	YES
Fuel system solenoids operate properly	YES
Tank float switch operates properly	YES
Time controller is on first step (reduced voltage or reduced current starting)	24.6 sec
Time for motor to accelerate to full speed	1760 sec
Time pump runs after starting (automatic stop feature)	4 sec
Time for diesel engine to crank	4 sec
Time for diesel engine to reach running speed	1760 sec
Oil pressure gauge, speed indicator, and water and oil temperatures are within acceptable range while engine is running	YES
Engine oil pressure	65 psi
Engine speed	1760 rpm
Engine cooling water temperature	68 °F
Engine oil temperature	68 °F
Heat exchanger has cooling water flow	YES
Speed governor operated (internal combustion engine only)	YES
Time for turbine to reach running speed	1760 sec
Steam pressure (steam-operated pump)	100 psi
Steam trap checked and operating	YES
Steam relief valve checked and operating	YES

MONTHLY TEST & MAINTENANCE	
Pump operated for 10 minutes (no-flow test)	YES
Pump starting pressure	65 psi
Packing gland tightness checked, slight leak at no flow	YES
Suction pressure (gauge)	62 psi
Discharge pressure (gauge)	65 psi
Gland nuts adjusted where necessary	YES
Pump is free of unusual noise or vibration	YES
Pressure switch or pressure transducer reading agrees with the pump discharge gauge	YES
Pressure switch or pressure transducer reading	65 psi
Highest pressure recorded	65 psi
Lowest pressure recorded	65 psi
Circulation relief valve functions correctly	YES
Time controller is on first step (reduced voltage or reduced current starting)	24.6 sec
Isolating switch and circuit breaker exercised	YES
Circuit breakers or fuses inspected	YES
Battery case exterior is clean and dry	YES
Battery specific gravity or state of charge tested	YES
Battery charger and charge rate inspected	YES
Battery equalize charge performed	YES
QUARTERLY MAINTENANCE	
Fuel strainer, filter, or dirt leg (or combination) cleaned	YES
Crankcase breather inspected, changed, or tested	YES
Cooling water strainer cleaned	YES
Exhaust insulation is intact and the exhaust is free of fire hazards	YES
Battery terminals are clean and tight	YES
Wiring is free of chafing where subject to movement	YES

SEMIANNUAL MAINTENANCE	
Manual starting means operated	YES
Antifreeze protection level is adequate	YES
Flexible exhaust section is in good condition	YES
Engine safeties and alarms operate correctly	YES
Boxes, panels, and cabinets cleaned	YES
ANNUAL INSPECTION	
Pump bearings lubricated	YES
Power transfer switch inspected and operated	YES
Parallel and angular alignment is within tolerance	YES
Main relief valve inspected and operating correctly	YES
Flexible hoses and connections are in good condition	YES
Plumbing parts inside and outside the panels are in good condition	YES
Pump shaft end play is within the manufacturer's tolerance	YES
Pressure gauges and sensors are accurate (recalibrated or replaced where more than 5 percent off)	YES
Pump coupling alignment checked	YES
Coupling lubricated	YES
Right angle gear drive lubricated	YES
Diesel fuel tested and within specification	YES
Fuel pump alarm signals verified	YES
Active fuel maintenance system inspected and operating	YES
Fuel filter changed (every 50 operating hours or annually, whichever comes first)	YES
Fuel tank is free of water or foreign material	YES
Tank vents and overflow piping are unobstructed	YES
Fuel tank piping is in good condition	YES
Engine oil changed (50 operating hours maximum, or annually)	YES
Oil filters changed (50 operating hours maximum, or annually)	YES
Engine running hours at service (meter reading)	30 hr

Circulating water filter replaced	YES
Supervisory signal for high cooling water temperature verified	YES
Antifreeze checked and replaced as required	YES
Heat exchanger rodded out and inspected	YES
Ductwork and louvers inspected and operating	YES
Exhaust system checked and condensate trap drained	YES
Exhaust back pressure is not excessive	YES
Exhaust hangers and supports are secure	YES
Battery specific gravity, state of charge, and charger rates checked	YES
Battery terminals cleaned	YES
Battery cranking voltage exceeds 9 volts for a 12 volt system and 18 volts for a 24 volt system	YES
Battery cranking voltage	24.6 V
Only distilled water is used	YES
Printed circuit boards are free of corrosion	YES
Cable insulation is free of cracks	YES
Electronic control module (ECM) tested and functioning	YES
Sacrificial anode inspected and replaced where required	YES
Circuit breaker tripped and reset	YES
Emergency manual starting means operated	YES
Mechanical moving parts lubricated (except starters and relays)	YES
Pressure switch settings calibrated	YES
Motor bearings lubricated	YES
Control and power wiring connectors tightened	YES
Voltmeter and ammeter are accurate to 5 percent	YES
Plumbing parts are free of leaks	YES
Electrical parts are free of signs of water	YES
ANNUAL PERFORMANCE TEST	
Test method	Test header

