

# FIRE SPRINKLER SERVICES, INC

0241 Mel Ray Road

Glenwood Springs, CO 81601

Ph. (970)928-9163 · Fax (970)928-8714

800-875-3105

ANNUAL, SEMI-ANNUAL OR QUARTERLY SPRINKLER SYSTEM TEST AND INSPECTION REPORT						
DATE TESTED: 1/16/23 - 1/30/23			INSPECTOR: Karl / Bennett			
CUSTOMER NAME: Romero Group						
JOBSITE NAME: Shadow Rock Townhomes						
JOBSITE ADDRESS: Juniper Trail / Overlook Ridge						
CITY, STATE & ZIP: El Jebel, CO 81623						
CONTACT: Rob			PHONE: 970-708-2190			
<input checked="" type="checkbox"/> Annual			<input type="checkbox"/> Semi-annual		<input type="checkbox"/> Quarterly	
			YES	NO	NA	
<b>I. MAIN DRAIN TEST</b>						
1	Record the static water supply pressure in psi as indicated on the lower pressure gauge.					
2	Record the residual water supply pressure while water is flowing from the main drains as indicated on the lower pressure gauge.	See Remarks	psi			
<b>II. FIRE DEPARTMENT CONNECTIONS</b>						
1	Readily accessible and visible?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Good operating condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Check and auto ball drip in good operating condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>III. WET PIPE SYSTEMS</b>						
1	Control valves properly sealed, locked or equipped with tamper switch?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Control valve readily accessible and visible?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	OS&Y valve lubed and/or oiled?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Flow switches in good operating condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tamper switches tested and in good operating condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IV. DRY PIPE SYSTEMS</b>						
1	Is dry pipe valve in service?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Is the air pressure and priming water level correct?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Low air alarm switch tested and in good operating condition? Result: psi			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Pressure alarm switch tested and in good operating condition?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Test quick-opening devices and accelerators. Did they operate properly?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Low-point (drum drips) drains drained thoroughly?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Owner/Owner Representative advised to drain low-point drains thoroughly before cold weather? See attached dry pipe valve trip test report.			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. SPRINKLER HEADS</b>						
1	Visible sprinkler heads in good condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Ample spares in stock?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Have head wrench?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Have head box?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>VI. PIPING</b>						
1	Visible piping in good condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Are all visible pipe hangers intact?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>VII. GAUGES</b>						
1	All gauges in good operating condition?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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CITY, STATE & ZIP: <i>E1 Jebel, CO 81623</i>				
		YES	NO	NA
<b>VIII. LIGHT/HORN</b>				
1	Flashing light/horn in good operating condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IX. HYDRAULIC NAMEPLATE</b>				
1	Hydraulic nameplate legible and securely attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>X. ANTIFREEZE SYSTEMS</b>				
1	Has antifreeze system solution been tested? Results:       °F       % glycerin or glycol	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Adequate expansion equipment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XI. PRESSURE REDUCING VALVE (PRV)</b>				
1	Is operating correctly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Passed required flow test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. BACK FLOW PREVENTERS</b>				
1	Accessible and isolation valves open?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sealed, locked or supervised?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Relief valve not discharging?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Passed backflow test?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIII. FIRE PUMPS</b>				
1	Do all alarms operate during test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Are all valves in suction line fully opened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Has the fire pump been returned to automatic operation after manual test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Has pump room been kept clean, dry, orderly and free of misc. storage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Is pump room door kept secure such that no unauthorized people can enter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Residential pump systems: Pump on at       . Pump off at       . Churn at       .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIV. EXPLANATION OF "NO" ANSWERS:</b>				
<b>INSPECTION AND OBSERVATIONS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S REPRESENTATIVE:</b>				
Signature of Owner or Owner's Representative:			Date:	
Printed Name:				
Signature of Fire Sprinkler Services Inspector:			Date: <i>1/16/23 - 1/30/23</i>	
Printed Name: <i>Karl Roggie</i>				

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PROPERTY ADDRESS: Shadow Rock Complex – Juniper Trail

