

Property:
P-1829

Client:
KERRYS PLACE
Client Ref:

Task:
T-02650

Issued by:
Daryl Ensoll
8th May 2026

Performed By:
Ed Mascunana

Performed Date:
4th May 2026

Scope of Works

CAN/CSA: Emergency Lights & Exit Signs: Annual (30 minute) (0)
CAN/ULC-S552:2014: Smoke Alarms: Annual (0)
NFPA 25: Fire Sprinkler System (Wet Pipe): Annual (0)
NFPA 10: Fire Extinguishers: Annual (0)

0	Impairment	All or part of the system is out of service and will not function properly until repaired.
7	Critical	Could impact system performance and should be corrected as soon possible to meet code standards.
0	Non-Critical	Does not impact system performance but must be corrected to meet code standards.
0	Recommendation	A modification suggested to improve the system performance.
0	Informational	Detailed advice or general comment.

Servicing Summary

Service	Asset	Quantity
CAN/CSA: Emergency Lights & Exit Signs: Annual (30 minute)	Emergency Lighting Power Unit	4
NFPA 10: Fire Extinguishers: Annual	NFPA 10: Fire Extinguisher: Portable (lbs)	4
NFPA 25: Fire Sprinkler System (Wet Pipe): Annual	NFPA 25: Fire Sprinkler System: Wet Pipe (General)	1

Maintenance

CAN/CSA: Emergency Lights & Exit Signs: Annual (30 minute)

ULC

Asset	Status
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001 - 6V 36W	Main Entrance	PASS
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(CAN/CSA: EEL/EES) Emergency Lights

Did the emergency lighting meet required means of egress?	P
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Did the emergency lighting meet load test?	P
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Voltage Test Start Time	11:20am
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Voltage Test End Time	11:50am
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002 - 6V 36W	Mid basement landing	PASS
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(CAN/CSA: EEL/EES) Emergency Lights

Did the emergency lighting meet required means of egress?	P
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Did the emergency lighting meet load test?	P
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Voltage Test Start Time	11:21am
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Voltage Test End Time	11:51am
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003 - 6V 36W	Lower living room	PASS
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(CAN/CSA: EEL/EES) Emergency Lights

Did the emergency lighting meet required means of egress?	P
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Did the emergency lighting meet load test?	P
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Voltage Test Start Time	11:22am
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Voltage Test End Time	11:52am
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004 - 6V 36W	2nd floor landing	FAIL
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(CAN/CSA: EEL/EES) Emergency Lights

Did the emergency lighting meet required means of egress?	P
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Did the emergency lighting meet load test?	F
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Remarks Identified: [2958](#)

Voltage Test Start Time	11:20am
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Critical deficiency

ID: 2958 [↗](#)

Added: 4th May 2026 11:20AM

Last Verified: 4th May 2026 11:21AM

Description:

Emergency Lighting – Failed load test; battery replacement required.

NFPA 10: Fire Extinguishers: Annual

NFPA 10: Standard for Portable Fire Extinguishers

Asset

Status

001 - ABC 5 lbs

Basement Landing

FAIL

Twelve-yearly (Hydrostatic - ALL) on
2031 (Uncontracted)

Six-yearly Internal (Stored Pressure:
Dry Powder) on 2037 (Uncontracted)

Critical deficiency

ID: 2952 [↗](#)

Added: 4th May 2026 11:10AM

Last Verified: 4th May 2026 11:11AM

Description:

The fire extinguisher requires 6-year maintenance in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

002 - ABC 5 lbs

Lower living room

FAIL

Twelve-yearly (Hydrostatic - ALL) on
2031 (Uncontracted)

Six-yearly Internal (Stored Pressure:
Dry Powder) on 2037 (Uncontracted)

Critical deficiency

ID: 2954 [↗](#)

Added: 4th May 2026 11:13AM

Last Verified: 4th May 2026 11:13AM

Description:

The fire extinguisher requires 6-year maintenance in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

003 - ABC 5 lbs

Dining Area

FAIL

Six-yearly Internal (Stored Pressure:
Dry Powder) on 2031 (Uncontracted)