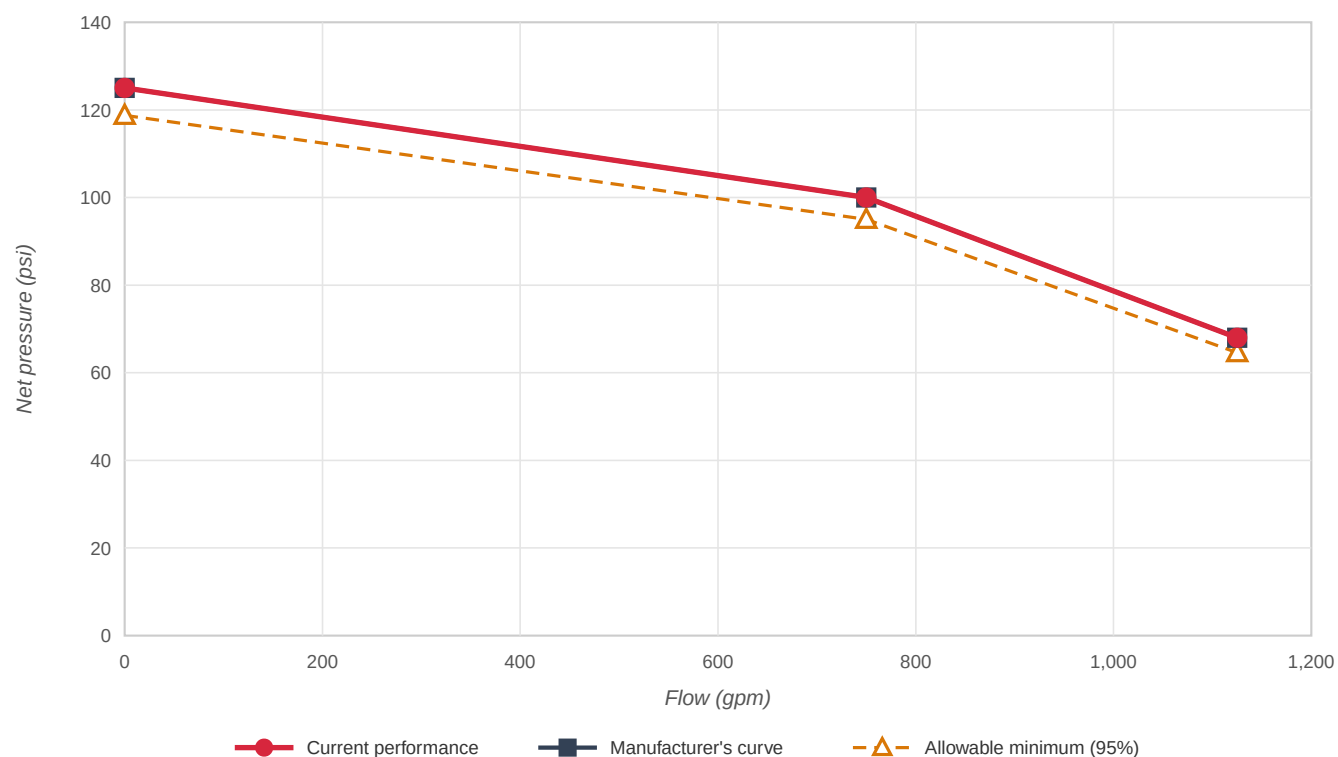
Pump speed control	Constant speed
A copy of the manufacturer's certified pump test curve is attached	YES
Test results compared to the manufacturer's certified pump test curve	YES
Gauges and other test equipment are calibrated	YES
No vibrations that could potentially damage any fire pump component	YES
The fire pump performed at all conditions without objectionable overheating of any component	YES
Churn - suction pressure	62 psi
Churn - discharge pressure	187 psi
Churn - net pressure	125 psi
Churn - flow	0 gpm
Churn - speed	1760 rpm
Churn - voltage L1-L2	24.6 V
Churn - voltage L2-L3	24.6 V
Churn - voltage L1-L3	24.6 V
Churn - amperes L1	42 A
Churn - amperes L2	42 A
Churn - amperes L3	42 A
Churn - engine oil pressure	125 psi
Churn - exhaust back pressure	125 in. Hg
Churn - engine water temperature	68 °F
Churn - cooling loop pressure	125 psi
100 percent rated flow - suction pressure	62 psi
100 percent rated flow - discharge pressure	162 psi
100 percent rated flow - net pressure	100 psi
100 percent rated flow - flow	750 gpm
100 percent rated flow - speed	1760 rpm
100 percent rated flow - voltage L1-L2	750 V
100 percent rated flow - voltage L2-L3	750 V

