

**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.