Twelve-yearly (Hydrostatic - ALL) on
2037 (Uncontracted)

Critical deficiency

ID: 2955 [🔗](#)

Added: 4th May 2026 11:16AM

Last Verified: 4th May 2026 11:17AM

Description:

The fire extinguisher requires hydrostatic testing in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

004 - ABC 5 lbs

2nd floor landing

FAIL

Six-yearly Internal (Stored Pressure:

Dry Powder) on 2031 (Uncontracted)

Twelve-yearly (Hydrostatic - ALL) on

2037 (Uncontracted)

Critical deficiency

ID: 2956 [🔗](#)

Added: 4th May 2026 11:18AM

Last Verified: 4th May 2026 11:19AM

Description:

The fire extinguisher requires hydrostatic testing in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

NFPA 25: Fire Sprinkler System (Wet Pipe): Annual

NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

Asset

Status

001 - Residential System

24 Malamute Crescent, Scarborough

PASS

(NFPA 25: WPG) Wet Pipe General

Info

Work Order Number

Annual Inspection 2026

Customer Number

Kerry's Place

General

A. Have there been any changes to the occupancy/hazard since the last inspection?

P

B. Have any changes been made to the fire protection system since the last inspection?

P

E. Are dry pipe valves and wet system piping adequately protected from freezing?

P

Overall

A. Are all sprinkler systems in service?

P

B. Is the building completely sprinklered?

P

Asset	Status
C. Do all sprinkler heads have at least 18" clearance from obstructions?	P
D. In wet system areas does building appear properly heated including blind attics and perimeter areas?	P
E. Is the fire department connection free of obstructions couplings move freely caps/plugs secure?	P
F. Is the fire department connection free of leaks and is the ball drip fully functional?	P
G. Does the fire department connection have proper signage?	P
Wet Pipe- Anti-Freeze	
A. Are cold weather valves open or closed as necessary?	P
B. Are alarm valves water flow switches and retards in satisfactory condition?	P
Manufacturer Date of Gauges	2023
Alarms	
Did all flow/pressure alarm switches operate normally?	P
Tamper/Low air/Low water switches operate normally?	P
Central Station alarm signal sent and confirmed?	P
Central Station trouble/supervisory signal sent and confirmed?	P
Fire Alarm Panel Make/Model	DSC Neo HS2032
Fire Alarm Panel Location	Basement sprinkler room
Monitoring Station	Securtek Monitoring
Monitoring Station - System Number	332774
Monitoring Station - Phone Number	9058412745
Monitoring Station - Passcode	87358142
Sprinkler Piping	
Are the sprinkler heads in good condition?	P
Are sprinkler heads unobstructed and free of corrosion and paint?	P
Are there spare sprinkler heads and a wrench available?	P
Is the condition of piping drain valves, check valves, hangers, pressure gauges and open sprinklers okay?	P
Year of Sprinkler Heads	2001
Are the sprinklers less than 50 years old?	P
Is the fire sprinkler coverage throughout the building up to code.	P

Asset	Status
Risers	
System Name	Main
Zone Description	Main
Time to Alarm (Seconds)	2secs - manually triggered
Test Valve Location	Basement sprinkler room
Control Valve Make/Model/Size	1 1/2" Milwaukee BB-SCS
Control Valve Cycled?	P
Operational?	P
Left Open?	P
Lock/Supervised?	P
Main Drain Location	Basement sprinkler room
Main Drain Size	1"
Static Pressure (psi)	75psi
5-year Internal Valve Inspection Date	N/a
5-year Obstruction Date	N/a
5-year Fire Department Hydrostatic Test Date	N/a
Location of Fire Department Connection	By main entrance
Proximity of FDC to Main Valve (ft)	5
Type of FDC Check Valve	Unknown
Wet Pipe- Water Flow Switches	
Size/Make/Model	1" Potter VSR-SF

Repairs

Smoke and Carbon Monoxide Alarm

Mid basement bedroom

FAIL

ADDED Critical deficiency

ID: 2962 [↗](#)

Added: 4th May 2026 11:39AM

Last Verified: 4th May 2026 11:41AM

Description:

Smoke alarm did not interconnect with others, require to replace unit



[Click photos to enlarge](#)

Parts/Labor

Quantity

Smoke and Carbon Monoxide Alarm

Mid basement landing hallway

FAIL

ADDED Critical deficiency

ID: 2961 [↗](#)

Added: 4th May 2026 11:36AM

Last Verified: 4th May 2026 11:38AM

Description:

Smoke alarm did not interconnect with others, require to replace unit.



