

Report of Inspection / Test

Three Years NFPA 25

09-05-2025

Property

Jills House
751 E. Tamarak Trail
Bloomington IN 47408
Tricia Simms 317-580-2540
Print Date: 09-08-2025
Inspection Ref #: 282533113

FE Moran, Inc. Fire Protection
8771 Boehning Lane
Indianapolis IN 46219
317-225-4170
fps-indyservice@femorane.com



Report of Inspection / Test General Questions

OWNER SECTION

Is the building occupied?	☒ Yes ☐ No ☐ NA	Has the occupancy classification and hazard of contents remained the same since the last inspection?	☒ Yes ☐ No ☐ NA
Are all fire protection systems in service?	☒ Yes ☐ No ☐ NA	Has the system remained in service without modification since the last inspection?	☒ Yes ☐ No ☐ NA
Was the system free of actuations of devices or alarms since the last inspection?	☒ Yes ☐ No ☐ NA		

FIRE DEPARTMENT CONNECTION

Is the FDC plainly visible?	☒ Yes ☐ No ☐ NA	Is the FDC easily accessible?	☒ Yes ☐ No ☐ NA
Is the FDC swivels and couplings not damaged?	☒ Yes ☐ No ☐ NA	Are the FDC caps and plugs in place?	☒ Yes ☐ No ☐ NA
Are the FDC gaskets in place and in good condition?	☒ Yes ☐ No ☐ NA	Is the FDC check valve drip free?	☒ Yes ☐ No ☐ NA
Is the clapper and automatic drain valve in place and properly operating?	☒ Yes ☐ No ☐ NA	Is the FDC identification sign(s) in place?	☒ Yes ☐ No ☐ NA

SPRINKLER HEADS

Are there the proper number and type of spare sprinklers?	☒ Yes ☐ No ☐ NA	Are visible sprinklers in the proper position: upright, pendent, sidewall?	☒ Yes ☐ No ☐ NA
Are visible sprinklers free of corrosion and physical damage?	☒ Yes ☐ No ☐ NA	Is there proper clearance below the sprinklers?	☒ Yes ☐ No ☐ NA
Are visible sprinklers free of foreign materials including paint?	☒ Yes ☐ No ☐ NA	Is there liquid in all visible glass bulb sprinklers?	☒ Yes ☐ No ☐ NA
Are there spare sprinklers and a sprinkler wrench?	☒ Yes ☐ No ☐ NA	Is the information sign attached and legible?	☐ Yes ☐ No ☒ NA
Are all the sprinklers dated 1920 or later?	☒ Yes ☐ No ☐ NA	Fast response sprinklers 20 or more years old replaced or successfully sample tested within last 10 years?	☐ Yes ☐ No ☒ NA

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Standard response sprinklers 50 or more years old replaced or successfully sample tested within last 10 years?

☐ Yes
☐ No
☒ NA

Standard response sprinklers 75 or more years old replaced or successfully sample tested within last 5 years?

☐ Yes
☐ No
☒ NA

Dry-type sprinklers replaced or successfully sample tested within last 10 years?

☒ Yes
☐ No
☐ NA

Have sprinklers subject to harsh environments been replaced or successfully sample tested in the last 5 years?

☐ Yes
☐ No
☒ NA

PIPES

Is the visible pipe in good condition with no external corrosion?

☒ Yes
☐ No
☐ NA

Does visible pipe have no external loads?

☒ Yes
☐ No
☐ NA

Are visible pipe hangers and seismic braces not damaged or loose?

☒ Yes
☐ No
☐ NA

Is the pipe through freezers free if any ice blockage?

☐ Yes
☐ No
☒ NA

Does visible pipe have no mechanical damage or leaks?

☒ Yes
☐ No
☐ NA

VALVE AREA

Are the control valves (including backflow preventer isolation valves) supervised with seals in correct (open or closed) position?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals locked or is supervision in place?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals accessible?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals free from leaks?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals have appropriate wrenches?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals properly identified?

☐ Yes
☐ No
☒ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision in correct (open or closed) position?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision locked or is supervision in place?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision accessible?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision free from any leaks?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision have the appropriate wrenches?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision properly identified?

☒ Yes
☐ No
☐ NA

Are all check valves externally inspected, operating properly, and are in good condition?

☒ Yes
☐ No
☐ NA

Are the gauges on system in good condition and showing normal water supply pressure?

