

**Water-Based Fire Protection System Inspection Guidelines for Tagging - 2014 NFPA 25
Inspection Deficiencies and Maintenance Deficiencies (Revised 4-21-2017)**

Item	Deficiency	Tag	NFPA	Reference
SPRINKLER SYSTEMS - INSPECTION				NFPA #25
All sprinklers	Leaking - Spraying or running water	Red	Impairment	5.2.1.1.1
All sprinklers	Leaking - dripping water	Red	Critical	5.2.1.1.1
All sprinklers	Foreign material attached or suspended from	Red	Impairment	5.2.1.1.1
All sprinklers	Spray pattern obstructed - less than 18" or 36" below deflector (stock, furnishings, and equipment), temporary or nonpermanent (signs, banners, decorations, etc.)	Red	Critical	5.2.1.2
All sprinklers	Lightly loaded	Yellow	Noncritical	5.2.1.1.1
Standard-response sprinklers in nonresidential occupancies	One sprinkler and less than 50% of sprinklers in compartment is heavily loaded or corroded; painted operating element, bulb, deflector, or cover plate; improper orientation; glass bulb has lost fluid	Red	Critical	5.2.1.1.1
Standard-response sprinklers in nonresidential occupancies	Two or more sprinklers in compartment are heavily loaded or corroded; painted operating element, bulb, deflector, or cover plate; improper orientation; glass bulb has lost fluid	Red	Impairment	5.2.1.1.1
Fast-response element, quick-response, residential sprinklers and standard-response in residential occupancies	Any sprinklers, heavily loaded or corroded; painted operating element, bulb, deflector, or cover plate; improper orientation; glass bulb has lost fluid	Red	Impairment	5.2.1.1.1
	No sprinklers in an area Note: Outside scope of NFPA 25	N/A	Observation	
	Walls relocated, spacing issues Note: Outside scope of NFPA 25	N/A	Observation	
Cover plates	Concealed sprinkler cover plates caulked or glued to ceiling	Red	Impairment	5.2.1.1.1
Escutcheons and cover plates	Missing recessed or flush escutcheons, concealed cover plates with deflector and operating element in correct position	Yellow	Noncritical	5.2.1.1.6
Escutcheons and cover plates	Missing recessed or flush escutcheons, concealed cover plates with deflector and operating element not in correct position	Red	Impairment	5.2.1.1.6
Escutcheons	Recessed or flush escutcheons caulked or glued to ceiling	Red	Critical	5.2.1.1.1
Spare sprinkler cabinet	Cabinet missing, temp. over 100°F, not proper number and type, missing wrench for each type, missing list of spare sprinklers	Yellow	Noncritical	5.2.1.4(1), 5.2.1.4(2), 5.2.1.4(3)
Pipe and fittings	Leaking - slowly dripping and/or moisture on surface	Red	Critical	5.2.2.1
Pipe and fittings	Leaking - spraying or running water	Red	Impairment	5.2.2.1
Pipe and fittings	Critical mechanical damage	Red	Critical	5.2.2.1
Pipe and fittings	Poor condition/ external corrosion, mechanical damage, external loads	Yellow	Noncritical	5.2.2.1 5.2.2.2
Hangers & seismic braces	Damaged or loose	Yellow	Noncritical	5.2.3.2
Hangers & seismic braces	Unattached	Red	Critical	5.2.3.2
Gauges	Poor condition	Yellow	Noncritical	5.2.4.1, 5.2.4.2
Gauges	Not showing normal water/air/nitrogen pressure	Red	Critical	5.2.4.1, 5.2.4.2
Gauges	Freezer - system pressure lower than compressor	Red	Impairment	5.2.4.4
Alarm devices	Physical damage apparent	Yellow	Noncritical	5.2.5
Hydraulic design information sign	Not attached properly, illegible or missing	Yellow	Noncritical	5.2.6
Heat tape	Not in accordance w/ manufacturer's instructions	Red	Critical	5.2.7
Information sign	Not attached, illegible or missing	Yellow	Noncritical	5.2.8
General information sign	Not attached, illegible or missing	Yellow	Noncritical	5.2.9
Inspection reports	No previous inspection reports on site	N/A	Observation	
SPRINKLER SYSTEMS - TESTING				NFPA #25
Sprinklers - standard	No test after 50 years, every 10 years thereafter	Red	Critical	5.3.1.1.1, FL69A-46
Sprinklers - standard	Prior to 1920 not replaced	Red	Critical	5.3.1.1.1.2, FL69A-46
Sprinklers - fast response	No test after 20 years, every 10 years thereafter	Red	Critical	5.3.1.1.1.3, FL69A-46

Sprinklers - solder-type 325°F or greater	No test after 5 years, every 5 years thereafter	Red	Critical	5.3.1.1.1.4, FL69A-46
Sprinklers - standard	No test after 75 years, every 5 years thereafter	Red	Critical	5.3.1.1.1.5, FL69A-46
Sprinklers - dry	No test after 10 years, every 10 years thereafter	Red	Critical	5.3.1.1.1.6, FL69A-46
Sprinklers - subject to harsh environments	(Corrosive atmospheres, corrosive water supply, includes freezers and coolers) No test after 5 years, every 5 years thereafter	Red	Critical	5.3.1.1.2, FL69A-46
Sprinklers - solder type	(Commercial-type cooking eqpt. & ventilating systems) No replacement after one year	Red	Critical	5.4.1.7
Sprinklers in spray coating areas	Not protected or plastic or paper bags used to protect against overspray residue, with deposits or residue accumulation	Red	Impairment	5.4.1.8.3
Gauges	Not replaced or calibrated in 5 years, not accurate within 3% of scale	Yellow	Noncritical	5.3.2, FL69A-46
Alarm devices	Water motor and gong not functioning	Red	Critical	5.3.3
Alarm devices	Pressure switch or vane-type switch not functioning or no alarm	Red	Critical	5.3.3
Antifreeze systems	Mixture and concentration does not meet requirements of 5.3.4.2.1	Red	Critical	5.3.4
