

YOUR LOGO
HERE

FIRE PROTECTION · NFPA 25 VISUAL INSPECTION

Fire Sprinkler Visual Inspection Checklist

Wet, dry, preaction, and deluge systems. Check only the frequency cycle(s) due on this visit and mark the rest N/A.

INSPECTION COMPANY

LICENSE # / PHONE

REPORT #

INSPECTION DATE

TIME

A System & site

CUSTOMER / FACILITY		ACCOUNT #	SITE ADDRESS		
BUILDING	AREA / FLOORS SERVED		SYSTEM TYPE ☐ Wet pipe ☐ Dry pipe ☐ Preaction ☐ Deluge		
RISER / SYSTEM ID	NO. OF RISERS	VALVE ROOM LOCATION		NO. OF SPRINKLERS	HAZARD CLASSIFICATION
PREDOMINANT SPRINKLER TYPE ☐ Upright ☐ Pendent ☐ Sidewall ☐ ESFR ☐ Dry				WEATHER	AMBIENT TEMP (°F)
FREQUENCY CYCLE COVERED ☐ Weekly ☐ Monthly ☐ Quarterly ☐ Semiannual ☐ Annual				ANTIFREEZE LOOPS PRESENT ☐ Yes ☐ No	
INSPECTOR NAME		CERTIFICATION / LICENSE #	AHJ	NFPA 25 EDITION ADOPTED	LAST INSPECTION DATE
PRIOR REPORT # / OPEN DEFICIENCIES					

B Gauge readings

Record as found. Compare to the listed or normal range for this system.

Gauge	Unit	Target / spec	As found	OK	Notes
Water-supply pressure (wet pipe system)	psi			☐	
Water-supply pressure (dry / preaction system)	psi			☐	
Air / nitrogen pressure (dry, preaction, deluge)	psi			☐	
Quick-opening device (QOD) gauge	psi			☐	
Air compressor run / cutoff band	psi			☐	
Fire pump suction pressure (if applicable)	psi			☐	
Fire pump system pressure (if applicable)	psi			☐	
Valve room / enclosure temperature	°F			☐	

C Visual inspection items

Mark each item Pass, Fail, or N/A. Describe every Fail in section D.

Weekly items	Pass	Fail	N/A	Notes / deficiency
Dry pipe, preaction, and deluge air or nitrogen pressure gauges within normal range for the listed differential	☐	☐	☐	
Dry pipe and preaction water-supply pressure gauges read normal	☐	☐	☐	
Control valves not locked or electrically supervised: correct open position, sealed, accessible	☐	☐	☐	
Valve room or enclosure kept above freezing (around 40 °F / 4 °C commonly cited); daily checks in freezing weather if no low-temp alarm	☐	☐	☐	
Fire pump house heat, ventilation louvers, and lighting operational (where a fire pump serves the system)	☐	☐	☐	
Fire pump suction, discharge, and bypass valves open; suction tank full; gauges normal; no visible leaks	☐	☐	☐	
Abnormal gauge readings, leaks, frost, or damage recorded for immediate follow-up	☐	☐	☐	

Monthly items	Pass	Fail	N/A	Notes / deficiency
Wet pipe water-supply pressure gauge reads normal supply pressure	☐	☐	☐	
All gauges in good condition, legible, free of damage or fogging	☐	☐	☐	
Locked or supervised control valves: correct open position, accessible, no external leaks or tampering	☐	☐	☐	
Control valve identification signs present, legible, and secure	☐	☐	☐	
Post indicator valves (PIV) show OPEN, target visible, wrench in place	☐	☐	☐	
Alarm valve and riser free of damage; trim and retard chamber valves in correct position	☐	☐	☐	
Dry pipe / preaction valve exterior free of damage; trim valves in correct position	☐	☐	☐	
Dry pipe valve intermediate chamber not leaking through the drip check	☐	☐	☐	
QOD gauge consistent with dry pipe valve system-side gauge; QOD control valve open	☐	☐	☐	
Air compressor and low-air alarm switch undamaged; connections secure; compressor holds listed run/cutoff band	☐	☐	☐	
Backflow preventer visible, undamaged, both shutoff valves open (where installed)	☐	☐	☐	

Quarterly items	Pass	Fail	N/A	Notes / deficiency
Waterflow alarm devices (vane, paddle, pressure switch) undamaged and securely mounted	☐	☐	☐	
Valve supervisory (tamper) switches undamaged and securely mounted	☐	☐	☐	
Fire department connection (FDC) visible, accessible, and identified by sign	☐	☐	☐	
FDC caps or plugs in place; gaskets present; swivels and threads clear; interior unobstructed	☐	☐	☐	
FDC check valve not leaking; ball-drip / drain valve in place and clear	☐	☐	☐	
FDC piping and couplings undamaged and clear of storage, vehicles, and landscaping	☐	☐	☐	
Hydraulic design nameplate attached at riser, legible, and matching the system	☐	☐	☐	
Pressure-reducing / pressure-control valves in correct position, not leaking, handwheel in place	☐	☐	☐	
Hose connections, hose, gaskets, and pressure-restricting devices in place (combined standpipe)	☐	☐	☐	

