

Wet Fire Sprinkler System Inspection Report

Location Code: DYRACJP

Contact: John Granata

Contact Address: 49 Jetview Dr, Bldg 17101
Rochester, NY 14624-4903

Phone: 585-944-9099

Email: john.f.granata.ctr@mail.mil;
john.f.granata.ctr@army.mil

Property Evaluated: USAR-NY126 BLDG 17101 (Business)
49 JETVIEW DR, BLDG 17101
ROCHESTER, NY 14624-4903

Description: Wet (1 Wet System)

Work Order: SV2403210915/1

Company: Davis Ulmer Sprinkler Co

NYS Fire Alarm License 12000063334,
Expires: 6/30/2025

Address: 300 Metro Park
Rochester, NY 14623

Company Phone: 585-546-3670

Inspector: Zachary Squires
NICET II - Sprinkler

Date of Work: 4/5/2024

Frequency: Annual

Tag: 0265920

Deficiency Summary

Status: Open

4. Has there been an internal inspection of the piping within the last 5 years?

Due for 5yr internal exam

NFPA 25-2017 14.2.1.1

An assessment of the internal condition of piping shall be conducted at a minimum of every 5 years or in accordance with 14.2.1.2 for the purpose of inspecting for the presence of foreign organic or inorganic material. 14.2.1.2 Where an assessment frequency has been established by an approved risk analysis, the assessment shall be performed at a frequency determined by the approved risk analysis.

Status: Open

d. Has the five years hydrostatic test been performed on piping from the fire department connection to the fire department check valve

Due for 5 year internal inspection

Status: Open

b. Are all of the gauges dated within 5 years or compared to a calibrated gauge?

Due for replacement

NFPA 25-2017 13.2.7.2

Gaugesshall be replaced every 5 years or tested every 5 years by comparison with a calibratedgauge

Status: Open

d. Do escutcheons and cover plates for recessed, flush, and concealed sprinklers generally appear to be installed?

- missing cover west vestibules

- missing cover plate in kitchen by stove

NFPA 25-2017 5.2.1.1.5

Escutcheons and coverplates for recessed, flush, and concealed sprinklers shall be replaced with their listed escutcheon or coverplate if found missing during the inspection.

Status: Open

f. Is a list of the installed sprinkler kept in the spare head cabinet?

No sprinkler head list on site

NFPA 25-2017 5.4.1.5.6

A list of the sprinklers installed in the property shall be posted in the sprinkler cabinet.

Status: Open

n. Does the hose valve(s) on the sprinkler system appear to be in satisfactory condition?

Missing 4 hose valves

NFPA 25-2017 13.6.1.1

Hose valves shall be inspected quarterly to verify that the valves are in the following condition: (1) Hose caps are in place and not damaged (2)

Hose threads are not damaged (3) Valve handles are present and not damaged. (4) Gaskets are not damaged or showing signs of deterioration. (5)

No leaks are present. (6) Valves are not obstructed or otherwise not capable of normal operation.

General Comments

These items are outside the regular scope of the required inspection and are not the result of an engineering review. This information is not intended to be all-inclusive but rather a list of items discovered as a by-product of the required inspection.

There are no general comments for this submission



Davis Ulmer Sprinkler Co
300 Metro Park
Rochester, NY 14623
Phone: 585-546-3670

Wet Fire Sprinkler System Inspection Report

Tag 0265920
Inspection Frequency: Annual
Property Being Evaluated: USAR-NY126 BLDG 17101 (Business)
Owner: John Granata
Owner's Phone Number: 585-944-9099
Property Address: 49 JETVIEW DR, BLDG 17101, ROCHESTER, NY, 14624-4903

1. General

A. (To be filled out by the Owner or Owner's Representative)

Has the Owners section been answered on another inspection report that will be submitted with this inspection report? ☐ Yes ☒ No

Answers to the following questions should be for all fire and life safety systems and not limited to the scope of the present inspection form.