Antifreeze systems	Concentration is inadequate to prevent freezing	Red	Impairment	Table A.5.3.4.2.1 (1)
Main drain	More than 10% drop in full flow pressure	Red	Critical	13.2.5.3
Assessment of internal condition	Inspection revealed presence of MIC, zebra mussels, rust and scale	Red	Critical	14.2.1
Assessment of internal condition	No assessment of internal condition of main and branch line piping after 5 years	Yellow	Noncritical	14.2.1, FL69A-46
STANDPIPE & HOSE SYSTEM - INSPECTION				
Piping	Leaking - slowly dripping and /or moisture on surface	Red	Critical	6.2.1, Tble 6.1.2
Piping	Leaking - spraying or running water	Red	Impairment	6.2.1, Tble 6.1.2
Piping	Critical mechanical damage	Red	Critical	6.2.1, Tble 6.1.2
Piping	Poor condition/external corrosion, mechanical damage, external loads	Red	Critical	6.2.1, Tble 6.1.2
Gauges	Poor condition	Yellow	Noncritical	6.2.2.1, 13.2.7.1
Gauges	Not showing normal water/air pressure	Red	Critical	6.2.2.1, 13.2.7.1
Hydraulic design information sign	Missing	Yellow	Noncritical	6.2.3
Hose connection pressure reducing valves	Handwheel broken or missing, hose threads damaged, leaking, reducer missing	Red	Critical	13.5.2.1
Hose connection pressure reducing valves	Cap missing	Yellow	Noncritical	13.5.2.1
Hose rack assembly pressure reducing valve	Handwheel broken or missing, leaking	Red	Critical	13.5.3.1
Hose valves	Leaking, visible obstructions, caps, hose threads, valve handle, cap gasket, no restricting device, damaged, or in poor condition	Red	Critical	13.5.6.1
Hose valves	Hose threads not compatible	Red	Impairment	13.5.6.1
Hose	Cuts, couplings not of compatible threads	Red	Critical	Tble 6.1.2, NFPA 1962
Hose	Deterioration, no gasket or damaged gaskets	Red	Critical	Tble 6.1.2, NFPA 1962
Hose	Mildew present, corrosion present, hose not connected, hose test outdated	Yellow	Noncritical	Tble 6.1.2, NFPA 1962
Hose nozzle	Missing, broken parts or thread gasket damaged	Red	Critical	Tble 6.1.2, NFPA 1962
Hose storage	Hose not properly racked or rolled, nozzle clip missing, nozzle not contained, damaged, obstructed	Red	Critical	Tble 6.1.2, NFPA 1962
Cabinet	Corroded or damaged parts, not easy to open, not accessible, not identified, door glazing in poor condition, lock not functioning in break glass type, valve, hose nozzle, fire extinguisher, etc.. not readily accessible	Red	Critical	Tble 6.1.2, NFPA 1962
STANDPIPE & HOSE SYSTEM - TESTING				NFPA #25
Hose connection pressure-regulating devices	Test results not comparable to previous results	Red	Critical	13.5.2.2
Hose connection pressure-regulating devices	No full flow test done after 5 years	Yellow	Noncritical	13.5.2.2
Hose rack assembly pressure-regulating devices	Test results not comparable to previous results	Red	Critical	13.5.3.2
Hose rack assembly pressure-regulating devices	No full flow test done after 5 years	Yellow	Noncritical	13.5.3.2
Hose valves (Class I and Class III standpipe system)	Annual test revealed valve leaking or difficult to operate	Red	Critical	13.5.6.2.1 13.5.6.2.1.1
Hose valves (Class II standpipe system)	Test revealed valve leaking or difficult to operate	Red	Critical	13.5.6.2.2.1
Hose valves (Class II standpipe system)	No test after 3 years	Yellow	Noncritical	13.5.6.2.2, FL69A-46

Hose	No test after initial 5 years or 3 years thereafter or did not pass service test	Yellow	Noncritical	6.1.2, Tble 6.1.2 , NFPA #1962, FL69A-46
Hose storage device	Rack will not swing out of cabinet at least 90°	Yellow	Noncritical	6.1.2, Tble 6.1.2 , NFPA #1962
Standpipe system	Test results did not provide design pressure at required flow	Red	Critical	6.3.1.1
Standpipe system	No flow test done after 5 years	Yellow	Noncritical	6.3.1.1, FL69A-46
Manual standpipe system and semi-automatic dry standpipe systems including FDC piping	Hydrostatic test showed leaks	Yellow	Noncritical	6.3.2.1
Manual standpipe system and semi-automatic dry standpipe systems including FDC piping	No hydrostatic test done after 5 years	Yellow	Noncritical	6.3.2.1, FL69A-46
Gauges	Not replaced or calibrated in 5 years, not accurate within 3% of scale	Yellow	Noncritical	6.3.4 13.2.7.2 & 3
Main drain	More than 10% drop in full flow pressure	Red	Critical	6.3.1.5, 13.2.5.3
Assessment of internal condition	Inspection revealed presence of MIC, zebra mussels, rust and scale	Red	Critical	14.2.1
Assessment of internal condition	No assessment of internal condition of standpipe piping after 5 years	Yellow	Noncritical	14.2.1, FL69A-46
PRIVATE FIRE SERVICE MAINS - INSPECTION				
Exposed piping	Leaking - slowly dripping, and/or moisture on surface	Red	Critical	7.2.2.1, Tble 7.2.2.1.2
Exposed piping	Leaking - spraying or running water	Red	Impairment	7.2.2.1, Tble 7.2.2.1.2
Exposed piping	Mechanical damage, corroded, not properly restrained	Red	Critical	7.2.2.1, Tble 7.2.2.1.2
Mainline strainers	Plugged, fouled	Red	Impairment	7.2.2.3, Tble 7.2.2.3
Mainline strainers	Corroded	Red	Critical	7.2.2.3, Tble 7.2.2.3
Backflow prevention assemblies	Reduced pressure assemblies differential-sensing valve relief port continuously discharging	Red	Critical	13.6.1.2.2
Backflow prevention assemblies	Backflow prevention assembly not internally inspected after 5 years	Yellow	Noncritical	13.6.1.4, FL69A-46
PRIVATE FIRE SERVICE MAINS - INSPECTION - cont.				
