

**Inspection, Testing, and Maintenance Cover Sheet**  
**NFPA 25 as amended by CCR, Title 19**

**Property Information:**

Name: \_\_\_\_\_ Occupancy /Use: \_\_\_\_\_

Address: \_\_\_\_\_ Construction Type: \_\_\_\_\_

City: \_\_\_\_\_ No. Stories: \_\_\_\_\_

ZIP: \_\_\_\_\_ Year Constructed: \_\_\_\_\_

Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Contractor Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Telephone: \_\_\_\_\_

CA License# \_\_\_\_\_

Job # \_\_\_\_\_

Performed by: \_\_\_\_\_  
 (Print)

\_\_\_\_\_ Number of System Risers

**Copy sent to:**

☐ Owner Date \_\_\_\_\_

☐ Fire AHJ Date \_\_\_\_\_

☐ Contractor Date \_\_\_\_\_

**NOTES:**


1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2002 Edition as amended by California Code of Regulations, Title 19, §901 to §906.

2) Inspection Items may be performed by the Owner in accordance with California Code of Regulations Title 19 §904.1(a)

**Note: Contractor information may be pre-printed**

Forms included with this report	NFPA 25 Chapter	Number of Forms	N/A	FAIL*	PASS
<input type="checkbox"/> Automatic Sprinkler System	5				
<input type="checkbox"/> Standpipe and Hose Systems	6				
<input type="checkbox"/> Private Water Supply System	7				
<input type="checkbox"/> Fire Pump	8				
<input type="checkbox"/> Water Storage Tank	9				
<input type="checkbox"/> Water Spray System	10				
<input type="checkbox"/> Foam Water Sprinkler System	11				

\*See "Deficiencies and Comments" section at end of each respective form.

<b>Inspection, Testing, and Maintenance Fire Sprinkler System</b> <b>NFPA 25, Chapter 5 as amended by CCR, Title 19</b>		<b>Page 1 of 4</b>
Date of Inspection, Testing, Maintenance: _____  Property Information:  Name: _____  Address: _____  City: _____	System Riser ID: _____  Type of System: <input type="checkbox"/> Wet Pipe <input type="checkbox"/> Dry Pipe <input type="checkbox"/> Preaction <input type="checkbox"/> Deluge	

<b>Main Drain Test Results:</b>  Initial Static Pressure: _____ (psi)  Residual Pressure: _____ (psi)  Restored Static Pressure: _____ (psi)	<b>Abbreviation Key:</b> I = Inspection T = Test M = Maintenance A-O = After Operation MI = Per Manufacturer's Instructions
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Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
1.1	I	Daily Weekly	Preaction/Deluge Valves – Enclosure temperature	12.4.3.1			
1.2	I	Daily Weekly	Dry Pipe Valves – Enclosure temperature	12.4.4.1.1			
1.3	I	Quarterly	Gauges (Dry, Preaction, Deluge Systems)	5.2.4.2 5.2.4.3			
1.4	I	Quarterly	Control Valves	12.3.2.1			
1.5	I	Quarterly	Alarm Devices	5.2.6			
1.6	I	Quarterly	Gauges (Wet Pipe Systems)	5.2.4.1			
1.7	I	Quarterly	Hydraulic nameplate	5.2.7			
1.8	I	Quarterly	Pipe and Fittings	5.2.2			
1.9	I	Quarterly	Sprinklers	5.2.1			
1.10	I	Quarterly	Spare Sprinklers	5.2.1.3			
1.11	I	Quarterly	Fire Department Connections	12.7.1			
1.12	I	Quarterly	Alarm Valves – Exterior Inspection	12.4.1.1			
1.13	I	Quarterly	Preaction/Deluge Valves – Exterior Inspection	12.4.3.1.6			
1.14	I	Quarterly	Pressure Reducing Valves	12.5.1.1			
1.15	I	Quarterly	Dry Pipe Valves – Exterior Inspection	12.4.4.1.4			
1.16	I	Quarterly	Backflow Preventers	12.6.1			
1.17	I	Annually	Buildings	5.2.5			

**Inspection, Testing, and Maintenance Fire Sprinkler System**  
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Date of Inspection, Testing, Maintenance: \_\_\_\_\_

