Fire Detection and Alarm System (6 -12 Mths)

FT/FIS 1210900001489

Inspection and Servicing Report

Requirement for BS:5839:1 2025

A. Details of the Installation for the Fire Alarm System which the Certificate of Servicing is being issued

Client	Property Genius	Installation	Property Genius
Address	Suite 11 - 8th Floor St James's House Pendleton Way Salford	Address	18 Eccles Old Road SALFORD
Postcode	M6 5FW	Postcode	M6 7AF

B. Details of the Installation

Details of the Fire Detection System: System category L2

Conventional fire alarm system with Mains powered CIE and 24 v battery back up. Smoke and heat detectors as well as call points along fire escape route.

C. Extent of the Installation and Limitations of the Inspection and Servicing

Extent of the fire detection and alarm system covered by this report:

All items inspection and test.

Variations from the recommendations of BS 5839-1: 2025 for periodical or annual inspection and test (as applicable)

N/A

D. Action to be taken on Finding a Failure

I/We being the competent person(s) responsible (as indicated by my/our signature(s) below) for the inspection and servicing of the fire detection and the fire alarm system, particulars of which are set out above, Certify that the said work for which I/we have been responsible co complies to the best of my/our knowledge and belief with the recommendations of BS 5839–1: 2025, quarterly inspection of vented batteries/periodic inspection and test/inspection and test over a 12 month period except for the variations, if any, stated in this report.

I/We further declare that in my/our judgement, the said system was overall in ☑ a satisfactory ☐ an unsatisfactory condition at the time the inspection and servicing was carried out, and that it should be further inspected as recommended. The extent of liability of the signatory is limited to the system described above:

Company:	KMAC Electrical Services		
Branch No.	N/A	Name:	Kevin McGlynn
Address:	9 Everard Close Worsley M28 7TY	Signature:	
		Position:	Installer/Inspector
Scheme No.	NAPIT - 3777	Date:	03/02/2026

E. Non Compliances for Actions to be taken

Referring to the attached schedules of inspection and testing results, and subject to the limitations at 3:

☑ There are no items adversely affecting operational performance of the fire detection and alarm system

☐ The following non compliances have been found and require rectification

No.	Non Compliance

Urgent remedial work recommended for items:

N/A

Corrective action(s) recommended for items:

N/A

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Registered Competent Person Electrical | NAPIT | Kmac Electrical Services

G. Summary of Inspection and Servicing

General condition of the fire detection and alarm system:

Dated installation but system is well maintained and serviced

Date of the inspection and servicing: 03/02/2026

☑ Outstanding defects reported to responsible person

☑ Relevant details of the work carried out and faults identified have been entered in the system log book

During the past 12 months: 5 false alarms have occurred.

This number of false alarms equates to false alarms per 100 automatic fire detectors per annum: 5

H. Next Inspection and Servicing

Based upon risk assessment , taking into account the type of system and the environment, I recommend that the fire detection and alarm, details of which are given on page 1 of this certificate, is inspected and serviced after a period

not exceeding (must not exceed 6 months): 6 Months

I. Schedule of Items Inspected

Premises

Pass	Manual call points suitably sited	Pass	Manual call points are conspicuous	Pass	Manual call points are unobstructed
Pass	All exits, including any new exits, have manual call points	Pass	Automatic fire detectors suitable for building use or occupancy		
Pass	Automatic fire detectors suitably sited	Pass	No partitions within 500mm horizontally of any automatic fire detector		
Pass	Clear space of 300mm of ceilings	Pass	Clear space of 500mm exists below each automatic fire detector		
Pass	Each automatic fire detector's ability to receive the stimulus it is designed to detect has not been impeded by any other means				
Pass	Additional fire detection and alarm equipment provided in any extensions or alterations to the building	Pass	Building use or occupancy does not make existing types of automatic fire detector unsuitable for detection of fire or prone to unwanted alarms		

Documentation

Pass	System log book examined	Pass	Any faults recorded have been attended to

False alarms

Pass	Rate of false alarms checked in accordance with BS 5839-1: 2025	Pass	Rate of false alarms during the previous 12 months recorded
Pass	Action taken in respect of false alarms complies with the recommendations of BS 5839-1: 2025		

