

613 N.W. MERCANTILE PLACE
PORT ST. LUCIE, FL 34986
772-878-3350 • FAX: 772-878-5967

11326 DISTRIBUTION AVENUE WEST
JACKSONVILLE, FLORIDA 32256-2745
904-268-3030 - FAX: 904-268-0724

4370 MOTORSPORT DRIVE
CONCORD, NORTH CAROLINA 28027
704-782-3032 - FAX: 704-795-6838



3226 CHERRY PALM DRIVE
TAMPA, FL 33619
81 3-630-0303 • FAX: 81 3 -630-0312

4683 LAREDO AVENUE
FORT MYERS, FLORIDA 33905
239-433-3030 - FAX: 239-433-3263

3121 NW 16TH TERRACE
POMPANO BEACH, FLORIDA 33064
954-917-3030 - FAX: 954-917-9424

NFPA-25 Inspection, Testing and Maintenance of Wet Pipe Fire Sprinkler Systems

Information on this form covers the minimum requirements of the current adopted NFPA 25 code for fire sprinkler systems connected to distribution systems without supplemental tanks or fire pumps. Separate forms are available to inspect, test and maintain fire pumps, water tanks and other fire protection systems. More frequent inspection, testing and maintenance may be necessary depending on the conditions of the occupancy and the water supply.

Owner: Tropical Isle Property Mgmt SITE#: CALL#:

Owner's Address: 14041 Brant Point Circle, Ft Myers, FL 33919 Owner's Phone Number:

Property Being Evaluated: Terrace III at Heritage Cove

Property Address: 14101 Brant Point Circle, Fort Myers, FL, 33919

Date of Work: Feb 21, 2022 All responses refer to the current work (inspection, testing and maintenance) performed on this date.

This work is (check one): Monthly Quarterly Annual Third Year Fifth Year

Part I - Owner's Section

- A. Is the building occupied? Yes No
B. Has the occupancy classification and hazard of contents remained the same since the last inspection? Yes No
C. Are all fire protection systems in service? Yes No
D. Has the system remained in service without modification since the last inspection? Yes No
E. Was the system free of actuation of devices or alarms since the last inspection? Yes No
F. Weekly logs of inspections required by NFPA#25 on file? Yes No
G. All deficiencies reported at last inspection corrected? Yes No
H. I know the location and understand the operation of all control valves. Yes No
J. I would like to have a copy of NFPA#25 @ an extra charge of \$50.00. Yes No
K. Owner or rep. requests WAFS to release information from inspections to the underwriters of my insurance company. Yes No

4. Annual Inspection Items (in addition to above items)

- A. Proper number and type of spare sprinklers? Yes No N/A
B. Visible sprinklers:
1. Free of corrosion and physical damage? Yes No N/A
2. Free of obstructions to spray patterns? Yes No N/A
3. Free of foreign materials including paint? Yes No N/A
4. Liquid in all glass bulb sprinklers? Yes No N/A
C. Visible pipe:
1. In good condition/no external corrosion? Yes No N/A
2. No mechanical damage and no leaks? Yes No N/A
3. Properly aligned and no external loads? Yes No N/A
D. Visible pipe hangers and seismic braces not damaged or loose? Yes No N/A
E. Hose, hose couplings and nozzles on sprinkler system passed inspection in accordance with NFPA 1962? NIC Yes No N/A

Feb 21, 2022

Owner or representative (print name) Signature Date

Part II - Inspector's Section

Owner or Owner rep. not on site.

A. Inspections

1. Daily and Weekly Items

- A. Control valves supervised with seals in correct (open or closed) position? Yes No N/A
B. Backflow Preventers:
1. Valves in correct (open or closed) position? Yes No N/A
2. Sealed, locked or supervised & accessible? Yes No N/A
3. Relief port on RPZ device not discharging? Yes No N/A
C. For freezer systems, is the gauge near the compressor reading the same as the gauge near the dry-pipe valve? Yes No N/A

2. Monthly Inspection Items (in addition to above items)

- A. Control valves with locks or electrical supervision in correct (open or closed) position? Yes No N/A
B. Sprinkler wrench with spare sprinklers? Yes No N/A
C. Gauges on wet-pipe system in good condition and showing normal water supply pressure? Yes No N/A
D. Alarm Valves:
Gauges show normal supply water pressure, free from physical damage, valves in correct (open or closed) position and no leakage from retarding chamber or drains? Yes No N/A

3. Quarterly Inspection Items (in addition to above items)

- A. Pressure Reducing Valve: In open position, not leaking, maintaining downstream pressure per design criteria, and in good condition with hand-wheels not broken? Yes No Not installed Design criteria is not available
B. Hydraulic nameplate (calculated systems) securely attached to riser and legible? Yes No
C. Fire Department Connection:
Visible, accessible, couplings and swivels not damaged and rotate smoothly, plugs or caps in place and undamaged, gaskets in place and in good condition, identification sign(s) in place, check valve is not leaking, clapper is in place and operating properly and automatic drain valve in place and operating properly? Yes No N/A
(If plugs or caps are not in place, inspect interior for obstructions.)
D. Alarm devices free from physical damage? Yes No N/A

- G. Has an internal inspection of the pipe been performed by removing the flushing connection and one sprinkler near the end of a branch line within the last 5 years? NIC Yes No N/A
(If the answer was "No", conduct an internal inspection.)