Semiannual items	Pass	Fail	N/A	Notes / deficiency
Valve enclosure and heat source rechecked before the heating season	☐	☐	☐	
Dry / preaction trim, drip checks, and low-point drains free of condensate before cold weather	☐	☐	☐	
Dry, preaction, deluge, and alarm check valve gauges consistent with the differential	☐	☐	☐	
Supervisory and waterflow signal wiring, conduit, and connections free of corrosion or damage	☐	☐	☐	
Waterflow devices and tamper switches due for semiannual functional test noted (scheduled separately)	☐	☐	☐	
PRVs serving hose connections in correct set position, no external leakage	☐	☐	☐	

Annual items	Pass	Fail	N/A	Notes / deficiency
Sprinklers (from floor level) free of leakage, corrosion, foreign material, paint, damage, and loading; orientation correct	☐	☐	☐	
Corroded, loaded, or wrong-type sprinklers flagged; heads beyond listed service life noted	☐	☐	☐	
Required clearance maintained from deflectors to storage, ductwork, and obstructions	☐	☐	☐	
Pipe and fittings free of damage, leakage, corrosion, misalignment, and external loads	☐	☐	☐	
Hangers, sway bracing, and seismic restraints in place, secure, and undamaged	☐	☐	☐	
Pipe identification, control, and general information signs at riser legible and secure	☐	☐	☐	
Spare sprinkler cabinet stocked with correct quantity and types, matching wrench, and current spares list	☐	☐	☐	
Building survey for changes in occupancy, use, or storage affecting the design (evaluation only)	☐	☐	☐	
Information sign for antifreeze, dry, preaction, deluge, or auxiliary features present and legible	☐	☐	☐	
Low-temperature alarms in valve enclosures inspected at start of heating season, undamaged	☐	☐	☐	

Antifreeze & cold weather items	Pass	Fail	N/A	Notes / deficiency
Antifreeze loop identified, mapped, and labeled at riser and fill point	☐	☐	☐	
Antifreeze sampled from top and bottom of each system and tested before freezing weather	☐	☐	☐	
Measured concentration within listed limits (record in readings or notes; confirm against listing and AHJ)	☐	☐	☐	
Listed premixed antifreeze confirmed where required; legacy non-listed solutions flagged for owner	☐	☐	☐	
Low-point and auxiliary (drum) drains on dry and preaction systems drained before freezing weather	☐	☐	☐	
Heat trace, enclosure heaters, and freeze protection on exposed piping and FDC operational	☐	☐	☐	
Exposed or unheated areas, attics, and loading docks checked for piping exposed to freezing	☐	☐	☐	

D Periodic tests & inspections: schedule check

Not part of the visual cycle. Verify intervals against the adopted edition.

Item	Last completed	Next due	Scheduled	Notes
Gauges replaced or tested against calibrated gauge			☐	
Internal inspection for obstructing material			☐	
Internal inspection: dry / preaction, alarm, and check valves			☐	
Main drain test			☐	
Waterflow / alarm tests			☐	
Dry pipe valve trip test (partial / full)			☐	
Deluge full trip test			☐	
FDC piping hydrostatic test			☐	
Standpipe flow / hydrostatic test			☐	

E Results & deficiencies

Severity: C critical · N noncritical · I impairment

#	Location	Deficiency / impairment	Severity (C/N/I)	NFPA 25 ref.	Corrective action / WO #

OVERALL RESULT ☐ Pass ☐ Deficiencies noted ☐ Critical deficiency ☐ Impairment in effect		PHOTOS ATTACHED (COUNT / REF #)	
PROPOSAL / QUOTE / WO REF #	IMPAIRMENT PROCEDURES FOLLOWED ☐ System tagged ☐ Owner notified ☐ AHJ / monitoring notified ☐ Fire watch in place		
OWNER / REP NOTIFIED: NAME & CONTACT	DATE NOTIFIED	NEXT INSPECTION DUE (BY CYCLE)	

INSPECTOR SIGNATURE & CERT # PRINT NAME DATE	OWNER / AUTHORIZED REPRESENTATIVE SIGNATURE PRINT NAME DATE
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Covers visual inspection only, not the tests and maintenance NFPA 25 also requires. Frequencies differ by system type, and some items carry separate test or replacement intervals. Verify scope, frequencies, sprinkler service life, and antifreeze limits against your AHJ, the adopted edition, and the specific listings. This form is a starting point and does not replace the standard or inspection, testing, and maintenance by qualified personnel.