CITY, STATE &amp; ZIP: El Jebel, CO

Unit #:	Antifreeze tested @/recharged to (degrees F) Glycerin:	Static (PSI):	General Remarks:	Date Done:
100		105/100		1/17/23
102		105/100		1/17/23
104		100/90		1/16/23
110		100/90		1/16/23
111		100/90		1/17/23
112		100/90		1/16/23
113		105/95		1/16/23
114		100/90		1/16/23
115		100/90		1/16/23
116		100/95		1/26/23
117		95/90		1/16/23
118		105/95		1/17/23
120		100/90		1/16/23
121		95/90		1/17/23
123		95/85		1/17/23
125		95/90		1/16/23
127		95/90		1/17/23
130	-38 (56.3%)	100		1/18/23
131	-32 (54.8%)	100	No hydraulic name plate.	1/18/23
132	-29 (54.1%)	105		1/18/23
133	-43 (60%)	105		1/18/23
134	-40 (57.3%)	95	Panel powered down- no plug or wires. All head covers are painted. (1) broken cover upstairs hall.	1/17/23
135	-41 (57.3%)	95	No hydraulic name plate. Cover caulked to ceiling.	1/18/23
136	-29 (53.6%)	110		1/18/23
137	-13 (46.0%), recharged to -43 (60.0%)	100	No hydraulic name plate.	1/18/23
140	-43 (60%)	115		1/19/23
141	-38 (56.5%)	100		1/19/23

142	-43 (60%)	105	No hydraulic name plate.	1/26/23
143	-43 (60%)	100	No hydraulic name plate.	1/26/23
144	-21 (50%)	105	No hydraulic name plate.	1/23/23
145	-31 (54.3%)	100		1/23/23
150	-22 (50.8%)	105		1/19/23
151	-27 (53%)	100		1/25/23
152	-19 (49.3%)	110		1/19/23
153	-43 (60%)	100	No hydraulic name plate.	1/19/23
154	-31 (54.4%)	110		1/19/23
155	-39 (56.6%)	100	Painted heads throughout (covers). (1) missing cover in garage storage.	1/25/23
156	-43 (60%)	90		1/19/23
158	-20 (49.9%)	100		1/19/23
160	-43 (59.8%)	90		1/23/23
161	-23 (51%)	90		1/25/23
162	-21 (50.0%)	105	No hydraulic name plate.	1/23/23
163	-23 (50.9%)	100	No hydraulic name plate.	1/30/23
164	-24 (51.6%)	90		1/23/23
165	-24 (51.5%)	100		1/23/23
166	-31 (54.9%)	90		1/23/23
167	-18 (48.7%)	95		1/26/23

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PROPERTY ADDRESS: Shadow Rock Complex – Overlook Ridge

CITY, STATE &amp; ZIP: El Jebel, CO

Unit #:	Antifreeze tested @/recharged to (degrees F) Glycol:	Static (PSI):	Residual (PSI):	General Remarks:	Date Done:
201		100	90		1/26/23
203		100	85		1/24/23
205		100	85		1/26/23
207		100	80		1/24/23
209		95	80		1/24/23
211	-36 (54.3%)	90	80		1/24/23
213	-35 (52.5%)	90	80		1/24/23
215	-43 (55.2%)	90	80		1/24/23
217	-24 (48%)	95	80		1/23/23
219	-30 (50.7%)	85	80		1/24/23
220	-38 (53.7%)	85	75		1/24/23
222	-25 (49.0%)	80	75		1/30/23
224	-28 (49.8%)	85	80		1/30/23
226	-49 (57.0%)	80	75		1/25/23
230		85	80		1/26/23
232		90	85		1/26/23
234		85	80		1/30/23
236		95	85		1/24/23
250		90	80		1/25/23
252		85	80		1/25/23
254		90	80		1/25/23
256		85	80		1/30/23
300		80	75		1/30/23
350		85	80		1/25/23

Shadow Rock Complex – Juniper Trail  
Observation Report:

Items listed below are not part of an NFPA 25 Inspection and are outside of the scope of the Inspection Agreement with the company. The identification of these items does not constitute a design review or engineering analysis of your system. These items were noticed during an inspection of your fire protection system performed in accordance with NFPA 25 but are not part of the NFPA 25 inspection. Fire Sprinkler Services, Inc makes no guarantee or assurance that any or all design or engineering defects or deficiencies have been detected.

Valves need to be accessible at all times.

Storage needs to be 18" from sprinkler head/cover.

Unit 110: Small leak on domestic.

Unit 113: Hot water heater looks to be leaking.

Unit 120: Tamper goes into alarm. Outside light/horn does not work.

Unit 121: Tamper switch is not wired. Inside and outside audibles do work (Vision Security needs to check this out). House is really cold, need to keep at +40°F.