☒ Yes
☐ No
☐ NA

Is the hydraulic name plate (calculated systems) attached securely to the riser and legible?

☒ Yes
☐ No
☐ NA

Are Pressure reducing valves in open position and not leaking?

☐ Yes
☐ No
☒ NA

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Are Pressure reducing valves with downstream pressure per the design?	☐ Yes ☐ No ☒ NA	Are Pressure reducing valves in good condition including no handwheels broken?	☐ Yes ☐ No ☒ NA
Have the mechanical waterflow alarm devices passed tests by opening inspector's test connection/bypass connection with alarms actuating and flow observed?	☐ Yes ☐ No ☒ NA	Do valve supervisory switches indicate movement?	☒ Yes ☐ No ☐ NA
The electrical waterflow alarm devices passed test by opening inspector's test connection/bypass connection with alarms actuating and flow observed?	☒ Yes ☐ No ☐ NA	Have post indicating valves been opened until spring or torsion felt in the rod and then closed back 1/4 turn?	☒ Yes ☐ No ☐ NA
All control valves operated through full range and returned to normal position?	☒ Yes ☐ No ☐ NA	Have pressure reducing valves passed partial flow test?	☐ Yes ☐ No ☒ NA
Are visible control valves in satisfactory condition and free from damaged ?	☒ Yes ☐ No ☐ NA	Are visible control valves locked, sealed, or supervised ?	☒ Yes ☐ No ☐ NA
Are visible control valves in the proper open or closed position ?	☒ Yes ☐ No ☐ NA	All visible control valves operated through full range and returned to normal position ?	☒ Yes ☐ No ☐ NA

DRY VALVE

Are enclosures around valves maintaining a minimum of 40 degrees F?	☒ Yes ☐ No ☐ NA	Are the gauges on systems without low pressure alarms in good condition and showing normal air and water pressure?	☐ Yes ☐ No ☒ NA
For freezer systems, gauge near compressor reading the same as gauge near the dry-pipe valve?	☐ Yes ☐ No ☒ NA	Are they free from physical damage?	☐ Yes ☐ No ☒ NA
Are trim valves in appropriate (open or closed) position?	☒ Yes ☐ No ☐ NA	Is there no leakage in the intermediate chamber?	☒ Yes ☐ No ☐ NA
Are the gauges on systems with low pressure alarms in good condition and showing normal air and water pressure?	☒ Yes ☐ No ☐ NA	Has the dry-pipe valve passed inspection?	☐ Yes ☒ No ☐ NA
Is the priming level correct and has the low air pressure signal passed it's test?	☒ Yes ☐ No ☐ NA	Has the quick opening device passed the test?	☐ Yes ☐ No ☒ NA

ALARMS

Are alarms and supervisory devices not damaged?	☒ Yes ☐ No ☐ NA	Do low temperature alarms look ok?	☐ Yes ☐ No ☒ NA
Have low temperature alarms passed test?	☐ Yes ☐ No ☒ NA		

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MAINTENANCE

If a sprinkler failed a sample test were all the sprinklers represented by that sample replaced?	☐ Yes ☐ No ☒ NA	If sprinklers have been replaced, were they proper replacements?	☐ Yes ☐ No ☒ NA
Was heat tape inspected per the manufacturer's instructions?	☐ Yes ☐ No ☒ NA	If conditions were found that required flushing, was flushing of the system conducted?	☒ Yes ☐ No ☐ NA
Have adjusted, repaired, reconditioned, or replaced components had proper tests/inspections performed?	☐ Yes ☐ No ☒ NA	Was a drain test conducted after opening any closed valve?	☒ Yes ☐ No ☐ NA
Operating stem of all OS&Y valves lubricated, completely closed and reopened?	☒ Yes ☐ No ☐ NA	Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for bulb-type which show no signs of grease buildup?	☐ Yes ☐ No ☒ NA
Are dry-pipe systems kept in dry condition?	☒ Yes ☐ No ☐ NA	Have auxiliary drains been emptied?	☒ Yes ☐ No ☐ NA
Perform an obstruction investigation if any of the following were found: defective intake screen on pump supplied from open sources, obstructive material discharged during flow tests, foreign material in dry-type valves, foreign material in water during drain test or plugging of inspector's test connection, plugging of pipe or sprinklers found, failure to flush yard piping or surrounding mains following new installation or repairs, record of broken mains in the vicinity, abnormal frequent false-tripping of dry valves, system has just been returned to service after more than 1 year, there is a reason to think the system contains sodium silicate or its derivatives or highly corrosive fluxes in copper pipe, raw water was pumped into the fire department connection, pinhole leaks, a 50% increase in time from the original system acceptance test required for water to reach the inspector's test connection during a full flow test	☐ Yes ☒ No ☐ NA	Is interior of dry-pipe valves cleaned?	☒ Yes ☐ No ☐ NA
Have low points been drained before freezing weather?	☒ Yes ☐ No ☐ NA		

