



# Island Fire & Safety Equipment Co., Inc.

d.b.a. A-1 FIRE EQUIPMENT COMPANY

3202 Main Street

La Marque, TX 77568

(409) 744-4438 Fax (409) 938-1331

ACR 1750774 / ECR 973 / SCR-G-1847307

## FIRE SPRINKLER REPORT OF INSPECTION

<b>Customer:</b>	VICTORIAN CONDO'S	<b>Inspection Location:</b>	BUILDINGS
<b>Street:</b>	6300 SEAWALL BLVD.	<b>Inspector:</b>	Salvador Vargas
<b>City &amp; State:</b>	GALVESTON TX	<b>Date:</b>	10/16/2020
<b>Contact:</b>	JACKIE	<b>Job Number:</b>	19750704

**This Inspection report is:** ANNUAL

**System Status:** Blue Tag   Yellow Tag ✓ Red Tag  

1. GENERAL:	YES	N / A	NO
A. Is the Building Occupied?	✓		
B. Is occupancy same as last inspection?	✓		
C. Has there been a fire since the last inspection?			✓
D. Is the building completely sprinklered?	✓		
E. Are all systems in service?	✓		
F. Is there adequate heat in areas with wet piping?	✓		
G. Is there proper clearance between sprinkler deflector and storage/obstructions?	✓		
H. Do hand hose valves and hose cabinets appear to be satisfactory?		✓	
2. CONTROL VALVES:	YES	N / A	NO
A. Are all sprinkler system main control valves open?	✓		
B. Were control valves operated fully and returned to normal position?	✓		
C. Are all valves in good condition, sealed, supervised?			✓
D. Do control valves have proper signage?			✓
3. TANKS, PUMPS, FIRE DEPARTMENT CONNECTIONS:	YES	N / A	NO
A. Are all fire pumps, tanks, and reservoirs in good condition and properly maintained?			✓
B. Are Fire Dept Connections in satisfactory condition, couplings free, caps in place?			✓
4. WET SYSTEMS:	YES	N / A	NO
A. Are all alarm valves, water flow indicators, and retards in satisfactory condition?			✓
B. Have anti-freeze solutions been tested and left in satisfactory condition?		✓	
5. DELUGE AND PREACTION SYSTEMS	YES	N / A	NO
A. Is the Deluge/Preaction in service and in satisfactory condition?		✓	
B. Did the supervisory devices operate during testing?		✓	

Water Pressure		Air Pressure		Tripping air pressure		Trip time		Water delivery time	
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6. DRY SYSTEMS:	YES	N / A	NO
A. Is dry valve in service and in good condition?		✓	
B. Is air pressure and priming water level normal?		✓	
C. Is air compressor in good condition and operating properly?		✓	
D. Were all low points drained during inspection?		✓	
E. Are quick opening devices in service?		✓	
F. Has piping been checked for blockages in the past 10 years?		✓	
G. Has piping been checked for proper pitch in the past 5 years?		✓	
H. Have dry valves been trip tested satisfactorily as required?		✓	
I. Are dry valves adequately protected from freezing / heater condition satisfactory?		✓	

Water Pressure		Air Pressure		Tripping air pressure		Trip time		Water delivery time	
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7. ALARMS:	YES	N / A	NO
A. Water motor gong test satisfactory?	✓		
B. Electric alarm test satisfactory?			✓
C. Supervisory alarm test satisfactory?			✓

8. SPRINKLER - PIPING:	YES	N / A	NO
A. Are all sprinklers in good condition, unobstructed, and free of corrosion or loading?	✓		
B. Are sprinklers of proper age and not required to be sample tested or replaced?	✓		
C. Are extra sprinklers and proper head wrenches available?			✓
D. Is condition of piping, drain valves, check valves, hangers, and gauges satisfactory?			✓
E. Are sprinklers in proper temperature rating?	✓		
F. Are the hydraulic data plates posted at each riser?	✓		