J. Summary of Inspection and Servicing

Pass	Control Indicating Equipment checked by operation of at least one detector ormanual call point in each circuit device(s) used shall be recorded and different devices used for next tests	Pass	For other equipment, manufacturer's checks and tests performed		
Pass	Operation of fire alarm devices	N/A	Printers checked for correct operation	N/A	Printers checked that characters are legible
Pass	Controls and visual indicators at CIE checked for correct operation	N/A	Printer consumables available in sufficient quantities to ensure operation until next service visit		
Pass	For CIE, manufacturers' checks and tests performed	Pass	Standby battery disconnected and full load alarm simulated		
Pass	Fault indicators and their test circuits checked by simulation of fault conditions	N/A	Quarterly checks carried out on vented batteries		
N/A	Automatic transmission of alarm signal to receiving centre	N/A	Specific gravity of each cell of vented batteries checked		
N/A	Automatic transmission of other signals, such as fault signals to receiving centre	Pass	Mains disconnected and batteries momentarily load tested (other than those within devices such as manual call points, detectors and fire alarms sounders of a radio linked system)		
N/A	Radio systems serviced in accordance with manufacturers' recommendations				

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K. Arrangements in place for Repair of Faults or Damage

Pass	Emergency call out arrangement in place where maintenance carries out by a third party	Pass	User records faults or damage in log book
Pass	Name and telephone number of any third party responsible for maintenance prominently displayed at main CIE	Pass	User arranges for repairs to be carried out as soon as possible
Pass	Records and documentation give information on maintenance arrangements	N/A	Automatic transmission of alarm signal to receiving centre

L. Over a 12 month period - Schedule of Items Inspected

Premises

Pass	Automatic fire detectors unpainted	Pass	Readily available cable fixings are undamaged
Pass	Automatic fire detectors undamaged	Pass	Visual fire alarm devices not obstructed
Pass	Lenses of visual fire alarm devices are clean	Pass	Readily available cable fixings are secure

Documentation

Pass	System log book examined	Pass	Cause and effect programme confirmed as being correct

M. Over a 12 month period - Schedule of Items Tested

Pass	Switch mechanism of every manual call point	Pass	CIE manufacturer's annual checks and tests carried out
Pass	Fire alarm devices checked for correct operation	N/A	Radio signal strengths checked for adequacy
Pass	Automatic fire detectors functionally tested, including heat detectors, point smoke detectors, optical beam smoke detectors, aspirating fire detection systems, carbon monoxide fire detectors, flame detectors and multi-sensor detectors	N/A	For fire detection systems that enable analogue values to be determined it should be confirmed that each analogue value is within the range specified by the manufacturer
N/A	All unmonitored, permanently-illuminated filament lamp indicators at CIE replaced	Pass	Standby power supply capacity checked
		Pass	Checks recommended by manufacturers of other components of system carried out

N. Additional checks upon change of servicing organisation

Pass	Adequate number of call points	Pass	Standby power supplies provided
Pass	Adequate provision of fire detection for the category of system	Pass	Standby power supplies comply with BS 5839-1: 2025
Pass	Sound pressure levels comply with BS 5839-1: 2025	Pass	Exposure to false alarms is not excessive
Pass	Changes in use, layout or construction of the premesis have not reduced system effectiveness	Pass	Experience of false alarms is not excessive
Pass	Cabling had fire resistance complying with BS 5839-1: 2025	Pass	Existing records checked
Pass	Circuits monitored in compliance with BS 5839-1: 2025	Pass	Log book available. (If not available, a suitable log book should be provided by the servicing organisation)
Pass	Requirements of BS 5839 are met		

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O. Related Reference Documents

Design specification ref no.	Date issued	Fire alarm commissioning certificate no.	Date issued
N/A		N/A	
Design drawings ref no.		**Fire alarm verification no.**	
N/A		N/A	
'As fitted' drawing nos.		**Operating and maintenance instructions**	
N/A		N/A	
Electrical installation certificate no.		**Previous inspection and servicing report**	
N/A		N/A	
Fire alarm design certificate no.		**Log book**	
N/A		N/A	
Fire alarm installation certificate no.		**Other**	
N/A		N/A	