1. Has the occupancy, machinery, or operations remained the same since the last inspection? ☒ Yes ☐ No

2. Has the system(s) remained in service without modifications or repairs since the last inspection? ☒ Yes ☐ No

3. If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced? ☒ Yes ☐ No ☐ N/A

4. Has there been an internal inspection of the piping within the last 5 years? ☐ Yes ☒ No ☐ N/A

4a. Date last checked (Checking is recommended at least every 5 years) 2017 ☐ Yes ☐ No ☒ N/A

5. Have fire pumps had a curve test completed in the past 12 months? ☐ Yes ☐ No ☒ N/A

6. Are gravity, surface, or pressure tanks protected from freezing? ☐ Yes ☐ No ☒ N/A

7. Are any sprinklers or other sprinkler system components exposed to harsh conditions (ie. Corrosive atmospheres, extreme temperatures, etc.) ☐ Yes ☐ No ☒ N/A

8. Do any systems contain low-point drains, excluding wet systems? (Please note - Low point drains should be emptied of condensation on a regular basis) ☐ Yes ☐ No ☒ N/A

9. Does the valve room have adequate heat to maintain a minimum of 40 F? ☒ Yes ☐ No ☐ N/A

The above answers are verified as accurate and current by the undersigned Owner or Owner's Representative for all fire and life safety systems.

Owner Signature

No Signature Available

Printed John
Title _____
Date 4/5/2024

B. (To be answered by the inspector)

a. Is System in service upon arrival? ☒ Yes ☐ No

b. Was the alarm panel free of alarm and trouble signals upon arrival? (If no, please explain in comments) ☒ Yes ☐ No ☐ N/A

c. Does there appear to be proper clearance between the top of all storage and the sprinkler deflector? ☒ Yes ☐ No ☐ N/A

d. Does it appear that visible exterior openings are protected against the entrance of cold air? ☒ Yes ☐ No ☐ N/A

2. Control Valves

a. Do Control Valves appear to be free of damage/leaks? ☒ Yes ☐ No

Control Valves:	No. of Valves:	Type:	Additional Info:	Easily Accessible?	Signs?	Valve in proper position?	Secured?	Supervision Operational?
City Connection	0018041	PIV		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
System	8", 0018042	BFV		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

3. Water Supplies

a. Water Supply Source ☒ City ☐ Private
☐ Pressure Fire Pump & Tank ☐ Pressure Fire Pump & City ☐ Pressure Fire Pump & Pond

Main Drain	Main Drain Pipe Size	Static Pressure Before	Flow Pressure	Static Pressure After	Main Drain Valve Location	Time to Restore Pressure	Results
1	2"	50	45	50	Riser	1 second	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

4. Tanks, Pumps, Fire Dept. Connections

- a. Appears that the F.D.C. is in satisfactory condition, couplings free, caps or plugs in place and check valves tight? ☒ Yes ☐ No ☐ N/A
- b. Are fire department connections visible, accessible, and identification sign(s) in place? ☒ Yes ☐ No ☐ N/A
- c. Do fire pumps, gravity, surface and pressure tanks appear to be in good external condition and properly maintained? ☐ Yes ☐ No ☒ N/A
- d. Has the five years hydrostatic test been performed on piping from the fire department connection to the fire department check valve ☐ Yes ☒ No ☐ N/A
- e. Date: _____ 2017

Information			
Siamese Location	West wall	Plugs or Caps Installed?	-
Siamese Type	LDH	Proper Signage Installed	-
Siamese Size	LDH	Water Source	-
Check Valve Location	At riser	Water Source Distance	-
Check Valve Height	6 feet	Power Source	-
Check Valve Size	4 Inch	Valve Shutoff Location	-
Check Valve Type	Victaulic	Swivel Condition	-
Ball Drip Size	-		-

5. Wet Systems

System #	Make	Model	Size (inches)	Location/Description
1	Victaulic	S 751	8"	Mech room

- a. Do Valve and Trim appear to be free of damage/leaks and in good condition? ☒ Yes ☐ No ☐ N/A
- b. Have all control valves been fully operated and returned to their normal position? ☒ Yes ☐ No ☐ N/A
- c. Is the Hydraulic Name Plate, if required, securely attached and legible? ☒ Yes ☐ No ☐ N/A
- d. Are there anti-freeze system(s) at this location? ☐ Yes ☐ No ☒ N/A

6. Alarms

- a. Did the water motor gong operate during testing? ☒ Yes ☐ No ☐ N/A
- b. Did the electric alarms operate during testing? ☒ Yes ☐ No ☐ N/A