Fire department connection	Not accessible, damaged couplings, or clapper not operating properly or missing	Red	Impairment	13.7.1
Fire department connection	Couplings and swivels damaged, do not rotate smoothly, check valve leaking, automatic drain not operating properly or missing	Red	Critical	13.7.1
Fire department connection	Missing identification sign(s)	Yellow	Noncritical	13.7.1
Fire department connection	Missing FDC (Never installed)		Observation	
Dry barrel , wet barrel & wall hydrant	Inaccessible, barrel contains ice, cracks in barrel	Red	Impairment	7.2.2.4 & 5 Tble 7.2.2.4 & 5
Dry barrel , wet barrel & wall hydrant	Barrel contains water, improper drainage from barrel, leaks at outlets or top of hydrant	Red	Critical	7.2.2.4 & 5 Tble 7.2.2.4 & 5
Dry barrel , wet barrel & wall hydrant	Tightness of outlets, worn nozzle threads, worn operating nut, missing wrench	Yellow	Noncritical	7.2.2.4 & 5 Tble 7.2.2.4 & 5
Monitor nozzles	Damaged, corroded or leaking	Red	Critical	7.2.2.6, Tble 7.2.2.6
Hose/hydrant houses	Inaccessibl	Red	Impairment	7.2.2.7, Tble 7.2.2.7
Hose/hydrant houses	Damaged	Red	Critical	7.2.2.7, Tble 7.2.2.7
Hose/hydrant houses	Not fully equipped	Yellow	Noncritical	7.2.2.7, Tble 7.2.2.7
PRIVATE FIRE SERVICE MAINS - TESTING				
Underground and exposed piping	Test results not comparable to previous results	Red	Critical	7.3.1
Underground and exposed piping	No flow test done after 5 years	Yellow	Yellow	7.3.1, FL69A-46
Backflow prevention assemblies	Did not pass forward flow test	Red	Impairment	13.6.2.1
Fire department connection	FDC piping did not pass hydrostatic test	Yellow	Yellow	13.7.4
Fire department connection	No hydrostatic test done after 5 years	Yellow	Yellow	13.7.4, FL69A-46
Dry barrel & wall hydrant	Hydrant did not flow clear or did not drain within 60 minutes	Yellow	Noncritical	7.3.2.1, 7.3.2.4
Monitor nozzles	Did not flow acceptable amount of water, did not operate throughout their full range	Red	Critical	7.3.3.1, 7.3.3.2
FIRE PUMP - INSPECTION				
Pump house/room	Ventilating louvers not free to operate	Red	Critical	8.2.2 (1)

Pump house/room	Heat not adequate, temperature less than 40° F	Red	Impairment	8.2.2 (1)
Pump house/room	Heat not adequate, temperature less than 70° F for diesel pumps without engine heaters	Red	Impairment	8.2.2 (1)
Pump house/room	Heat not adequate, temperature less than 40° F, not as recommended by the engine manufacturer, for diesel pumps with engine heaters	Red	Impairment	8.2.2 (1)
FIRE PUMP - INSPECTION - cont.				NFPA #25
Pump system	Suction, discharge, or bypass valves not fully open, pipe leaking, suction line & system line pressure not normal, wet pit suction screens obstructed	Red	Impairment	8.2.2 (2)
Pump system	Reservoir empty	Red	Impairment	8.2.2 (2)
Pump system	Suction reservoir does not have required water level, wet pit suction screens missing	Red	Critical	8.2.2 (2)
Pump system	Minor leaking or drips on floor	Yellow	Noncritical	8.2.2 (2)
Pump system	Suction, discharge, or bypass valves not fully open, major leaking such as spraying or leaking to the extent that pump performance might be questioned	Red	Impairment	8.2.2 (2)
Pump system	Water flow test valves in open position	Yellow	Noncritical	8.2.2 (2)
Pump system	Pump bearing lubrication not changed, shaft end play not within specified tolerances	Yellow	Noncritical	Table 8.1.2
Mechanical Transmission	Coupling not lubricated, right angle gear drive not lubricated	Yellow	Noncritical	Table 8.1.2
Electrical power to pump system	No electrical power - Controller pilot light not illuminated, transfer switch pilot light not illuminated, isolating switch not closed, reverse phase alarm pilot light on or normal phase light is off, oil level in vertical motor sight glass not normal and no power to jockey pump	Red	Impairment	8.2.2(3)
Electrical power to pump system	Electrical power is provided - controller pilot light not illuminated, transfer switch pilot light not illuminated, reverse phase alarm pilot light on or normal phase light is not illuminated	Yellow	Noncritical	8.2.2(3)
Electrical power to pump system	Circuit breakers and fuses tripped/open	Red	Impairment	8.2.2(3)
Electrical system	Electrical connections loose, pressure switch settings not calibrated, mechanical parts not lubricated, motor bearings not greased, voltmeter and ammeter not accurate, corrosion on printed circuit boards, cracked cable/wire insulation, leaks in plumbing repairs, water on electrical parts	Yellow	Noncritical	Table 8.1.2
Diesel engine system	Fuel tank empty	Red	Impairment	8.2.2(4)
Diesel engine system	Alarm pilot lights are on	Red	Critical	8.2.2 (4)
Diesel engine system	Battery charging current not normal	Red	Critical	8.2.2 (4)
Diesel engine system	Battery failure pilot lights on	Red	Critical	8.2.2 (4)
