



Emergency
Lighting

Annual Emergency Lighting Test Report

Company Name:

Kerry's Place

Address:**Technician:**

J.Schissler

Date:

02/27/2025

Load Test Duration:

30 Min.

OFC Section 2.7.3.3 and CSA 22.2 Requirements

1. Pilot lights are functioning and are not damaged or obstructed.
2. Battery connections are clean, free of corrosion and lubricated where necessary. Specific gravity tested.
3. Units tested to ensure that they will provide emergency lighting for a duration equal to the design criteria under simulated load conditions.
4. Systems have been tested to ensure that the emergency lights will function upon failure of the primary power supply and the end test voltage has not dropped more than 20% of the rated voltage.
5. Following completion of the load test, trickle charging current is tested to confirm that the batteries will recharge as per manufacturers specifications.
6. System test to OFC section 2.7.3.3 and CSA 22.2

Device Legend

Exit Sign = ES Single Remote = SR Double Remote = DR Combo Unit = CU Power Unit = PU Inverter = I

Device Report Details

Unit #:	Location:	Select Device	Power Device:	Lighting Device	Unit Rated Voltage:	Unit Rated Watts:	Test Method:	Voltage Test Start:	Voltage Test End:	Battery Recovery:	Battery Type:	Bulb Type:	Pass:	Fail:	Remarks:	Photo Capture:
1	Main floor to basement landing	Power Device	PU		6	36	Test Switch	10:00 AM	10:30	Yes			☐	☐	N/A	
2	Second Floor landing	Power Device	PU		6	36	Test Switch	10:00 AM	10:30	Yes			☐	☐	N/A	

EMERGENCY LIGHTING DEFICIENCIES**Number of Devices That Failed:**

0.00

Total Number of Units:



Emergency
Lighting



Annual Emergency Lighting Test Report

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Describe Deficiencies:

Recommend installing additional units in basement and lower level landing exit door.

Date:

02/27/2025

ANNUAL SMOKE/CO ALARM

General Information

Building Name
Kerry's Place
Address

Technician
Kenny Gomez
Date
25/03/2025

Items to check

Items to check	YES	NO	N/A
A. Are the alarms securely attached to the wall or ceiling?	☒	☐	☐
B. Alarm vent holes are clean and clear of obstructions?	☒	☐	☐
C. Are the alarms clear of paint, grease and dust?	☒	☐	☐
D. Interconnection tested with multiple detectors on each alarm?	☒	☐	☐
E. Are any Devices past the Manufacturers Expiry Date? (please refer to product/device manual for device life span)	☐	☒	☐
F. Is the system monitored off site and were the signals tested ok?	☒	☐	☐

Location

Location	Device	Type	Pass	Fail	Battery Backup	Device date of Expiration 4 digit year	Device Make/ model	Remarks
2nd Floor - Stairwell Landing	SA/CO	INTERCON	☒	☐	Yes	2030	Kidde	
2nd Floor - Southeast Bedroom	SA	INTERCON	☒	☐	Yes	2028	Kidde	
2nd Floor - Southwest Bedroom	SA	INTERCON	☒	☐	Yes	2027	Kidde	
2nd Floor - Northwest Bedroom	SA	INTERCON	☒	☐	Yes	2028	Kidde	
Main Floor - Living Room	SA/CO	INTERCON	☒	☐	Yes	2031	Kidde	

ANNUAL SMOKE/CO ALARM

Location	Device	Type	Pass	Fail	Battery Backup	Device date of Expiration 4 digit year	Device Make/model	Remarks
Main Floor - Adj Main Entrance	SA/CO	INTERCON	☒	☐	Yes	2032	Kidde	
Sub Basement - Stairwell Landing	SA/CO	INTERCON	☒	☐	Yes	2032	Kidde	
Sub Basement - Private Living Room	SA/CO	INTERCON	☒	☐	Yes	2032	Kidde	
Sub Basement - Private Bedroom	SA/CO	INTERCON	☒	☐	Yes	2031	Kidde	
Sub Basement - Northwest Bedroom	SA	INTERCON	☒	☐	Yes	2028	Kidde	
Basement - Laundry Room	HEAT	INTERCON	☒	☐	No		Thermoflex CF-135	
Basement - Living Space	SA	INTERCON	☒	☐	Yes	2033	Kidde	
Basement - Crawl Space	HEAT	INTERCON	☒	☐	No		Thermoflex CR-135	
Basement - Laundry Room #2	CO	BATTERY	☒	☐	No	2029	Kidde Nighthawk	
Basement - Furnace Room	SA	INTERCON	☒	☐	Yes	2028	Kidde	
Basement - Furnace Room #2	HEAT	INTERCON	☒	☐	No		Thermoflex CF-135	
Basement - Furnace Room #3	CO	AC	☒	☐	Yes	2029	Kidde Plug iN	