System	Time
Pressure, ITC @ riser	10 seconds

- d. Did the supervisory alarms operate during testing? ☒ Yes ☐ No ☐ N/A
- e. Was the alarm panel clear of alarm and trouble signals upon departure? (If no, please explain in comments) ☒ Yes ☐ No ☐ N/A

7. Systems, Sprinklers, and Piping (Inspected at the ground level)

- a. Do all gauges appear to be in good condition and read within normal range? ☒ Yes ☐ No ☐ N/A

- b. Are all of the gauges dated within 5 years or compared to a calibrated gauge? ☐ Yes ☒ No ☐ N/A
- c. Do sprinklers generally appear to be free of damage, corrosion, paint, loading and visible obstruction, and appear to be installed in the correct orientation? ☒ Yes ☐ No ☐ N/A
- d. Do escutcheons and cover plates for recessed, flush, and concealed sprinklers generally appear to be installed? ☐ Yes ☒ No ☐ N/A
- e. Are extra sprinklers available on the premises in a head cabinet, along with the appropriate head wrench? ☒ Yes ☐ No ☐ N/A
- f. Is a list of the installed sprinkler kept in the spare head cabinet?
Make/Model of Heads: N/A ☐ Yes ☒ No ☐ N/A
- g. Does the exterior condition of the fire sprinkler system appear to be satisfactory? ☒ Yes ☐ No ☐ N/A
- h. Have all dry sprinklers been replaced or a sample tested based on the appropriate interval?
Install or last sample test date - ☐ Yes ☐ No ☒ N/A
- i. Have all QR heads been replaced or a sample tested based on the appropriate interval?
Install or last sample test date 2013 ☒ Yes ☐ No ☐ N/A
- j. Have all SR heads known to be more than 50 years old been replaced or a sample tested?
Install or last sample test date - ☐ Yes ☐ No ☒ N/A
- k. Have all heads known to be more than 75 Years old been replaced or sample tested?
Install or last sample test date - ☐ Yes ☐ No ☒ N/A
- l. Do all known high-temp and sprinklers subject to harsh conditions appear to be less than 5 years old?
Install or last sample test date - ☐ Yes ☐ No ☒ N/A
- m. Do all visible pipe supports/hangers and seismic bracing appear to be in good condition? ☒ Yes ☐ No ☐ N/A
- n. Does the hose valve(s) on the sprinkler system appear to be in satisfactory condition? ☐ Yes ☒ No ☐ N/A

8. Observations

These items are outside the regular scope of the required inspection and are not the result of an engineering review. This information is not intended to be all-inclusive but rather a list of items discovered as a by-product of the required inspection.

Please see the summary section at the top of the form for the comments.

9. Adjustments or Corrections Made:**10. List Changes in the Occupancy Hazard or Fire Protection Equipment, as Advised by the Owner in Section 1A****11. Inspector Information:**

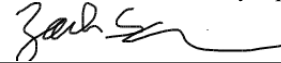
Test Verification:

Inspected By

Inspector Signature

Inspector License:

