Fire Sprinkler System Inspection Checklist

Date:	
Inspector:	
Building/Location:	
System Type:	Wet / Dry / Pre-Action / Deluge
Inspection Type:	Weekly / Monthly / Quarterly / Annual
Monitoring Company:	

Part 1: Sprinkler Heads & Piping

Inspection Item	OK / Fail / N/A
Sprinkler heads free of corrosion, paint, physical damage, and foreign material (annual)	☐ OK ☐ Fail ☐ N/A
No obstructions within 18 inches below sprinkler deflectors (standard spray type)	☐ OK ☐ Fail ☐ N/A
Spare sprinkler supply: minimum 6 of each type/temp rating with wrench for each	☐ OK ☐ Fail ☐ N/A
Piping and fittings: no damage, leaks, corrosion, or misalignment (annual)	☐ OK ☐ Fail ☐ N/A
Hangers and seismic bracing intact, undamaged, and securely attached (annual)	☐ OK ☐ Fail ☐ N/A
Sprinkler head age and replacement schedule tracked (fast-response: 25 yr; standard: 50 yr)	☐ OK ☐ Fail ☐ N/A

Part 2: Control Valves & Water Supply

Inspection Item	OK / Fail / N/A
All control valves in normal open position, sealed/locked/supervised (weekly/monthly)	☐ OK ☐ Fail ☐ N/A
System gauges within normal operating range (weekly dry/pre-action; monthly wet pipe)	☐ OK ☐ Fail ☐ N/A
Alarm valve condition: clean, no damage, no leaks, trim valves correct (monthly)	☐ OK ☐ Fail ☐ N/A
Main drain test completed; static and residual pressures recorded and compared (quarterly)	☐ OK ☐ Fail ☐ N/A
Fire department connection (FDC) visible, accessible, couplings/caps intact (quarterly)	☐ OK ☐ Fail ☐ N/A

Part 3: System-Specific Components

Inspection Item	OK / Fail / N/A
Dry pipe valve: gauges normal (weekly); full trip test completed (annual)	☐ OK ☐ Fail ☐ N/A
Pre-action/deluge valves: visual (quarterly); full trip test with detection (annual)	☐ OK ☐ Fail ☐ N/A

Waterflow alarm devices tested; alarm within 90 seconds of sustained flow (semiannual)	☐ OK ☐ Fail ☐ N/A
Antifreeze solution concentration tested before freezing season (annual)	☐ OK ☐ Fail ☐ N/A
Inspector's test connection accessible, functional, and drain piped to safe discharge	☐ OK ☐ Fail ☐ N/A

⚠ **WARNING:** When any sprinkler system or portion is taken out of service, implement a fire watch immediately. Notify alarm monitoring company, fire department, insurance carrier, and building occupants per NFPA 25 Chapter 15.

Deficiency Log

#	Deficiency Description	Corrective Action	Target Date
1			
2			
3			
4			
5			

Inspector/Technician Signature Date

Facility Manager Signature Date