

# Pye Barker Fire & Safety, Inc.

NC License # 22396 FS

SC License # 1728 FSC

GA License # CL000587

FL License # FPC15-000106

## Per NFPA 25 – Sprinkler Inspection Report of Dry Pipe Sprinkler Systems

**Property Name:** GAINESVILLE RENEWABLE ENERGY

**Inspector:** JASON SCHULL

**Property Address:** 11201 NW 13TH ST GAINESVILLE, FL.

**Contract No.:**

**Phone Number:** 386.315.8013

**Date:** 1/30/17

**This Report Covers:**     Monthly         Quarterly         Annual  
                                  Three-Year         Five-Year

### General

Riser # 1 - 5

Building # BOILER HOUSE

Location of sprinkler valve RISER HOUSE

Location of ITV MULTIPLE LOCATIONS

Size, Make and model of dry sprinkler valve

Is building fully sprinklered?                     Yes         No

Is entire sprinkler system in service?                     Yes         No

Has sprinkler system been modified since last inspection?                     Yes         No

### Dry Systems

Is dry pipe valve in heated room?                     Yes         No

Does heated room has low-temperature alarm?                     Yes         No

Is system hydraulically calculated?                     Yes         No

If yes, is hydraulic information sign provided at valve?                     Yes         No

Gauges need a 5 yr. test/change?                     Yes         No

System needs a 5 yr. internal obstruction investigation?                     Yes         No         N/A        Date last investigation? NEW 2012

System needs a 5 yr. internal Flushing insvestigation?                     Yes         No         N/A        Date last investigation?

Stand pipe need a 5 yr. hydrostatic test?                     Yes         No         N/A        Date last test?

Stand pipe need a 5 yr. flow test?                     Yes         No         N/A        Date last test?

### Monthly Inspections

Yes     No     N/A    Gauges—normal air and water pressure maintained?

Yes     No     N/A    Is there proper clearance between sprinklers and storage, ----- 18”?

Yes     No     N/A    Is the fire pump, valves & piping in good condition?        Date of last test?

### Control Valves

Yes     No     N/A    In the correct (open or closed) position?

Yes     No     N/A    Sealed, locked, or supervised?

Yes     No     N/A    Accessible?

Yes     No     N/A    Free from damage or leaks?

Yes     No     N/A    Proper signage and indicate what they control?

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### Dry Pipe Valve

- Yes    No    N/A   Valve & trim free of damage and drip tight?
- Yes    No    N/A   Trim valves are in the correct open or close position?
- Yes    No    N/A   Intermediate chamber free of leaks?
- Yes    No    N/A   Air pressure and priming water level at normal levels?
- Yes    No    N/A   Is the valve adequately protected from freezing?
- Yes    No    N/A   Are quick opening devices in service and in good condition?
- Yes    No    N/A   Air compressor in good condition and operating properly?

### Quarterly Inspections

- Yes    No    N/A   Alarm devices—free of damage?
- Yes    No    N/A   Hydraulic data nameplate—securely attached to riser/legible?

### Fire Department Connections

- Yes    No    N/A   Visible and accessible?
- Yes    No    N/A   Coupling/swivels operate correctly?
- Yes    No    N/A   Plugs/caps are in place?
- Yes    No    N/A   Gaskets free of damaged?
- Yes    No    N/A   Are identification signs in place?
- Yes    No    N/A   Is ball drip valve functional?

### Pressure Reducing Valve

- Yes    No    N/A   In the open position/free of leaking?
- Yes    No    N/A   Maintaining downstream pressure?
- Yes    No    N/A   In good condition?

### Quarterly Test

- Yes    No    N/A   Alarm devices/pressure switch — electric bell/water motor gong test satisfactory?
- Yes    No    N/A   Main drain test—if the sole supply is through a backflow preventer?  

Static psi
Residual psi
- Yes    No    N/A   Do results differ by more than 10% from previous test?
- Yes    No    N/A   Priming water – test level?
- Yes    No    N/A   Low air alarm – test per manufacture’s instructions?
- Yes    No    N/A   Quick opening devise tested?

### Semi-annual Test

- Yes    No    N/A   Supervisory tamper switch function properly?
- Yes    No    N/A   Alarm devices—inspectors test or bypass opened/free of obstructed waterflow?