Date of Work

Inspection NotesZachary SquiresNICET II - Sprinkler4/5/2024

SECTION IV - OTHER TERMS AND LIMITATIONS

1. This Agreement is for inspection services only. If Customer wants Company to make any repairs, alterations or replacements as a result of the inspection services performed pursuant to this Agreement, such work and the additional compensation to Company must be specified in a separate written agreement between Company and Customer.
2. Any additional system equipment added to the Property after the date of this Agreement or not otherwise specified in Section II of this Agreement is not included in the inspection services to be provided pursuant to this Agreement. Inclusion of any such other equipment will require execution of an amendment to this agreement and adjustment of the inspection fee.
3. The inspection services provided by Company pursuant to this Agreement are limited to an evaluation of the functionality of the equipment identified in Section II above. Company will not evaluate or express any opinion as to whether the design and/or installation of the system are suitable for the Property or the operations at the Property.
4. Company's inspection is limited to a visual inspection of external readily accessible parts of the system and will not include every component including but not limited to sprinkler heads, pipe, fittings, hangers, pull stations, smoke detectors, conduit wire or other parts of the system being inspected. Company will only inspect a representative number or sample of the sprinkler heads, pipes, hangers, valves or other devices and equipment in their current position. THEREFORE, BY CONDUCTING ITS INSPECTION UNDER THIS AGREEMENT, COMPANY DOES NOT GUARANTEE OR WARRANT THE CONDITION OR OPERATION OF EVERY PIPE, SPRINKLER HEAD OR OTHER PART OF THE FIRE PROTECTION AND/OR FIRE ALARM/SECURITY SYSTEM ON THE PROPERTY.
5. AS A MATERIAL INDUCEMENT FOR COMPANY TO PROVIDE THE SERVICES SPECIFIED IN THIS AGREEMENT AT THE INSPECTION FEE QUOTED IN THIS AGREEMENT, CUSTOMER AGREES THAT COMPANY'S LIABILITY TO CUSTOMER AND ALL THIRD PARTIES WITH RESPECT TO ANY CLAIM UNDER THIS AGREEMENT, OR ARISING FROM THE SERVICES FURNISHED BY COMPANY, SHALL BE LIMITED TO THE LESSER OF \$1,000.00 OR THE TOTAL CONSIDERATION ACTUALLY RECEIVED BY COMPANY UNDER THIS AGREEMENT. THE FOREGOING LIMITATION SHALL APPLY TO ALL CLAIMS REGARDLESS OF THE NATURE THEREOF, INCLUDING CLAIMS ASSERTED AS A BREACH OF CONTRACT, A BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE. IN NO EVENT SHALL COMPANY BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, AND INDIRECT OR PUNITIVE DAMAGES, OR DAMAGES FOR LOST PROFITS. If Customer desires Company to accept an increased limit of liability for the services provided under this Agreement, Company will provide an alternate inspection fee quote reflecting such increased limit, provided, however, that the increased limit shall be effective only upon Company's and Customer's execution of a replacement agreement confirming the same and Customer's payment of the alternate fee.
6. Company, following each inspection, will provide to Customer a written "Report of Inspection" ("Report"). If required and/or with prior written authorization, Company will provide copies of the Report to the local or state authority having jurisdiction on behalf of Customer. If requested by Customer, a copy of the Report will also be forwarded to Customer's insurance company. The Report and recommendations, if any, by Company are only advisory in nature and are intended to assist Customer in reducing the possibility of loss to the Property by indicating obvious defects or impairments to the system(s) which were discovered by Company's inspection and which should receive prompt attention.

7. Customer agrees to obtain and shall be solely responsible to maintain property and casualty insurance for the Property, all contents therein, and operations performed within or around the Property. No insurance company, insurer or bonding company or their successors or assigns shall have any right of subrogation or otherwise against Company arising out of this Agreement or the services provided by Company pursuant to this Agreement.
8. Customer agrees to indemnify, defend and hold harmless Company, its agents, and employees from and against any and all claims, demands, suits, liabilities, damages, judgments, losses and expenses (including, without limitation, attorneys' fees) which may be asserted against or incurred by Company by any third party arising out of or related to this Agreement or the services provided by Company pursuant to this Agreement.
9. Company will make every reasonable effort to prevent the discharge of water into or onto areas of landscaping, decorative pavement, etc., at the Property, however it is Customer's responsibility to provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the type of inspection and to take measures to eliminate the formation of ice in any area where a slip and fall hazard could occur.
10. This Agreement may not be assigned by Customer without the written consent of Company.
11. This Agreement may be signed in counterparts; a signed facsimile, photocopy, and/or electronic mail of this Agreement shall be as binding on both parties just as though this Agreement were executed in its original, pre-printed form.
12. This Agreement constitutes the entire Agreement between Company and Customer regarding the subject matter hereof and supersedes all prior agreements and understandings relating thereto. Although Customer for its convenience or in furtherance of its internal procedures may issue to Company a purchase order, order acknowledgement or similar form in connection with the services provided by Company pursuant to this Agreement, no term or condition in any such form that is different from or in addition to the terms set forth in this Agreement shall be applicable, and all such different or additional terms shall be ineffective and void. This Agreement cannot be amended or modified except by a writing signed by Customer and Company.
13. Customer acknowledges Company is relying upon the accuracy of the information regarding Customer and the Property set forth in Sections I of this Agreement. Customer represents that all such information is complete and accurate as of the date on which this Agreement is signed by Customer. Customer will promptly advise Company in writing of any change to such information.
14. Other inclusions, exclusions, or attachments (if any) we exclude fire alarm.



