AlarmClarity

INDEPENDENT REVIEW

SAMPLE REPORT

Fire Alarm Inspection Report & Quote Review

Findings in plain English, sorted by priority, with quoted prices beside typical ranges.

PROPERTY
Maple Court Apartments, 48 units, 3 stories

REVIEW DATE
October 29, 2026

DOCUMENTS REVIEWED
Annual inspection report and repair quote

PREPARED BY
Brian Trammell, NICET Certified

Review Summary

SECTION 1

112	9	9	$19,600
DEVICES TESTED	FINDINGS	QUOTE LINE ITEMS	QUOTE TOTAL, BEFORE TAX

PRIORITY	FINDINGS	QUOTE TOTAL
1 · Immediate	3	$2,045
2 · Short-term	2	$910
3 · Routine	2	$420
4 · Informational	2	$16,225

Priority Scale

PRIORITY	WHAT IT AFFECTS	TYPICAL EXAMPLES
1 · Immediate	Occupants may not be warned, or the fire department may not be notified	Failed detector, silent horn/strobe, failed monitoring signal
2 · Short-term	The system works, but a part or backup is weak, impaired or untested	Weak batteries, device not tested
3 · Routine	No effect on how the alarm works	Burned-out indicator lamp, missing labels
4 · Informational	The documents recommend work but report no failed test or cited requirement	"Near limit" devices that still passed, "obsolete" with no stated failure

HOW PRIORITIES ARE ASSIGNED

PRIORITY 1 · IMMEDIATE

The item affects sounding the alarm or notifying the fire department

PRIORITY 2 · SHORT-TERM

The item affects backup power, testing or coverage

PRIORITY 3 · ROUTINE

The item has no effect on how the alarm works

PRIORITY 4 · INFORMATIONAL

The documents recommend work but report no failed test or cited requirement

An item that fits more than one priority gets the most urgent one.

Findings

#	PRIORITY	LOCATION	WHAT THE REPORT SAYS	IN PLAIN ENGLISH	REPAIR NEEDED	REPORT PAGE
1	1 · Immediate	2nd floor corridor	Smoke detector failed sensitivity test	The detector doesn't react to smoke the way it should	Replace the detector, or clean it and retest	p. 4
2	1 · Immediate	Stairwell B	Horn/strobe did not activate	The alarm can't be heard or seen in that stairwell	Diagnose, then repair or replace the device or its wiring	p. 5
3	1 · Immediate	Panel	Communicator failed to transmit to monitoring	The alarm works inside, but the signal to the monitoring company didn't go through	Repair or replace the communicator, then retest the signal	p. 6
4	2 · Short-term	Panel	Batteries tested at 62% capacity, 6 years old	The backup power is wearing out	Replace the batteries	p. 7
5	2 · Short-term	Roof	Duct detector not tested (no roof access)	Not a failure. The detector was not checked	Provide roof access and test the detector	p. 8
6	3 · Routine	Lobby annunciator	Lamp out	One indicator light is burned out	Replace the lamp	p. 9
7	3 · Routine	Various	6 devices missing address labels	Labels that help a technician find the device are missing	Add labels	p. 9
8	4 · Informational	Various	5 detectors "near the sensitivity limit", replacement recommended	The detectors still pass today. Dust is a common cause of drifting readings	Clean and retest, or replace	p. 10
9	4 · Informational	Panel	Panel described as "obsolete", replacement recommended	The report does not state a failure or unavailable parts	Replace the panel, per the report	p. 11

9 findings: 3 Priority 1 · 2 Priority 2 · 2 Priority 3 · 2 Priority 4

Quote Review

#	PRIORITY	QUOTE ITEM (PLAIN ENGLISH)	FINDING #	QUOTED PRICE	TYPICAL RANGE	NOTE
1	1	Replace failed smoke detector	1	**$285**	$250 to $350	
2	1	Repair Stairwell B horn/strobe	2	**$410**	$300 to $500	Quote doesn't say whether the cause is the device or the wiring
3	1	Install cellular monitoring communicator	3	**$1,350**	$1,000 to $1,500	Quote doesn't say whether monitoring fees are included
4	2	Replace 2 panel batteries	4	**$390**	$300 to $450	
5	2	Return trip to test rooftop duct detector	5	**$520**	$250 to $450	Quote lists this as a separate trip
6	3	Replace annunciator lamp	6	**$240**	$150 to $300	
7	3	Label 6 devices	7	**$180**	$120 to $250	
8	4	Replace 5 detectors	8	**$1,425**	$1,250 to $1,750	Quote lists replacement only. Cleaning is not quoted
9	4	Replace fire alarm panel	9	**$14,800**	Not available	Quote doesn't list the panel model or scope of work

Quote total: $19,600 before tax

Typical ranges are Pacific Northwest estimates (illustrative in this sample). Actual prices vary by building and equipment.

Items the Documents Don't Explain

THE INSPECTION REPORT DOESN'T STATE

- Why the panel is described as "obsolete" (Finding 9)
- Whether manufacturer support or replacement parts are still available for the panel (Finding 9)
- Whether the 5 near-limit detectors were cleaned before they were rated (Finding 8)

THE QUOTE DOESN'T STATE

- Whether the Stairwell B repair is a device or a wiring repair (Quote item 2)
- Whether monitoring fees are included with the communicator (Quote item 3)
- Whether the rooftop test needs a separate trip charge (Quote item 5)
- The panel model and scope of work (Quote item 9)

Scope & Independence

PREPARED BY

- Brian Trammell, NICET Certified
- Review date and client name

WHAT THIS REVIEW COVERS

- The inspection report and quote supplied by the client
- A plain-English translation of each finding
- A priority for each finding, based on applicable fire alarm code requirements
- The quoted price beside the typical range for each item

WHAT THIS REVIEW DOES NOT COVER

- No on-site visit and no device testing
- No recommendation to approve or decline any work or vendor
- The local fire authority has final say on what is required

INDEPENDENCE

- No business, financial or personal relationship with this property, its owner, or any vendor, service provider or monitoring company serving it
- The reviewer is employed in the fire alarm industry. This review is independent and has no connection to the reviewer's employer or its interests
- This service does not sell, install or repair fire alarm equipment
- The fee is flat and does not depend on the outcome

ACCURACY

- Based only on the documents provided
- Where the documents are unclear, the gap is listed in Section 5, Items the Documents Don't Explain (page 5)