100 percent rated flow - voltage L1-L3	750 V
100 percent rated flow - amperes L1	750 A
100 percent rated flow - amperes L2	750 A
100 percent rated flow - amperes L3	750 A
100 percent rated flow - engine oil pressure	100 psi
100 percent rated flow - exhaust back pressure	100 in. Hg
100 percent rated flow - engine water temperature	750 °F
100 percent rated flow - cooling loop pressure	100 psi
150 percent rated flow - suction pressure	62 psi
150 percent rated flow - discharge pressure	130 psi
150 percent rated flow - net pressure	68 psi
150 percent rated flow - flow	1125 gpm
150 percent rated flow - speed	1755 rpm
150 percent rated flow - voltage L1-L2	1125 V
150 percent rated flow - voltage L2-L3	1125 V
150 percent rated flow - voltage L1-L3	1125 V
150 percent rated flow - amperes L1	1125 A
150 percent rated flow - amperes L2	1125 A
150 percent rated flow - amperes L3	1125 A
150 percent rated flow - engine oil pressure	68 psi
150 percent rated flow - exhaust back pressure	68 in. Hg
150 percent rated flow - engine water temperature	1125 °F
150 percent rated flow - cooling loop pressure	68 psi
Ampere demand at rated voltage and frequency is less than or equal to the full load ampere rating times the allowable service factor on the motor nameplate	YES
Under varying voltage, the product of actual voltage and current demand is less than or equal to the rated full load current times rated voltage times the allowable service factor	YES
Voltage was always less than 5 percent above the rated voltage during the test	YES
Voltage was always less than 10 percent above the rated voltage during the test	YES

Engine-driven unit operated without any signs of overload or stress	YES
Engine overspeed emergency shutdown tested	YES
Governor is set to properly regulate the engine speed at rated pump speed	YES
Gear drive assembly operated without excessive objectionable noise, vibration, or heating	YES
Fire pump unit started and brought up to rated speed without interruption under a discharge equal to peak load	YES
Fire pump performance equals the manufacturer's factory curve within the accuracy limits of the test equipment	YES
Electric motor pump passed the phase reversal test on normal and alternate (if provided) power	YES
Multiple pump arrangement required to meet the maximum fire protection demand	Single pump
Fire pump performance equalled the manufacturer's factory curve within the accuracy limits of the test equipment during the multiple pump test	YES
Power failure simulated while the pump was operating at peak load	YES
Power transferred to the alternate power source	YES
Pump performed for 2 minutes on alternate power	YES
Readings recorded while the pump was operating at peak load on alternate power	YES
Alternate power at peak load - voltage (where an external means is provided on the controller)	24.6 V
Alternate power at peak load - amperage (where an external means is provided on the controller)	42 A
Alternate power at peak load - pump speed	1760 rpm
Alternate power at peak load - suction pressure	62 psi
Alternate power at peak load - discharge pressure	65 psi
Pump reconnected to the normal power source	YES
Alarm indicating (visual and audible) functions correctly	YES
Suction screens inspected and cleared of any debris	YES
ECM sensors (primary and redundant) function correctly	YES
Pump room temperature control is functioning and being maintained at appropriate temperatures	YES
Parallel and angular alignment of the pump verified	YES

Fire pump supplies 100 percent of the rated flow	YES
Net pressure at each flow point is at least 95 percent of the original manufacturer's pump curve, the original unadjusted field test curve, or the test curve generated from the fire pump nameplate	YES
COMMENTS	
Work was completed to the extent possible without opening an energized electric motor driven fire pump controller	YES
Areas not inspected	None noted.
Comments	None noted.

Pump 1: Performance curve



Performance is at or above 95% of the manufacturer's curve at every test point.

SIGNATURES

Inspector: Luis Ortega

Date: 9/23/2026

This inspection was performed in accordance with NFPA 25.