Unit 123: Tamper did not send signal to panel.

Unit 130: Small leak on MIP #2 valve of fire backflow.

Unit 131: FIP and Tee (1" copper) below expansion tank has small leak.  $\frac{3}{4}$ " MIP and expansion tank has small leak.

Unit 132: Panel wires disconnected and hanging. Tampers/flow does not send signal to panel, they do work mechanically. Flow switch sets off alarm- no delay (System Sensor).

Unit 133: Small leak on  $\frac{1}{2}$ " x  $\frac{1}{4}$ " bushing.

Unit 134: Everything works mechanically but does come into panel or set inside or outside audibles off. Leak on head in upstairs bath.

Unit 137: Small leak on MIP solder joint screwing into plastic- small leak on MIP 1" threads going to expansion tank- 1" x 1" x  $\frac{3}{4}$ " tee leaking by tank.

Unit 140: By-pass: Zone 2 was on panel- recommend to be checked out by alarm company. Tampers work mechanically but do not send signal to panel.

Unit 141: ½" ball valve leaks by. Flow has no delay, no adjustment (system sensor 1" screw in). Small leak on 1" tee. Threads on fill/drain leaking.

Unit 142: Flow switch has no delay, doesn't adjust- system sensor WFDT 1" screw in.

Unit 143: Small leak on 1" MIP threads and plastic FIP 1".

Unit 144: Flow switch does not set off outside light and horn and inside audibles and does not come into panel. Leak on 1" copper tee to right of tank and ¾" MIP below tank and 1 ¼" below flow switch (tee).

Unit 145: Light and horn do not work (because of panel being powered down). Key pad not powered up in the fire system box, all wires and batteries are disconnected. Both tampers and flow switch work mechanically but do not send signal to panel (powered down). Flow switch has no delay, does not adjust WFDT, system sensor 1" screw type.

Unit 151: Tamper and flow work mechanically but do not send signal to panel. Panel is not powered up. It is unplugged and wires are unhooked in battery box in garage. Small leak on CPVC FIP.

Unit 152: 1" MIP that screws into CPVC small leak on solder joint and threads. ¾" MIP small leak above tank.

Unit 153: Flow switch has no delay. Small leak on 1" MIP solder joint, that screws into CPVC. Small leak on ball valve on backflow.

Unit 154: Flow switch has no delay and does not adjust (system sensor WFDT 1" screw in type).

Unit 155: No inside audibles.

Unit 158: Tamper works mechanically, does not send signal to panel.

Unit 160: Tampers and flow work mechanically. Upon arrival panel was not plugged in (powered down). No inside or outside audibles. Small leak on expansion tank.

Unit 162: Inside audibles do not work, flow switch sets off outside horn/strobe but does not come in on panel.

Unit 163: Both tampers and flow work mechanically but doesn't come into panel- no panel. ½" steel nipple has small leak above expansion tank. Head in mechanical room seems to have a small leak. Small leak on 1 ¼" MIP below check valve on threads or solder joint.

Unit 164: Flow switch has no delay (system sensor WFDT, 1" screw in type). Panel does not beep but push status and it does come in. #2 tamper switch comes into panel as Zone 1 flow.

Head in kitchen looks too high now with new wood ceiling. Both tampers come in as Zone 1. Flow switch does not set off outside or inside audibles or come in on panel.

Unit 165: Small leak on  $\frac{1}{4}$ " threads on gauge. Small leak on 1" MIP screw into CPVC at threads. Small leak on 1" Tee solder joint above flow switch towards 90. Flow works mechanically but does not send signal to panel or set inside audibles off. Outside light/horn work.

Unit 166: Both tampers do not send signal to panel, they do work mechanically. Flow switch does not set inside or outside audibles off, does work mechanically. Light and horn do not work. No expansion equipment on system side.

Unit 167: Small leak on 1  $\frac{1}{4}$ " MIP solder joint, that screws into top of check valve and on  $\frac{1}{2}$ " ball valve for fill and drain.

Unit 250: Inside audibles did not work.



Shadow Rock Complex – Overlook Ridge  
Observation Report:

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Unit 203: Outside horn works, light does not.

Unit 205: Upon arrival panel is dead, both tampers work mechanically but do not come into panel. Flow switch sets off inside and outside audibles, but don't come into panel.

Unit 222: Tamper goes into alarm, sets off inside audibles.

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