5. Fifth Year Inspection Items (in addition to above items)

- A. Alarm valves and their associate strainers, filters and restriction orifices passed internal inspection? NIC Yes No N/A
B. Check valves internally inspected and all parts operate properly, move freely and are in good condition? NIC Yes No N/A

B. Testing

The following tests are to be performed at the noted intervals. Report any failures on Part III of this form.

1. Quarterly Tests

- A. Mechanical water flow alarm devices passed tests by opening the inspector's test connection or bypass connection with alarms actuating and flow observed? Yes No N/A
B. Post indicating valves opened until spring or torsion is felt in the rod, then closed back one-quarter turn? Yes No N/A
C. Main drain test for system downstream of backflow or pressure reducing valve:
1. Record Static Pressure _____ psi and Residual Pressure _____ psi
 See comments - on page 2
2. Was flow observed? Yes No N/A
3. Are results comparable to previous test? Yes No N/A

2. Semiannual Test (in addition to previous items)

- A. Valve supervisory switches indicate movement? Yes No N/A
B. Electrical water-flow alarm devices passed tests by opening the inspector's test connection or bypass connection with alarms actuating and flow observed? Yes No N/A

3. Annual Test (in addition to previous items)

- A. Main drain test:
1. Record Static Pressure 60 _____ psi and Residual Pressure 45 _____ psi
 See comments - on page 2
2. Was flow observed? Yes No N/A
3. Are results comparable to previous test? Yes No N/A
B. Are all sprinklers date 1920 or later? Unable to determine. Yes No
C. Fast response sprinklers 20 or more years old replaced or successfully sample tested within last 10 years? NIC Yes No

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- D. Standard response sprinklers 50 or more years old replaced or successfully sample tested within last 10 years? NIC Yes No
- E. Standard response sprinklers 75 or more years old replaced or successfully sample tested within last 5 years? NIC Yes No
- F. Dry-type sprinkler replaced or successfully sample tested within last 10 years? NIC Yes No N/A
- G. Specific gravity of antifreeze correct? Yes No N/A
- H. All control valves operated through full range and returned to normal position? Yes No N/A
- I. Backflow devices passed backflow test? NIC Yes No N/A
- J. Backflow devices passed full flow test? Provisions not provided. NIC Yes No N/A
- K. Pressure reducing valves passed partial flow test? Provisions not provided. NIC Yes No N/A

4. Test to be done every third year:

- Hose (more than 5 years old) connected to the system has been service tested in accordance with NFPA 1962. Water discharged and water flow alarms operated? NIC Yes No N/A

5. Test to be done every 5th year

- A. Sprinklers rated above High temperature tested? NIC Yes No N/A
- B. Gauges checked by calibrated gauge or replaced? Yes No
- C. Pressure reducing valves passed full flow test? NIC Yes No N/A

C. Maintenance

1. Regular Maintenance Items

- A. If sprinklers have been replaced, were they proper replacements? Yes No
- B. Used hose was cleaned, drained and dried before being placed back in service? Hose exposed to hazardous materials was disposed of or decontaminated in an approved manner? Cannot be determined.
- C. Systems normally filled with fresh water were drained and refilled twice if raw water got into the system? Yes No N/A
- D. If any of the following were discovered, was an obstruction investigation conducted? Cannot be determined. NIC Yes No N/A

Explain reason(s) and obstruction investigation finding in Part III

1. Defective intake screen on pump with suction from open sources.
 2. Obstructive material discharged during water flow tests.
 3. Foreign materials found in dry-pipe valves, check valves or pumps.
 4. Foreign material in water during drain test or plugging of inspector's test connection.
 5. Plugging of pipe or sprinklers found during activation or alteration.
 6. Failure to flush yard piping or surrounding public mains following new installation or repairs.
 7. Record of broken mains in the vicinity.
 8. Abnormally frequent false-tripping of dry-pipe valves.
 9. System is returned to service after an extended period out of service (greater than one year).
 10. There is reason to believe the system contains sodium silicate or its derivatives or highly corrosive fluxes in copper pipe systems.
- E. If conditions were found that required flushing, was flushing of system conducted? NIC Yes No N/A

2. Annual Maintenance Items (in addition to previous items)

- A. Operating stem of all OS&Y valves lubricated completely closed, and reopened? Yes No N/A
- B. Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for bulb-type which show no signs of grease buildup? Yes No N/A

3. Regular Maintenance Items

- A. Alarm panel clear? Yes No N/A
- B. System left in service? Yes No N/A
- C. Is system impaired? (Impairment program put into place per NFPA-25 and Wayne Automatic Fire Sprinklers protocols) Yes No

Part III - Comments (any "No" answers, test failures or other problems found with the sprinkler system must be explained here. All items that need repaired or replaced are the owners responsibility and are not included in the price of inspection.

no access 327

corrosion/leak 4" standpipe between floor 2 and 3

corrosion 4" standpipe between floor 1 and 2

corroded bolts and pipe for 4" grooved flange main supply 1st floor

Part IV - Observations: Not a part of the NFPA-25 inspection, the following items may need to be reviewed by a fire protection engineer.

Part IV - Inspector's Information

I state that the information on this form is correct at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted in Part III above. The scope of work performed does not include a review of fire sprinkler or fire alarm system design.

Date: Feb 21, 2022

Signature of Inspector: tyler childs

Print Name: tyler childs

License or Certification Number (if applicable): fpi19-000091

Color of tag placed on system: Which systems are Red Tagged:

- Red
- Yellow
- Green