Deficiencies/Recommendations:

ANNUAL SMOKE/CO ALARM

DEF 1 - Although the interconnection between the devices work, Zone 1(smoke alarms) did not activate on the monitoring panel. The relay module for the interconnection between the smoke alarms and the monitoring panel is located in the basement furnace room. I suspect there is a wiring issue on the relay module or it has failed. Further investigation required.

There were multiple bell faults Zone 9999 during the time I was testing, there's a possibility the relay module is wired into the wrong zone.

Kidde SM120X. The literature for this relay states it should not be used for supervision of an alarm for life safety applications. If supervision is required a fire alarm system should be installed.

The monitoring panel requires new batteries. 12v7AH x 2.

Sprinkler System Inspection Report

No.: 01517
Date: 27/02/2025

CUSTOMER INFORMATION

Building Name	Kerry's place
Address	
Date	02/27/2025
Inspector	J. Schissler
Signed	



Work Order Number	0084320
Customer Number	J0016
Is there a wet system?	☒
Is there a dry system?	☐
Is there a special system?	☐

TO BE ANSWERED BY OWNER OR OWNER'S REPRESENTATIVE

General Questions	A. Have there been any changes to the occupancy/hazard since the last inspection?
Result	No
General Questions	B. Have any changes been made to the fire protection system since the last inspection?
Result	No
General Questions	C. Has the system piping been checked for obstructions? (recommended every 5 years)
Result	No
General Questions	D. Have the dry system(s) been checked for proper pitching? (recommended every 5 years)
Result	N/A
If Yes, When?	
General Questions	E. Are dry pipe valves and wet system piping adequately protected from freezing?
Result	Yes

GENERAL

General Questions	A. Are all sprinkler systems in service?
Result	Yes
General Questions	B. Is the building completely sprinklered?

Sprinkler System Inspection Report

Result	Yes
General Questions	C. Do all sprinkler heads have at least 18" clearance from obstructions?
Result	Yes
General Questions	D. In areas protected by wet systems. does the building appear to be properly heated in all areas, including blind attics. perimeter areas, and are all exterior openings protected against cold air?
Result	Yes
General Questions	E. Is the fire department connection free of obvious obstructions. couplings move freely, caps/plugs secure?
Result	Yes
General Questions	F. Is the fire department connection free of leaks and is the ball drip fully functional?
Result	N/A
General Questions	G. Does the fire department connection have proper signage?
Result	Yes

GENERAL QUESTIONS

General Questions	Control Valves
Result	Yes
Type	BFV
Size	1"
Manufacturer	
Model	N/A
Control Valve Cycled	Yes

WATER SUPPLIES

General Questions	A. Was a 2" main drain test performed and the results satisfactory?
Result	Yes

WET SYSTEM

Quantity of Alarm Valves	0
Quantity of Water Flow Switches	1
Size/Make/Model	1"/ Potter/ VSR-SF
A. Are cold weather valves open or closed as necessary?	N/A

Sprinkler System Inspection Report

B. Are alarm valves, water flow switches and retards in satisfactory condition?	Yes
C. Is the excess pressure pump operational?	N/A
C-1. Is the excess pressure pump Manual or Automatic?	N/A
Manufacturer Date of Gauges	2019
New Multi Photo	
D. Are anti-freeze systems operational and left in a satisfactory condition?	N/A
Anti-Freeze #1	N/A
Temp	N/A
Anti-Freeze #2	N/A
Temp	N/A
Anti-Freeze #3	N/A
Temp	N/A
Anti-Freeze #4	N/A
Temp	N/A