[Click photos to enlarge](#)

Parts/Labor

Quantity

Technician Notes

Performed and completed annual inspection of sprinkler system, fire extinguishers, emergency lights and SA/CO

Dial Keypad clear

Monitoring back online

Fire Dept back online

Labor

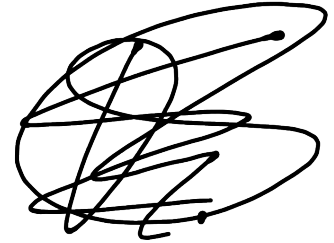
Technician

Date/Time

Signature

Ed Mascunana

05/04/2026 10:48 - 12:30



Signatures



Kelecia Ansine
4th May 2026

Signoff

Maintenance has been carried out in accordance with the required standards and/or applicable regulations.

Company Accreditations:

Property:
P-1829

Client:
KERRYS PLACE

Client Ref:

Task:
T-02650

Issued by:
Daryl Ensoll
8th May 2026

Performed By:
Ed Mascunana

Performed Date:
4th May 2026

- NOTES:**
- Hardwired smoke alarm should be tested at least once every month.
 - Tamper-proof smoke alarms with 10-year batteries should be tested at least once every month.
 - Battery operated smoke alarms should be tested once every month, and/or when the premises are vacant for 7 days.
 - All smoke alarms should be tested upon change of occupancy.
 - Frequency of testing should be in accordance with the manufacturer’s published instructions or the authority having jurisdiction.
- SMOKE ALARM MAINTENANCE AND TESTING (refer to CAN/ULC-S552-14 Section 5 for additional details on the required inspection, testing and maintenance):**
- The exterior of the smoke alarm shall be vacuumed with a household vacuum cleaner. A brush attachment may assist in removing accumulated dust on the cover (Clause 5.2.3.1).
 - Battery operated smoke alarm shall be inspected to ensure that the battery is security connected to the battery clips (Clause 5.2.3.3).
 - The smoke alarm battery shall be inspected to ensure that it is the correct recommended by the manufacturer (Clause 5.2.3.4).
 - AC operated smoke alarms shall be inspected to ensure that all wiring is securely connected (Clause 5.2.3.5).
 - The operability of the smoke alarm shall be confirmed by activating the test button or in accordance with the manufacturer’s published instructions and with the requirements of local regulations or by-laws (Clause 5.2.3.6).
 - The following tasks shall be performed for interconnected smoke alarms (Clause 5.2.3.7):
 - a. Each smoke alarm shall be tested while supplied with primary power to confirm audibility at each of the interconnected smoke alarms; and
 - b. Each smoke alarm shall be tested while on emergency power, where provided, to confirm audibility at each of the interconnected smoke alarms.

Smoke Alarm Inspection, Testing and Maintenance Record

Date of Inspection (MM/DD/YYYY)	Location/Suite Number	Type	Power Source	Type	Power Source	Cleaned /Test- ed?	Expiry Date (MM/ DD/ YYYY)	Visual Inspec- tions/ Obser- vations	Mainte- nance Re- quired?	Battery Re- placed	Re- marks (refer to addi- tional notes item- ized be- low)	Remarks
05/04/2026	Basement office	Carbon Monoxide	—	Carbon monoxide	AC plug in	✓	03/2028	Yes	NA	NA	—	
05/04/2026	Basement workout room	Smoke Alarm	—	Smoke Alarm	Interconnect		2027	Yes	NA	NA	—	