Severe winter weather can affect almost every building in the US. The northern and central parts may be more at risk, but the south is not exempt from ice storms and arctic blasts. Every facility must prepare for winter weather, and part of this preparation **MUST** include the **fire protection systems**.

The most common type of sprinkler problem during winter is freezing water in pipes. Two issues are most prevalent: water accumulating in dry pipe sprinkler systems from the compressed air in the sprinkler pipes and inadequately heated portions of wet pipe sprinkler systems.

The following checklist focuses on these two issues. It's designed for a building owner or responsible party to supplement an existing sprinkler system maintenance program. *It is not meant as an all-inclusive or replacement for regular fire protection equipment inspection, testing, and maintenance.*

Winter Weather Preparedness Checklist

Wet Pipe Sprinkler Systems

- ☐ Ensure that the building shell is in good condition; close up any unnecessary openings
- ☐ Maintain building heat at a minimum of 40°F in all normally heated areas and any area with a wet pipe sprinkler system
- ☐ Check coldest points of building to ensure temperature is at least 40°F (i.e., eaves, over shipping doors, spaces without direct heat)
- ☐ Consider low temperature alarms in areas where heat is suspect
- ☐ Identify vulnerable areas – such as crawl spaces, attics, and above suspended ceilings – where water piping pass through and provide a way for heat to reach these areas
- ☐ Place thermostats and/or low temperature alarms at strategic locations to monitor building temperature
- ☐ Check insulation in attic areas or other areas near wet pipe sprinkler pipes

ALL STATE FIRE & SECURITY | BEACH LAKE SPRINKLER | COGSWELL SPRINKLER | DAVIS-ULMER FIRE PROTECTION
EASTERN FIRE | ELLIS FIRE | FLANNERY | GRUNAU FIRE PROTECTION | INTEGRATED PROTECTION SERVICES
RELiance FIRE PROTECTION | RICH FIRE PROTECTION | W & M FIRE PROTECTION

Dry Pipe Sprinkler Systems

- ☐ Maintain heat in dry pipe valve rooms, fire pump rooms, and all areas protected by wet pipe sprinkler systems at a minimum of 40°F
- ☐ Heaters should be thermostatically controlled; use of portable heaters is discouraged
- ☐ It is the building owner's responsibility to drain all low point drains weekly before and during freezing weather; have additional drains installed if necessary
- ☐ All low point drain and drum drip piping should be extended into a heated area
- ☐ Have air leaks repaired to keep system from tripping if compressor power is lost
- ☐ Air supplied to the compressor should come from a dry, room-temperature source. If this is not possible, or moisture build-up is a problem, consider installing an air dryer or using nitrogen instead of air
- ☐ Have the pitch checked on any pipes where the pipe or hangers have been hit, altered, or appear sagging

Hydrants, Control Valves and Fire Department Connections

- ☐ Check private hydrant fittings for tightness
- ☐ For areas prone to significant snow, identify hydrants with flags or markers located above the average snow line
- ☐ Check around hydrants and post indicator valves for soft or wet ground; this is an indication of a leaky underground piping and should be further assessed
- ☐ Ensure all control valves are in their normal operating position and secure from tampering
- ☐ Check fire department connections for accessibility. Keep clear by shoveling away snow to access connections

Antifreeze systems

- ☐ Have antifreeze solution checked for mix strength

Gravity and Suction Tanks

- ☐ Flush heaters, water circulating equipment, and piping
- ☐ Turn on heaters and water circulating equipment, and monitor equipment throughout winter months

IT IS THE OWNERS RESPONSIBILITY TO ENSURE THE FIRE PROTECTION SYSTEMS ARE MAINTAINED ON AN ONGOING BASIS.

If you would like qualified personnel from our office to perform any task listed above, please call Davis-Ulmer Fire Protection - Rochester at (585) 546-3670.

Owners responsibilities:

- Ensure that the systems are inspected, tested, and maintained per the requirements of NFPA 25.
- Provide access to system components as needed, have needed repairs and corrections completed, and keep records.
- Evaluate the adequacy of existing systems if changes are made to the building, its use, or other conditions that could impact system performance.
- Understand and comply with any local requirements regarding qualifications for performing inspections, test, and maintenance along with reporting and record keeping.
- Put procedures in place to address any impairments that occur, whether planned or unplanned.