System Riser ID: \_\_\_\_\_

## Property Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

## Type of System:

- ☐ Wet Pipe  
☐ Dry Pipe  
☐ Preaction  
☐ Deluge



Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
1.18	I	Annually	Hangers	5.2.3			
1.19	I	Annually	Seismic Braces	5.2.3			
1.20	I	5 Years	Hangers (Accessible concealed spaces)	5.2.3.3			
1.21	I	5 Years	Seismic Braces (Accessible concealed spaces)	5.2.3.3			
1.22	I	5 Years	Pipe and Fittings (Accessible concealed spaces)	5.2.2.3			
1.23	I	5 Years	Sprinklers (Accessible concealed spaces)	5.2.1.1.4			
1.24	I	5 Years	Alarm Valves – Interior Inspection	12.4.1.2			
1.25	I	5 Years	Alarm Valves - Strainers, filters, orifices	12.4.1.2			
1.26	I	5 Years	Check Valves – Interior Inspection	12.4.2.1			
1.27	I	5 Years	Preaction/Deluge Valves – Interior Inspection	12.4.3.1.7			
1.28	I	5 Years	Preaction/Deluge Valves - Strainers, filters, orifices	12.4.3.1.8			
1.29	I	5 Years	Dry Pipe Valves – Interior Inspection	12.4.4.1.5			
1.30	I	5 Years	Dry Pipe Valves - Strainers, filters, orifices	12.4.4.1.6			
2.1	T	Annually	Alarm Devices (90 Sec)	5.3.3 12.2.7			
2.2	T	Annually	Main Drain Test (Enter data on Page 1)	12.2.6 12.2.6.1 12.3.3.4			
2.3	T	Annually	Antifreeze Test	5.3.4			
2.4	T	Annually	Control Valve - Position	12.3.3.1			
2.5	T	Annually	Control Valve – Operation	12.3.3.1			
2.6	T	Annually	Supervisory	12.3.3.5			
2.7	T	Annually	Preaction Valve – Priming Water	12.4.3.2.1			
2.8	T	Annually	Preaction Valve – Low Air Pressure Alarm	12.4.3.2.10			
2.9	T	Annually	Preaction Valve – Full Flow Trip Test	12.4.3.2.2			

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Date of Inspection, Testing, Maintenance: \_\_\_\_\_

System Riser ID: \_\_\_\_\_

Property Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_


City: \_\_\_\_\_

Type of System:

- ☐ Wet Pipe  
☐ Dry Pipe  
☐ Preaction  
☐ Deluge



Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
2.10	T	Annually	Dry Pipe Valve – Priming Water	12.4.4.2.1			
2.11	T	Annually	Dry Pipe Valve – Low Air Pressure Alarm	12.4.4.2.6			
2.12	T	Annually	Dry Pipe Valve – Quick-Opening Device	12.4.4.2.4			
2.13	T	Annually	Dry Pipe Valve – Trip Test	12.4.4.2.2			
2.14	T	Annually	Backflow Preventer Assemblies	12.6.2			
2.15	T	3 Years	Dry Pipe Valve – Full Flow Trip Test	12.4.4.2.2.2			
2.16	T	5 Years	Gauges	5.3.2			
2.17	T	5 Years	Pressure Reducing Valve	12.5.1.2			
2.18	T	5 Years	Fire Department Connection Backflush	12.7.4			
2.19	T	5 Years	Sprinklers – Extra High Temperature	5.3.1.1.1.3			
2.20	T	5 Years	Sprinklers – Corrosive environment or corrosive water	5.3.1.1.2			
2.21	T	10 Years	Sprinklers - Dry	5.3.1.1.1.5			
2.22	T	20 Years	Sprinklers - Fast Response	5.3.1.1.1.2			
2.23	T	50 Years	Sprinklers	5.3.1.1.1			
2.24	T	75 Years	Sprinklers 75 years in service	5.3.1.1.1.4			
2.25	T		Sprinklers manufactured prior to 1920 – Replace	5.3.1.1.1.1			
3.1	M	Annually	Control Valves	12.3.4			
3.2	M	Annually	Preaction/Deluge Valves	12.4.3.3.2			
3.3	M	Annually	Dry Pipe Valves/Quick-Opening Devices	12.4.4.3.2			
3.4	M	Annually	Dry Pipe Valve – Low Point Drains	12.4.4.3.3			
3.5	M	5 Years	Obstruction Investigation	Chapter 13			

<b>Inspection, Testing, and Maintenance Fire Sprinkler System</b> <b>NFPA 25, Chapter 5 as amended by CCR, Title 19</b>		<b>Page 4 of 4</b>
<p>Date of Inspection, Testing, Maintenance: _____</p> <p>Property Information:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City: _____</p>	<p>System Riser ID: _____</p> <p>Type of System:</p> <p><input type="checkbox"/> Wet Pipe</p> <p><input type="checkbox"/> Dry Pipe</p> <p><input type="checkbox"/> Preaction</p> <p><input type="checkbox"/> Deluge</p> <div style="text-align: center;"></div>	

Item	<b>Deficiencies and Comments:</b> Deficiencies and Comments Item number must correspond to the Item number of the Activity listed above:
<div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> See Continuation Page(s) _____ (Indicate the number of continuation pages)</div><div><input type="checkbox"/> PASS</div><div><input type="checkbox"/> FAIL</div></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div style="width: 40%; text-align: center;">_____ Signature</div><div style="width: 40%; text-align: center;">_____ Date</div></div>	