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## Annual Inspections

### Sprinklers (visible)

- Yes  No  N/A Free of damage or leaks?
- Yes  No  N/A Free of corrosion, foreign material, or paint?
- Yes  No  N/A Are all sprinkler of proper temperature and installed in proper orientation?
- Yes  No  N/A Fluid in glass bulbs?
- Yes  No  N/A Spare sprinklers—proper number, type and temperature. Complete with wrench?
- Yes  No  N/A Standard sprinklers over 50yrs old?
- Yes  No  N/A Quick response sprinklers over 20yrs old?
- Yes  No  N/A Dry sprinklers over 10yrs old?
- Yes  No  N/A Hangers and seismic bracing—free of damaged or loose?

### Pipes and Fittings (visible)

- Yes  No  N/A In good condition/free of external corrosion?
- Yes  No  N/A Free of leaks or mechanical damage?
- Yes  No  N/A Correct alignment—free of external loads?
- Yes  No  N/A Dry pipe valve interior – following trip test?
- Yes  No  N/A Building—water fill pipe protected from freezing temperatures?
- Yes  No  N/A Were all low points drained during the inspection?      How many drained?

## Annual Test

- Yes  No  N/A Main drain test with valve full open?      Static psi      SEE      Residual psi      NOTES
- Yes  No  N/A Do results differ by more than 10% from previous test?
- Yes  No  N/A All control valves operated through full range of motion and returned to normal position?

Air compressor ON                      PSI                      OFF                      PSI

### Dry pipe valve trip test (partial flow)

#### Valve information

#### Quick opening Device information

Size	Make	Model	Serial #	Make	Model	Serial #
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### Valve trip test information

Water pressure psi	Air pressure psi	Air press trip point - psi	Valve trip time sec	Time water reached ITV	QOD trip press psi	QOD trip time sec
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- Yes  No  N/A Results comparable to previous tests?
- Yes  No  N/A Post indicator valve operated to closed and returned to open position  
number of turns recorded?
- Yes  No  N/A Backflow preventer—test?
- Yes  No  N/A Backflow preventer—full flow test?

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Yes    No    N/A   Alarm panel reset/clear properly, system left in service, and signal go to central station?

### Three-Year Test

Yes    No    N/A   Hose has been tested in accordance with NFPA 1962?

Yes    No    N/A   Time to ring alarm from press switch?                                  Min                                  Sec

### Dry pipe valve trip test (Full flow)

#### Valve information

#### Quick opening Device information

Size	Make	Model	Serial #	Make	Model	Serial #
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### Valve trip test information

Water pressure psi	Air pressure psi	Air press trip point - psi	Valve trip time sec	Time water reached ITV	QOD trip press psi	QOD trip time sec
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### Five-Year Inspections

Yes    No    N/A   Dry pipe valve interior inspection including strainers, filters, and restriction orifice?

Yes    No    N/A   Check valve—internal moves freely, in good condition?

Yes    No    N/A   Obstruction inspection?                                  Found:

Yes    No    N/A   Flushing inspection?                                  Found:

### Five-Year Test

Yes    No    N/A   Gauges tested or replaced?                                  Date changed?

Yes    No    N/A   Pressure reducing valve—flow test and comparable to previous results?

### Routine Maintenance

Yes    No    N/A   Sprinklers tested or replaced per appropriate testing schedule?

Yes    No    N/A   If standard sprinklers are over 50yrs old are they being tested?

Yes    No    N/A   If quick response sprinklers are over 20yrs old are they being tested?

Yes    No    N/A   If dry sprinklers are over 10yrs old are they being tested?