Date of Inspection (MM/DD/YYYY)	Location/Suite Number	Type	Power Source	Type	Power Source	Cleaned /Test- ed?	Expiry Date (MM/ DD/ YYYY)	Visual Inspec- tions/ Obser- vations	Mainte- nance Re- quired?	Battery Re- placed	Re- marks (refer to addi- tional notes item- ized be- low)	Remarks
05/04/2026	Basement tranquil space	Smoke Alarm	—	Smoke Alarm	Interconnect		2035	Yes	NA	NA	—	
05/04/2026	Basement Landing	Smoke Alarm	—	Smoke Alarm	Interconnect		2034	Yes	NA	NA	—	
05/04/2026	Furnace room	Smoke Alarm / Carbon Monoxide Combo Unit	—	Smoke/ Carbon combo	Interconnect		2034	Yes	NA	NA	—	
05/04/2026	Laundry room	Smoke Alarm / Carbon Monoxide Combo Unit	—	Smoke/ Carbon combo	Interconnect		2032	Yes	NA	NA	—	
05/04/2026	Mid basement landing hallway	Smoke Alarm	—	Smoke Alarm	AC	✓	2032	Yes	x	NA	—	Smoke alarm did not interconnect with others, require to replace unit.
05/04/2026	Mid basement bedroom	Smoke Alarm	—	Smoke Alarm	AC	✓	2027	Yes	x	NA	—	Smoke alarm did not interconnect with others, require to replace unit
05/04/2026	Mid basement living room	Smoke Alarm / Carbon Monoxide Combo Unit	—	Smoke/ Carbon combo	Interconnect		2032	Yes	NA	NA	—	
05/04/2026	Main Entrance	Smoke Alarm / Carbon Monoxide Combo Unit	—	Smoke/ Carbon combo	Interconnect		2032	Yes	NA	NA	—	
05/04/2026	Main living room	Smoke Alarm	—	Smoke Alarm	Interconnect		2027	Yes	NA	NA	—	
05/04/2026	2nd floor landing	Smoke Alarm / Carbon Monoxide Combo Unit	—	Smoke/ Carbon combo	Interconnect		2031	Yes	NA	NA	—	
05/04/2026	2nd floor - east bedroom	Smoke Alarm	—	Smoke alarm	Interconnect		2027	Yes	NA	NA	—	
05/04/2026	2nd floor - north bedroom	Smoke Alarm / Carbon Monoxide Combo Unit	—	Smoke/ Carbon combo	Interconnect		2030	Yes	NA	NA	—	
05/04/2026	2nd floor - west bedroom	—	—	Smoke alarm	Interconnect		2030	Yes	NA	NA	—	

Deficiencies

Item #	Device Type	Device Location	Deficiency	Status
1	Smoke and Carbon Monoxide Alarm	Mid basement landing hallway	Smoke alarm did not interconnect with others, require to replace unit.	Requires Repair
2	Smoke and Carbon Monoxide Alarm	Mid basement bedroom	Smoke alarm did not interconnect with others, require to replace unit	Requires Repair

Additional Recommendations

Device Type	Device Location	Recommendation
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Signoff

The information on this form (and in the documents attached here-to) attest to the fact that the equipment listed here-in was tested/inspected in conformance with applicable codes, bylaws, standards, and the manufacturer's requirements by a qualified technician. The equipment was left in an operational condition except as noted in the spaces marked "Remarks" or "Additional Remarks". A copy should be maintained on the premises in accordance with NFC 2015 Division C Clause 2.2.1.

Technician Note

Performed and completed annual inspection of sprinkler system, fire extinguishers, emergency lights and SA/CO Dial Keypad clear Monitoring back online Fire Dept back online

The following person is responsible for ensuring that the information contained in this Test and Inspection Report is correct and complete:

Printed Name	Ed Mascunana
Certificate/ID Number (short formed)	19-994992, , , ,
Signature (This certifies that the information contained in this Fire Alarm System Annual Test and Inspection Report is correct and complete)	

Property:
P-1829

Client:
KERRYS PLACE
Client Ref:

Task:
T-02990

Issued by:
Teresa Brace
20th May 2026

Performed By:
Kenny Gomez

Performed Date:
19th May 2026

Scope of Works

Quotation for Deficiencies Identified During the Annual Fire Inspection.
Please refer to the annual service report for the noted deficiencies.