Diesel engine system	Battery pilot lights off	Red	Critical	8.2.2 (4)
Diesel engine system	Battery terminals corroded	Red	Critical	8.2.2 (4)
Diesel engine system	Battery voltage readings not normal	Red	Critical	8.2.2 (4)
Diesel engine system	Controller selector switch not in auto position	Red	Impairment	8.2.2 (4)
Diesel engine system	Cooling water level not normal	Yellow	Noncritical	8.2.2 (4)
Diesel engine system	Cooling water level not visible	Red	Critical	8.2.2 (4)
Diesel engine system	Crankcase oil level not normal	Yellow	Noncritical	8.2.2 (4)
Diesel engine system	Crankcase oil level below low level	Red	Impairment	8.2.2 (4)
Diesel engine system	Electrolyte level in batteries not normal	Yellow	Noncritical	8.2.2 (4)
Diesel engine system	Electrolyte level in batteries below top of battery plates	Red	Critical	8.2.2 (4)
Diesel engine system	Engine running time meter not reading	Yellow	Noncritical	8.2.2 (4)
Diesel engine system	Fuel tank less than two-thirds full	Red	Critical	8.2.2 (4)
Diesel engine system	Water-jacket heater not operating	Red	Critical	8.2.2 (4)
Diesel engine system	Oil level in right angle gear drive not normal (not at level mark but visible in sight glass)	Yellow	Noncritical	8.2.2 (4)
Diesel engine system	Oil level in right angle gear drive below low level (not visible in sight glass or below one finger knuckle for inspection hole)	Red	Critical	8.2.2 (4)
FIRE PUMP - INSPECTION - cont.				NFPA #25

Diesel engine system - fuel	Fuel tank not voided of water and foreign material, strainer, filter or dirt leg not cleaned	Yellow	Noncritical	Table 8.1.2
Diesel engine system - lubrication system	Lube oil heater not operational, crankcase oil level not within acceptable range, crank case breather needs cleaned or replaced	Yellow	Noncritical	Table 8.1.2
Diesel engine system - cooling system	Not adequate cooling water to heat exchanger, flexible hoses and connections damaged, cooling water jacket heater not operational, water strainer needs cleaned, antifreeze needs changed, heat exchanger not rodded out, ductwork and louvers need cleaned	Yellow	Noncritical	Table 8.1.2
Diesel engine system - exhaust system	Leaking, condensate trap needs drained	Yellow	Noncritical	Table 8.1.2
Diesel engine system - battery system	Battery case corroded, battery case needs cleaned, charger and charge rate not equalized, terminals need cleaned or tightened, cranking voltage exceeds 9 volts on 12 volt system or 18 volts on 24 volt system	Yellow	Noncritical	Table 8.1.2
Diesel engine system - electrical system	Wiring subject to movement chafing, boxes, panels and cabinets need cleaned, corrosion on printed circuit boards, cracked cable/wire insulation, leaks in plumbing parts and water on electrical parts	Yellow	Noncritical	Table 8.1.2
Diesel engine system - electrical system	Circuit breakers and fuses over 2 years old,	Red	Critical	Table 8.1.2
Steam system	Steam pressure gauge reading not normal	Red	Critical	8.2.2 (5)
FIRE PUMP - TESTING				NFPA #25
Fire pump test	Pump did not start automatically, electric pump did not run 10 minutes, diesel pump did not run 30 minutes	Red	Impairment	8.3.2.2, 8.3.2.3, 8.3.2.4
Fire pump test - pump system	System suction and discharge gauge reading, or pump starting pressure not acceptable	Red	Critical	8.3.2.8(1), 8.3.2.9(1)
Fire pump test - pump system	Pump packing gland discharge not acceptable, unusual noise or vibration, packing boxes, bearings or pump casing overheating	Red	Critical	8.3.2.9(1)
Fire pump test - electrical motor - driven system	Time for motor to accelerate to full speed, time controller is on first step or time pump runs after starting not acceptable	Red	Impairment	8.3.2.9(2)
Fire pump test - diesel engine - driven system	Time for engine to crank and time for engine to reach running speed not acceptable (engine to reach rated speed within 20 seconds per 11.2.7.1 of NFPA 20, 2013 edition)	Red	Critical	8.3.2.9(3)
Fire pump test - diesel engine - driven system	Low rpm	Red	Impairment	8.3.2.9(3)
Fire pump test - diesel engine - driven system	Low oil pressure, high temperature, high cooling water pressure	Red	Critical	8.3.2.9(3)
Fire pump test - steam system	Gauge reading and time for turbine to reach running speed not acceptable	Red	Critical	8.3.2.9(4)
Fire pump annual test	Circulation relief valve and/or pressure relief valve did not work properly at churn condition	Red	Critical	8.3.3.2 (1)
Fire pump annual test	Pressure relief valve did not work properly at each flow condition	Red	Critical	8.3.3.3.1
Fire pump annual test (with transfer switch)	Overcurrent protective devices opened when simulating a power failure condition at peak load, power not transferred to alternate source, pump did not continue to perform at peak load, pump did not reconnect to normal power after removing power failure condition	Red	Impairment	8.3.3.4
