Wet-pipe sprinklers

Owner observations from a safe, accessible position

PROPERTY / SITE ADDRESS

PROVINCE: AB / BC ASSET / AREA ID

COMPLETED BY / ROLE

DATE / TIME

FOURPOINT RECOMMENDED OWNER ROUTINE
Recommended owner round: monthly, and after storage, tenancy or ceiling changes, leaks or impact. Complete any more frequent duties assigned in your site fire safety plan separately.

Tick one: Observed = no concern noted; Follow up = concern / not assessed; N/A = not applicable. Visual only; does not prove operation.

OWNER OBSERVATION / HOUSEKEEPING	Observed	Follow up	N/A
01 Visible sprinklers are not blocked by new storage, signs or decorations; maintain the clearance specified for this system.	☐	☐	☐
02 Look for visibly painted, damaged, corroded, dirty or leaking sprinklers. Report them; do not clean or touch them.	☐	☐	☐
03 Nothing is hanging from sprinklers, pipes or supports. Report new attachments without disturbing the system.	☐	☐	☐
04 Visible pipework and supports show no obvious leaks, impact damage or displacement from this viewing position.	☐	☐	☐
05 Riser rooms and labelled equipment remain accessible, with no new storage obstructing service access.	☐	☐	☐
06 Note visible water, ice, heating problems or a displayed fault/supervisory signal; notify the site contact promptly.	☐	☐	☐
07 Service records and outstanding deficiency reports are available; log changes in use, layout or storage for review.	☐	☐	☐

FINDINGS / LOCATION / PHOTO REFERENCE / PERSON NOTIFIED

Follow-up owner: _____ Target date: _____ Next owner round: _____

QUALIFIED WORK / LIMITS: Use qualified personnel for sprinkler inspection, testing, cleaning, replacement, repairs and alterations. Do not turn valves, open test drains, reset alarms or alter piping. Design and storage changes need qualified review.

ACT PROMPTLY: Report suspected impairment to the site fire-safety contact and qualified provider; follow the site impairment plan. Fire or immediate danger: follow the emergency plan and call 911.

AB / BC code sources; NFPA 25 scope; UL sprinkler guidance. See the schedule guide.