0	Impairment	All or part of the system is out of service and will not function properly until repaired.
7	Critical	Could impact system performance and should be corrected as soon possible to meet code standards.
0	Non-Critical	Does not impact system performance but must be corrected to meet code standards.
0	Recommendation	A modification suggested to improve the system performance.
0	Informational	Detailed advice or general comment.

Repairs

Q-0260  **ACTIONED**

001 - ABC 5 lbs
Basement Landing

FAIL

RESOLVED Critical deficiency
ID: 2952 

Added: 4th May 2026 11:10AM
Last Verified: 4th May 2026 11:11AM

Description:
The fire extinguisher requires 6-year maintenance in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

Parts/Labor	Quantity	
N5AW340 5lb ABC Fire Extinguisher c/w Wall Bracket Labour listed below.	1.00	PERFORMED

002 - ABC 5 lbs
Lower living room

FAIL

RESOLVED Critical deficiency
ID: 2954 [↗](#)

Added: 4th May 2026 11:13AM
Last Verified: 4th May 2026 11:13AM

Description:

The fire extinguisher requires 6-year maintenance in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

Parts/Labor

Quantity

N5AW340 5lb ABC Fire Extinguisher c/w Wall Bracket Labour listed below.

1.00

PERFORMED

003 - ABC 5 lbs
Dining Area

FAIL

RESOLVED Critical deficiency
ID: 2955 [↗](#)

Added: 4th May 2026 11:16AM
Last Verified: 4th May 2026 11:17AM

Description:

The fire extinguisher requires hydrostatic testing in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

Parts/Labor

Quantity

N5AW340 5lb ABC Fire Extinguisher c/w Wall Bracket Labour listed below.

1.00

PERFORMED

004 - 6V 36W
2nd floor landing

FAIL

RESOLVED Critical deficiency
ID: 2958 [↗](#)

Added: 4th May 2026 11:20AM
Last Verified: 4th May 2026 11:21AM

Description:

Emergency Lighting – Failed load test; battery replacement required.

Parts/Labor

Quantity

6 VOLT 7.2 AMP SEALED LEAD ACID BATTERY 6CE7 Labour listed below.

1.00

PERFORMED

004 - ABC 5 lbs
2nd floor landing

FAIL

RESOLVED Critical deficiency
ID: 2956 [↗](#)

Added: 4th May 2026 11:18AM
Last Verified: 4th May 2026 11:19AM

Description:

The fire extinguisher requires hydrostatic testing in accordance with applicable standards. Please note that replacement of the extinguisher with a new unit is typically more cost-effective than completing the required testing and maintenance.

Parts/Labor

Quantity

N5AW340 5lb ABC Fire Extinguisher c/w Wall Bracket Labour listed below.

1.00

PERFORMED

Smoke and Carbon Monoxide Alarm
Mid basement bedroom

FAIL

RESOLVED Critical deficiency
ID: 2962 [↗](#)

Added: 4th May 2026 11:39AM
Last Verified: 4th May 2026 11:41AM

Description:

Smoke alarm did not interconnect with others, require to replace unit



[Click photos to enlarge](#)

Parts/Labor

Quantity

Smoke and Carbon Monoxide Alarm
Mid basement landing hallway

FAIL

RESOLVED Critical deficiency
ID: 2961 [↗](#)

Added: 4th May 2026 11:36AM
Last Verified: 4th May 2026 11:38AM

Description:

Smoke alarm did not interconnect with others, require to replace unit.



[Click photos to enlarge](#)

Parts/Labor

Quantity

General Repairs

Parts/Labor

Quantity

Labour to correct all noted deficiencies.

1.00

PERFORMED

Labor

Technician

Date/Time

Signature

Kenny Gomez

05/19/2026 09:31 - 10:00



Kenny Gomez

05/19/2026 08:22 - 08:29



Signatures



Latoya
19th May 2026

Signoff

Maintenance has been carried out in accordance with the required standards and/or applicable regulations.

Company Accreditations:

Herbert Williams Fire Equipment LTD
3115 Markham Road, Unit 1 Toronto, Ontario Canada M1X 0B5
ABN:

Page 4 of 4

 <https://www.herbertwilliams.com/>
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 416-292-8630