Fire pump annual test	Alarms did not properly operate	Red	Critical	8.3.3.5
Pump house/room	Heating, lighting, ventilating systems did not pass test	Red	Critical	8.3.6.3
Fire pump annual test	Parallel or angular alignment not correct	Red	Critical	8.3.6.4
Fire pump annual test	Flow test results are not within 5% of acceptance test or nameplate	Red	Critical	8.3.7.3
Fire pump annual test	Voltage readings at motor not within 5% below or 10% above rated (nameplate)	Red	Critical	8.3.7.6
Fire pump annual test	Flow test results not within 5% of initial unadjusted acceptance test or nameplate	Red	Critical	8.3.7.3
Positive displacement pump annual test	Flow test did meet the specified rated performance criteria	Red	Critical	8.3.5.2
Electronic fuel management control system	Backup ECM and/or primary and redundant sensors failed test	Yellow	Noncritical	8.3.3.8
WATER STORAGE TANK - INSPECTION				NFPA #25
Water level	Water level and/or condition not correct	Red	Critical	9.2.1
Water level	Tank is empty	Red	Impairment	9.2.1
Air pressure	Air pressure in pressure tanks not correct	Red	Impairment	9.2.2
Heating system	Heating system not operational, water temperature below 40°F	Red	Critical	9.2.3, 9.2.4
Heating system	Water temperature below at or below 32°F	Red	Impairment	9.2.3, 9.2.4
Exterior	Tank exterior, supporting structure, vents, foundation, catwalks or ladders where provided damaged	Yellow	Noncritical	9.2.5.1
Exterior	Area around tank has fire exposure hazard in form of combustible storage, trash, debris, brush or material	Yellow	Noncritical	9.2.5.2

Exterior	Accumulation of material on or near parts that could result in accelerated corrosion or rot	Yellow	Noncritical	9.2.5.2
Exterior	Ice buildup on tank and support	Red	Critical	9.2.5.2
Exterior	Erosion exists on exterior sides or top of embankments supporting coated fabric tanks	Yellow	Noncritical	9.2.5.2
Exterior	Expansion joints leaking or cracking	Red	Critical	9.2.5.3
Exterior	Hoops and grills of wooden tanks in poor condition	Yellow	Noncritical	9.2.5.4
Exterior	Exterior painted, coated, or insulated surfaces of tanks or supporting structure degraded	Yellow	Noncritical	9.2.5.5
Automatic tank fill valve	Exterior damaged, strainers, filters and orifices not cleaned	Yellow	Noncritical	Table 9.5.1.1
Interior (pressure tanks or steel tanks w/o corrosion protection every 3 years, all others every 5 years)	Pitting, corrosion, spalling, rot, other forms of deterioration, waste materials exist, aquatic growth, local or general failure of interior coating	Yellow	Noncritical	9.2.6.3
Interior (pressure tanks or steel tanks w/o corrosion protection every 3 years, all others every 5 years)	Voids beneath floor with sand in the middle of tanks on ring type foundations	Yellow	Noncritical	9.2.6.5
Interior (pressure tanks or steel tanks w/o corrosion protection every 3 years, all others every 5 years)	Heating system components or piping in poor condition but working	Yellow	Noncritical	9.2.6.6
Interior (pressure tanks or steel tanks w/o corrosion protection every 3 years, all others every 5 years)	Heating system components or piping in poor condition and not working	Red	Impairment	9.2.6.6
Interior (pressure tanks or steel tanks w/o corrosion protection every 3 years, all others every 5 years)	Blockage of anti-vortex plate	Red	Impairment	9.2.6.7
Interior (pressure tanks or steel tanks w/o corrosion protection every 3 years, all others every 5 years)	Deterioration of anti-vortex plate	Red	Critical	9.2.6.7
WATER STORAGE TANK - TESTING				NFPA #25
Interior testing	Tank coating did not pass adhesion, coating thickness or wet sponge test	Yellow	Noncritical	9.2.7
Interior testing	Tank walls and bottoms did not pass ultrasonic test	Yellow	Noncritical	9.2.7
Interior testing	Tank bottom seams did not pass vacuum-box test	Yellow	Noncritical	9.2.7
Testing	Level indicator lacked freedom of movement or not accurate	Red	Critical	9.3.1
Testing	Level indicator not tested after 5 years	Yellow	Noncritical	9.3.1, FL69A-46
Testing	Low water temperature alarm did not pass test	Red	Critical	9.3.3
Testing	High water temperature limit switch did not pass test	Yellow	Noncritical	9.3.4
Testing	High and low water level alarms did not pass test	Red	Critical	9.3.5
Gauges	Not replaced or calibrated in 5 years, not accurate within 3% of scale	Yellow	Noncritical	9.3.6, FL69A-46
Automatic tank fill valve	Valve did not operate properly during test	Red	Critical	9.5.3
WATER SPRAY FIXED SYSTEMS INSPECTION				NFPA #25
Pipe and fittings	Mechanical damage, missing or damaged paint or coating, rusted or corroded, not properly aligned or trapped sections, low point drains not functioning, improper location of rubber-gasketed fittings	Red	Critical	10.2.4.1