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## Explanation off any "NO" answers and or Comments/Recommendations


SYSTEM	STATIC / FLOW	SEAL #	SYSTEM TYPE
1	170 / 165	875313	4" VIKING MOD. G-4000 DRY
2	180 / 170	875035	4" VIKING MOD. G-4000 DOUBLE INTERLOCK PRE-ACT
3	175 / 165	875318	2" VIKING MOD. G-2000 DRY
4	175 / 170	875316	3" VIKING MOD. F-1 DELUGE
5	180 / 175	875036	2" VIKING MOD. G-2000 SINGLE INTERLOCK PRE-ACT

6 GUAGES DUE FOR REPLACEMENT MARKED 2012 OR 2011

SYSTEMS DUE FOR 5 YEAR INTERNAL OBSTRUCTION INVESTIGATION

10 1-1/2" X 100' FIRE HOSES DUE FOR REPLACEMENT


Technician Name: JASON SCHULL

Signature: 

Technician license/Certification No.: 10876

Date: 1/30/17

Owner/Representative Name: MIKE BUONSIGNORE

Signature: 

Date: 1/30/17

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**The above inspection is made for the purpose of checking the mechanical or electrical operation of the system and not to determine or guarantee proper capacity, engineering, or original installation. Vendor shall not be responsible for the improper operation of any inspected equipment that, after serviceman has left premises, has been discharged, vandalized, tampered with, or damaged. The reverse of this agreement is incorporated herein. Please read carefully. We are not an insurer. Our maximum liability is limited to \$250.00. User acknowledges receipt of copy.**

**It is understood that PBFS, Inc. is not an insurer**, and it shall specifically be the obligation of the customer to purchase any insurance which customer desires to protect itself from loss, damage or injury due directly or indirectly to occurrences or consequences therefrom, which the product or service is designed to detect or avert, and to identify PBFS, Inc. as an additional insured on such insurance policy.

The amounts of payable to PBFS, Inc. herein under are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the customer's property or property of others located in customer's premises. PBFS, Inc. makes no guaranty or warranty which extends beyond the description on the face hereof, including any implied warranty of merchantability or fitness, that the product or services supplied will avert or prevent occurrences or the consequences therefrom which the product or services is designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may approximately result from failure on the part of PBFS, Inc. to perform and of its obligations hereunder. The customer does not desire this contract to provide for full liability of PBFS, Inc. and agrees that PBFS, Inc. shall be exempt from liability for loss, damage or injury due directly or indirectly to occurrences or consequences therefrom which the product or service is designed to detect or avert. That if PBFS, Inc. should be found liable for loss, damage or injury due to failure or service or equipment in any respect, its liability shall be limited to a sum equal to 10% of the annual service charge, or \$250, whichever is greater, as the agreed upon damages and not as a penalty, as the exclusive remedy, and that the provisions of this paragraph shall apply if loss, damage or injury, irrespective of causes or origin, results directly or indirectly to person or property from performance or nonperformance of obligation imposed by this contract or from negligence, active or otherwise, of PBFS, Inc. its agents or employees. No suite or action shall be brought against PBFS, Inc. more than one (1) year after the accrual of the cause of action therefore. In the event any person not a party to this agreement, shall make any claim or file any lawsuit against PBFS, Inc. for failure of its equipment or service in any respect, customer agrees to indemnify and hold PBFS, Inc. harmless from any and all such claims and lawsuits including the payment of all damages, expenses, costs and attorneys' fees.

So far as it is permitted by customer's property insurance coverage, customer hereby releases, discharges and agrees to hold PBFS, Inc., harmless from any and all claims, liabilities, damages, losses or expenses, arising from or causes by any hazard coerced by insurance in or on the customer's premises whether said claims are made by customer, his agents, or insurance company or other parties claiming under or through customer. Customer agrees to indemnify PBFS, Inc. against and defend and hold PBFS, Inc. by an insurer or insurance company or its agents or assigns including the payment of all damages, expenses, costs and attorneys' fee.

It is further agreed that the limitations on liability and the obligations of the customer, expressed herein, shall insure to the benefit of and apply to all parent, subsidiary and affiliated PBFS, Inc. companies as well as to any company which PBFS, Inc. may contract with to provide any of the services set forth herein. If this agreement provides for a direct connection to a municipal police or fire department or other organizations, that department, or other organization may invoke the provision hereof against any claims by the customer due to any failure of such department or organization.

Fire Sprinkler Systems are a significant help in reducing property loss and injury. However, no matter how good any Fire Sprinkler System is, nothing works perfectly under every circumstance and PBFS, Inc. must warn customer that customer cannot expect a Fire Sprinkler System to insure that customer will never suffer any damage or injury.

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