ALARMS

Water motor gong operational?	N/A
Did all flow/pressure alarm switches operate normally?	Yes
Tamper/Low air/Low water switches operate normally?	Yes
Central Station alarm signal sent and confirmed?	Yes
Central Station trouble/supervisory signal sent and confirmed?	Yes
Make/Model of Fire Alarm Panel	Dial pad
Location of Fire Alarm Panel	Sprinkler/ boiler room
Monitoring Station	Customer to contact
System Number	N/A
Phone Number	N/A
Passcode	N/A

SPRINKLER PIPING

Are the sprinkler heads in good condition, not obstructed and free of corrosion and paint?	Yes
Are there spare sprinkler heads and a wrench available?	Yes
Is the condition of piping, drain valves, check valves, hangers, pressure gauges and open sprinklers okay?	Yes
Year of Sprinkler Heads	2001
Are the sprinklers less than 50 years old?	Yes

COMPRESSOR

Photo of Compressor	
Is there a Starter Switch OFF/AUTO/HAND	
Photo Of Starter Switch If applicable	
Pressure switch tank or Riser mount	
RPM	
Horse Power HP	
How Many Phase	
Voltage	
Gallons	

SYSTEM



Annual Fire Extinguisher and Fire Hose Inspection Report

Company Name: Kerry's place	Contact: Jacqueline	Account #:	Work Order #:
Date: 02/27/2025	Contact Phone: 416-492-8386	Account #: 0084320	Work Order #: J0016
Address:			

Equipment List

Unit #:	Location of Fire Extinguisher / Fire Hose:	Type:	Size:	Serial #:	HWF ID:	MFG Year:	Condition:	Certified:	Maint:	Remarks:	Capture Photo:
1.0	Basement Kitchen	ABC	5 LB	SF-ABC310	HWF00250687	2021	Good	Yes		New GHS label installed	
2.0	1st floor to basement landing	ABC	5 LB	86663700011	HWF00250684	2021	Good	Yes		N/A	
3.0	Main floor bottom of stairs	ABC	5 LB	2169	HWF00038563	2022	Good	Yes		New GHS label installed	
4.0	2nd Floor landing	ABC	5 LB	86663700011	HWF00250675	2022	Good	Yes			

Fire Extinguisher: 4
Fire Hose: 0
Number of Items Not Certified: 0.00
Other:
Field Technician: J. Schissler

Sprinkler System Inspection Report

Date: 27/02/2025

System	Main Wet System
Zone	Dwelling contains x1 singular sprinkler system
Time to Alarm	4 Seconds
Test Valve Location	Basement boiler room
Barcode - HWFID	HWF00250676
Photo	



Make/Model/Size Of Control Valve	Wilwaukee/ BB-SCS/ 1"
Cycled	Yes
Operational	Yes
Left open	Yes
Lock/Supervised	Lock
Remarks	
N/A	
Main Drain Location	1" ball valve in boiler room is used as ITV & main drain
Size	1"
Static Pressure	55psi
Residual Pressure	25psi
Alarm Line Left Open - Yes	☒
5 year internal valve inspection date	N/A
5 year obstruction date	N/A
5 year fire department hydrostatic test date	Required if conducted within the last 5 years
Location of Fire Department Connection	Front of building exterior wall adjacent front door
Proximity of Fire Department Connection to Main Valve Distance (ft)	20' approximately
Type of Check Valve on Fire Department Connection	In wall

Sprinkler System Inspection Report

Sprinkler System Test Repair Listing

Deficiencies

Recommendations

Rec 1- - 1" Riser - pipe is extremely corroded on low side thread engagement of 1" brass check valve to 1" steel pipe, we recommend replacing the piping with new.

Pricing on request.

BACKFLOW DEVICE

Backflow Valve	N/A
Location of Backflow Device	N/A
Make	N/A
Model	N/A
Barcode - HWFID	HWF00250718
Photo	
Cycled	Yes
TYPE: Domestic or Fire or Irrigation	FIRE
Left open	Yes
Lock/Supervised	Lock

Remarks

System draws from x4 200 Gallon tanks which are fed by domestic water incoming.

Size

Deficiencies

Recommendations