Hangers & seismic braces	Damaged or missing, not securely attached to structural or piping, missing or damaged paint or coating, rusted or corroded.	Red	Critical	10.2.4.2
Water spray nozzles	Discharge devices missing, not properly positioned or pointed in design direction, loaded or corroded	Red	Critical	10.2.5.1
Water spray nozzles	Missing caps or plugs if required or not free to operate as intended.	Red	Critical	10.2.5.2
Mainline strainers and individual water spray nozzle strainers	Strainer plugged or fouled	Red	Impairment	10.2.7
Mainline strainers and individual water spray nozzle strainers	Strainer damaged or corroded	Yellow	Noncritical	10.2.7
Mainline strainers	Mainline strainers have not been inspected within the last five years	Yellow	Noncritical	10.2.1.7
Drainage	Trap sumps and drainage trenches blocked, retention embankments or dikes in disrepair	Yellow	Noncritical	10.2.8

Automatic detection equipment	Not inspected in accordance with NFPA 72	Yellow	Noncritical	10.2.3.1
Automatic detection equipment (Not covered by NFPA #72)	Missing detectors, loose, not protected from corrosion or weather, damaged, communication wiring, control panels or pneumatic tubing system not functional	Red	Critical	10.2.3.2
Ultra-High-Speed	Detectors have physical damage or deposits on lenses of optical detectors	Red	Critical	10.4.2
Ultra-High-Speed	Controllers found to have faults	Red	Critical	10.4.3
WATER SPRAY FIXED SYSTEMS TESTING				NFPA #25
Operational test	Heat detection system did not operate within 40 seconds, flammable gas detection system did not operate within 20 seconds	Red	Impairment	10.3.4.1
Operational test	Test not done after 1 year	Yellow	Noncritical	10.3.4.1
Operational test	Nozzles are plugged	Red	Impairment	10.3.3.3.1
Operational test	Nozzles not correctly positioned	Red	Critical	10.3.3.3.1
Operational test	Pressure readings are not comparable to original design requirements	Red	Critical	10.3.3.4.3
Operational Test	Test not performed performed with maximum number of systems expected to operate	Yellow	Noncritical	10.3.4
Operational test	Manual actuation devices did not work properly	Red	Impairment	10.3.5
Low point drains/weep holes	Piping not drained, weep holes not clear or obstructed	Yellow	Noncritical	10.3.6.1.2
Main drain	More than 10% drop in full flow pressure	Red	Critical	10.3.7.1
Ultra-High-Speed Operational test	Response time was more than 100 milliseconds	Red	Impairment	10.4.5.2
Ultra-High-Speed Operational test	Test not done after 1 year	Yellow	Noncritical	10.4.1
Assessment of internal condition	Inspection revealed presence of MIC, zebra mussels, rust and scale	Red	Critical	14.2.1
Assessment of internal condition	No assessment of internal condition of piping within the last five years	Yellow	Noncritical	14.2.1, FL69A-46
FOAM-WATER SPRINKLER SYSTEM INSPECTION (NFPA 16 systems only, not NFPA 11 or 409)				NFPA #25
Alarm devices	Physical damage apparent	Yellow	Noncritical	11.1.4.1.3
Automatic detection equipment	Not inspected in accordance with NFPA 72	Yellow	Noncritical	11.2.2
Pipe and fittings	Mechanical damage, missing or damaged paint or coating, rusted or corroded, not properly aligned or trapped sections, low point drains not functioning, improper location or poor condition of rubber-gasketed fittings	Red	Critical	11.2.3
Hangers & seismic braces	Damaged or missing, not securely attached to structural or piping, missing or damaged paint or coating, rusted or corroded.	Red	Critical	11.2.4
Foam-water discharge devices	Discharge devices missing	Red	Impairment	11.2.5.1
Foam-water discharge devices	Discharge devices not properly positioned or pointed in design direction, loaded, or corroded	Red	Critical	11.2.5.1
Foam-water discharge devices	Caps and plugs not free to operate as intended.	Red	Critical	11.2.5.2
Foam-water discharge devices	Missing caps or plugs if required	Red	Critical	11.2.5.2
Foam-water discharge devices	Incorrect foam concentrate for application and devices	Red	Critical	11.2.5.4
Mainline and/or discharge device strainers	Baskets or screens damaged, plugged or fouled	Red	Impairment	11.2.7.1
Mainline and/or discharge device strainers	Corroded	Red	Critical	11.2.7.1
Foam concentrate strainers	Blow-down valve open or not plugged	Red	Critical	11.2.7.2
Drainage	Trap sumps and drainage trenches blocked, retention embankments or dikes in disrepair	Yellow	Noncritical	11.2.8
Proportioning systems (all)	Proportioning system valves not in correct open/closed position in accordance with specified operating conditions	Red	Impairment	11.2.9.3
Proportioning systems (all)	Concentrate tank does not have correct quantity required by original design	Red	Critical	11.2.9.4
Proportioning systems (all)	Concentrate tank empty	Red	Impairment	11.2.9.4