5 YEAR

Has an internal pipe inspection been performed (remove a flushing connection and a sprinkler near the end of a branch line)?	☒ Yes ☐ No ☐ NA	Have the check valves been internally inspected?	☒ Yes ☐ No ☐ NA
Have pressure reducing valves passed full flow test?	☐ Yes ☐ No ☒ NA	Have Automatic standpipes been flow tested ?	☐ Yes ☐ No ☒ NA
Have Manual Standpipes been hydrostatically tested ?	☐ Yes ☐ No ☒ NA	Have pressure reducing hose valves been flow tested ?	☐ Yes ☐ No ☒ NA

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Report of Inspection / Test for System - Dry System

DRY VALVE

Have automatic air maintenance devices passed test?	☒ Yes ☐ No ☐ NA	Air Pressure	28
Low Air pressure	N/A		

MAINTENANCE

Date of last 5 year internal inspection:	2021	Date of last 3 year leakage & 3 year trip (partial/full):	2021
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FULL DRY VALVE TRIP TEST

Dry Valve	Size: 4	Year of Mfr.: 2007	Accelerator	Year of Mfr.: N/A		
Make	Model	Serial no.	Make	Model	Serial no.	
VIKING	F1	W00326995	N/A	N/A	N/A	
	Time to Trip thru test pipe	Water Pressure	Air Pressure	Trip point air pressure	Time water reached test outlet	Alarm Operated
Without Accelerator	N/A	N/A		0	0	N/A
With Accelerator	N/A	N/A	N/A	N/A	N/A	N/A

FULL DRY VALVE TRIP TEST (cont)

Were results comparable to previous test?	☐ Yes ☐ No ☒ NA	Has it passed air leakage test?	☒ Yes ☐ No ☐ NA
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3-Year Air Leakage - 1

3-Year Air Leakage

System Type?	N/A	Location?	N/A
Pressure Test at 40psi?	☐ Yes ☐ No ☐ NA	System held for 2 hours with no more than a 3psi loss?	N/A
Normal System pressure test?	☐ Yes ☐ No ☐ NA	Did System hold air without Low Air Pressure Switch activation?	N/A
How much PSI was lost during Normal System pressure testing.	N/A	Recommendations	N/A
Comments	N/A		

MAIN DRAIN FLOW TESTS

System	Initial Static	Residual	Static	Seconds to Return to Initial Static	Flow Observed?	Did waterflow alarm operate?	Are results comparable to previous test?
Dry System	75	65	75	:01	Yes	Yes	Yes

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Deficiencies - General Dry System Questions

Deficiency #1

Has the dry-pipe valve passed inspection?: No

Status: Critical

Notes: Three year full trip test. Unable to perform due to clogged inspectors test.

Deficiency #2

Perform an obstruction investigation if any of the following were found: defective intake screen on pump supplied from open sources, obstructive material discharged during flow tests, foreign material in dry-type valves, foreign material in water during drain test or plugging of inspector's test connection, plugging of pipe or sprinklers found, failure to flush yard piping or surrounding mains following new installation or repairs, record of broken mains in the vicinity, abnormal frequent false-tripping of dry valves, system has just been returned to service after more than 1 year, there is a reason to think the system contains sodium silicate or its derivatives or highly corrosive fluxes in copper pipe, raw water was pumped into the fire department connection, pinhole leaks, a 50% increase in time from the original system acceptance test required for water to reach the inspector's test connection during a full flow test - 14.3.1: No

Status: Critical

Notes: Obstruction Investigation. Obstruction in Inspectors Test Valve Piping.

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Inspector Signature

I state that the information on this form is correct at the time and place of my inspection, and all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.

Inspector Name	Signature	Date Completed
Joe Spurgeon		2025-09-05