9. VALVES:						
Control Valves	No?	Type?	Open?	Supervised?	Sign?	Condition:
LANSDALE	3	BFV	✓ Y N	NO	Y ✓ N	3" BLDG 2 FLOORS 1,2,3
NIBCO	2	OSY	✓ Y N	NO	Y ✓ N	3" SP BLDG.3 NEAR 3118,3122
NIBCO	4	OSY	✓ Y N	NO	Y ✓ N	3" SP BLDG. 5,6,7,8,9
NIBCO	2	OSY	✓ Y N	NO	Y ✓ N	3" SP BLDG.1 NEAR 1102,1103
NIBCO	2	OSY	✓ Y N	NO	Y ✓ N	3" SP BLDG.4 NEAR 4104,4110
MUELLER	1	OSY	✓ Y N	NO	Y ✓ N	4" BLDG. 8&9
NIBCO		OSY	✓ Y N	NO	Y ✓ N	3" BLDG.9 FLOORS 1,2
			Y N		Y N	
			Y N		Y N	

10. SYSTEM INFORMATION:			
Type:	No?	Make & Model?	Notes:
WET	3	3" PIPE W/1" ITC	3" BLDG 2 FLOORS 1,2,3
WET	2	3" PIPE W/1" ITC	3" BLDG 9 FLOORS 1,2

11. WATER SUPPLIES:		City			Gravity Tank		Fire Pump	
Location:	Test Pipe	Before	Flow	After	Location:	Before	Flow	After

<b>Notes:</b>	

Inspector Signature_____	Customer Signature_____
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## INSPECTION DEFICIENCIES

FIREPUMP
TEST HEADER 3" GATE VALVE IN POOR CONDITION RECOMMEND REPLACING WITH BFV
NOT ABLE TO PREFORM FLOW TEST DUE TO TEST HEADER PIPING LEAKING 3" RECOMMEND REPLACING TEST HEADER LINE
WITH 4" FLANGE ADAPTER,4"X2.5" CONCENTRIC GROOVED REDUCER,2.5" BFV,APPROXIMATELY 21'-0" 2.5" GALVANIZED PIPE THREAD BY
GROOVED,2.5" HOSE VALVE WITH CAP
DISCHARGE VALVE NOT SUPERVISED RECOMMEND ADDING CHAIN AND LOCK
CONTROLLER - CIRCUIT BREAKER MISSING STEAM IN ORDER TO CONNECT TO DISCONNECT MEANS
JOCKEY PUMP CONTROLLER 2-1/2" BRASS GLOBE VALVES IN POOR CONDITION
FDC DUR FOR 5 YEAR HYDRO (FLANGE X FLANGE CHECK VALVE)
NEED 12 COUNT HEADBOX WITH 1/2" 175 WHITE WAXCOATED PENDENT
BUILDING 9
1ST & 2ND FLOOR MECHANICAL ROOM
3" NIBCO OSY NOT SUPERVISED RECOMMEND ADDING CHAIN AND LOCK
WATER FLOW SWITCH NOT REPORTING TO FACP 1" THREADED
RECOMMEND ADDING GAUGES TO SYSTEM
MISSING SIGNS RISER ROOM,CONTROL VALVE,INSPECTORS TEST VALVE
BUILDING 2 (FLOORS 1,2,3 MECHANICAL ROOM)
3" LANSDALE BFV NOT SUPERVISED FLOORS 1,2,3
WATER FLOW SWITCH NOT REPORTING TO FACP 1" THREADED FLOORS 1,2,3
1" GLOBE VALVE AT ITC LEAKING DURING FLOW TEST FLOORS 1,2,3
MISSING RISER ROOM SIGN FLOORS 1,2,3
ALL STANDPIPE VALVES 3" NIBCO OSY NOT SUPERVISED RECOMMEND ADDING CHAIN AND LOCK
BUILDING NUMBER/LOCATION
2/NEAR 2102
3/NEAR 3118
3/NEAR 3122
4/NEAR 4110
7/NEAR 7105
1/ NEAR 1103
6/NEAR 6104
4/NEAR 4104
5/NEAR 5105
GARAGE 8&9/BEHIND GARAGE ELEVATOR
3/NEAR 3126
8/NEAR 8103
9/NEAR 9127

Inspector Signature\_\_\_\_\_

Customer Signature\_\_\_\_\_

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## BACKFLOW DETAILS

[illegible]

## REPAIR PARTS DESCRIPTION

[illegible]

Review:

Inspector Signature \_\_\_\_\_

Customer Signature \_\_\_\_\_