Standard pressure proportioner	Automatic drains (ball drip valves) not free or open, external corrosion on foam concentrate tanks	Yellow	Noncritical	11.2.9.5.1.2
Standard pressure proportioner	Ball drip drain valves not cleaned within last 5 years	Yellow	Noncritical	11.4.3.1, FL69A-46

Standard pressure proportioner	Foam liquid storage tank not flushed within last 10 years	Yellow	Noncritical	11.4.3.2
Standard pressure proportioner	Foam liquid storage tank not hydrostatically tested within the last 10 years	Yellow		11.4.3.3
Bladder tank proportioner	Water control valve to foam concentrate in "closed" position	Red	Impairment	11.2.9.5.2.2
Bladder tank proportioner	Foam in water surrounding bladder	Red	Impairment	11.2.9.5.2.2
Bladder tank proportioner	External corrosion on foam concentrate tank	Yellow	Noncritical	11.2.9.5.2.2
Bladder tank proportioner	Sight glass not cleaned within last 10 years (where provided)	Yellow	Noncritical	11.4.4.1
Bladder tank proportioner	Foam concentrate tank not hydrostatically tested within the last 10 years	Yellow	Noncritical	11.4.4.2
Line proportioner	Strainer damaged, corroded, pressure vacuum vent not operating freely	Red	Critical	11.2.9.5.3
Line proportioner	Strainer plugged or fouled	Red	Impairment	11.2.9.5.3
Line proportioner	External corrosion on foam concentrate tank	Yellow	Noncritical	11.2.9.5.3
Line proportioner	Foam liquid storage tank not flushed within last 10 years	Yellow	Noncritical	11.4.5.3
Line proportioner	Foam liquid storage tank not internally inspected within last 10 years	Yellow	Noncritical	11.4.5.1
Line proportioner	Pickup pipes inside the tank corroded, not separated or plugged	Yellow	Noncritical	11.4.5.2
FOAM-WATER SPRINKLER SYSTEM INSPECTION (NFPA 16 systems only, not NFPA 11 or 409) cont..				NFPA #25
Standard balanced pressure proportioner	Sensing line valves not open, no power to foam liquid pump	Red	Impairment	11.2.9.5.4
Standard balanced pressure proportioner	Strainer damaged, corroded, plugged or fouled, pressure vacuum vent not operating freely, gauges damaged or not showing proper pressures	Red	Critical	11.2.9.5.4
Standard balanced pressure proportioner	Foam concentrate pump not operated and foam circulated within the last 5 years	Yellow	Noncritical	11.4.6.1, FL69A-46
Standard balanced pressure proportioner	Foam pumps, drive train and drivers not serviced within the last 5 years	Yellow	Noncritical	11.4.6.2, FL69A-46
Standard balanced pressure proportioner	Diaphragm balancing valve not flushed within the last 5 years	Yellow	Noncritical	11.4.6.3, FL69A-46
Standard balanced pressure proportioner	Foam concentrate tank not internally inspected for corrosion within the last 10 years	Yellow	Noncritical	11.4.6.4
In-Line balanced pressure proportioner	Sensing line valves at pump unit or individual proportioner stations not open, no power to foam liquid pump	Red	Impairment	11.2.9.5.5
In-Line balanced pressure proportioner	strainer damaged, corroded, pressure vacuum vent not operating freely, gauges damaged or not showing proper pressures	Red	Critical	11.2.9.5.5
In-Line balanced pressure proportioner	Strainer plugged or fouled	Red	Impairment	11.2.9.5.5
In-Line balanced pressure proportioner	Foam concentrate pump not operated and foam circulated within the last 5 years	Yellow	Noncritical	11.4.7.1, FL69A-46
In-Line balanced pressure proportioner	Foam pumps, drive train and drivers not serviced within the last 5 years	Yellow	Noncritical	11.4.7.2, FL69A-46
In-Line balanced pressure proportioner	Diaphragm balancing valve not flushed within the last 5 years	Yellow	Noncritical	11.4.7.3, FL69A-46
In-Line balanced pressure proportioner	Foam concentrate tank not internally inspected for corrosion within the last 10 years	Yellow	Noncritical	11.4.7.4
Orifice plate proportioner	No power to foam liquid pump	Red	Impairment	11.2.9.5.6
Orifice plate proportioner	strainer damaged, corroded, pressure vacuum vent not operating freely, gauges damaged or not showing proper pressures	Red	Critical	11.2.9.5.6
Orifice plate proportioner	Strainer plugged or fouled	Red	Impairment	11.2.9.5.6
Foam concentrate	Samples not taken and submitted for test	Yellow	Noncritical	11.2.10
FOAM-WATER SPRINKLER SYSTEM TESTING (NFPA 16 systems only, not NFPA 11 or 409)				NFPA #25
Alarm devices	Water motor and gong not functioning	Red	Critical	11.1.4.1.1, 11.3.1.1
Alarm devices	Pressure switch or vane type switch not functioning or no alarm	Red	Critical	11.1.4.1.2, 11.3.1.2
Pressure vacuum vents	Not flushed and serviced within the last 5 years	Yellow	Noncritical	11.4.8, 69A-46
Operational Test	Fire detection system did not operate within requirements of NFPA #72	Red	Critical	11.3.2.4
Operational Test	Test not done after 1 year	Yellow	Noncritical	Tble 11.1.1.2
Operational Test	Nozzles are plugged	Red	Impairment	11.3.2.6.1
Operational Test	Nozzles are not correctly positioned	Red	Critical	11.3.2.6.1
Operational Test	Pressure readings are not comparable to original design requirements	Red	Critical	11.3.2.7.3

Operational Test	Test not performed with maximum number of systems expected to operate	Yellow	Noncritical	11.3.3
Operational Test	Manual actuation devices did not work properly	Red	Impairment	11.3.4
Operational Test	Foam sample failed concentration test	Red	Impairment	11.3.5.3
Main drain	More than 10% drop in full flow pressure	Red	Critical	13.2.5.2
Assessment of internal condition	Inspection revealed presence of MIC, zebra mussels, rust and scale	Red	Critical	14.2.1
Assessment of internal condition	No assessment of internal condition of main and branch line piping within the last five years	Yellow	Noncritical	14.2.1, FL69A-46
VALVE, VALVE COMPONENTS & TRIM - INSPECTION				NFPA #25
Control valve	Improper closed position	Red	Impairment	13.3.2.2
Control valve	Improper open position, leaking	Red	Critical	13.3.2.2
Control valve	Not accessible, no appropriate wrench if required, no identification	Yellow	Noncritical	13.3.2.2
Control valve	Not sealed, locked or supervised	Red	Critical	13.3.2.2
Alarm valve	External physical damage, trim valves not in appropriate open or closed position, retard chamber or alarm drain leaking	Red	Critical	13.4.1.1
Alarm valve	Alarm valve, strainers, filters and restricted orifices not internally inspected after 5 years	Yellow	Noncritical	13.4.1.2, FL69A-46
Check valve	Check valve not internally inspected after 5 years	Yellow	Noncritical	13.4.2.1, FL69A-46
Valve enclosure	Upon visual observation, enclosure not maintaining minimum 40°F temperature	Red	Critical	13.4.3.1.1, 13.4.4.1.1
Valve enclosure	Low temperature alarms (if installed) are physically damaged	Red	Critical	13.4.3.1.1, 13.4.4.1.1
Preaction valve and deluge valve	External physical damage, trim valves not in appropriate open or closed position, valve seat leaking	Red	Critical	13.4.3.1.6
Preaction valve and deluge valve	Electrical components not in service	Red	Impairment	13.4.3.1.6
Preaction valve and deluge valve	Internal inspection of valve after trip test not acceptable	Yellow	Noncritical	13.4.3.1.7, FL69A-46
Preaction valve and deluge valve	Interior of preaction valve/or deluge valve (that can be reset w/o removal of faceplate), strainers, filters, restricted orifices, and diaphragm chambers not internally inspected after 5 years	Yellow	Noncritical	13.4.3.1.7.1, 13.4.3.1.8, FL69A-46
Dry pipe valve and preaction valve auxiliary drains	Missing identification sign	Yellow	Noncritical	13.4.4.1.3
Dry pipe valve/quick opening device	External physical damage, trim valves not in appropriate open or closed position, intermediate chamber leaking	Red	Critical	13.4.4.1.4
Dry pipe valve/quick opening device	Internal inspection of valve after trip test not acceptable	Yellow	Noncritical	13.4.4.1.5, FL69A-46
Dry pipe valve/Quick opening device	Strainers, filters and restricted orifices not internally inspected after 5 years	Yellow	Noncritical	13.4.4.1.6, FL69A-46
Air dryer	Not being maintained per mfg. instructions	Yellow	Noncritical	5.4.2.3
Air compressor	Filters not cleaned, oil not changed or other mfg. recommendations not performed	Yellow	Noncritical	5.4.2.4
Sprinkler pressure-reducing control valves	Not in open position	Red	Impairment	13.5.1.1
Sprinkler pressure-reducing control valves	Not maintaining downstream pressures in accordance with design criteria	Red	Critical	13.5.1.1
Sprinkler pressure reducing control valves	Leaking, valve damaged, handwheel missing or broken	Red	Critical	13.5.1.1
Master pressure reducing valve	Not in open position	Red	Impairment	13.5.4.1
Master pressure reducing valve	Not maintaining downstream pressures in accordance with the design criteria	Red	Critical	13.5.4.1
Master pressure reducing valve	Leaking, valve and/or trim damaged, supply pressure not in accordance with design criteria	Red	Critical	13.5.4.1
VALVE, VALVE COMPONENTS & TRIM - TESTING				NFPA #25
Control valve	Valve not operating through its full range	Red	Critical	13.3.3.1
Control valve	No spring or torsion felt in rod when opening post indicator valve	Red	Impairment	13.3.3.2
Supervisory switches	No signal from two revolutions of hand wheel from normal position or when stem has moved one-fifth of distance from normal position, signal restored in position other than normal	Red	Critical	13.3.3.5
Preaction valve	Priming water level not correct	Red	Critical	13.4.3.2.1
Preaction valve	No full flow trip test done after 3 years	Yellow	Noncritical	13.4.3.2.3, FL69A-46
Preaction valve	Three year leakage test failed	Red	Critical	13.4.3.2.6
Preaction valve	No air leakage test after 3 years	Yellow		13.4.3.2.6, FL69A-46

