

SimplexGrinnell BE SAFE.

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 SR # 40667306 REPORT OF SPRINKLER INSPECTION Date December 18, 2017

CUSTOMER <u>Nothgate Terrace</u>	INSPECTOR NAME <u>Bo Griffin</u>
BUILDING / LOCATION <u>Same</u>	SIMPLEXGRINNELL OFFICE <u>290/Knoxville</u>
STREET <u>4301 Whittle Springs Road</u>	<u>1820 Midpark Dr Suite A</u>
CITY / STATE / ZIP/PC <u>Knoxville, TN</u>	<u>Knoxville, Tenn. 37932</u>
ATTN: <u>Terri Evans SR Asset Manager</u>	PHONE # <u>865-675-9945</u> LIC # <u>536</u>
PHONE # <u>865-755-5994</u> <u>865-403-1671</u>	PANEL TYPE - <u>Fire-Lite MS9600</u>

1. GENERAL (To be answered by Customer) Fire Marshal City of Knoxville

	YES	NA	NO
a. Have there been any changes in the occupancy classification, machinery or operations since the last inspection?			v
b. Have there been any changes or repairs to the fire protection systems since the last inspection?			v
c. If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced?		v	
If answered "yes" to a, b, or c, list changes in Section 13			
d. Has the piping in all dry systems been checked for proper pitch within the past five years?		v	
Date last checked _____ (checking is recommended at least every 5 years)			
e. Has the piping in all systems been checked for obstructive materials?			v
Date last checked <u>N/A</u> (checking is required at least every 5 years)			
f. Have all fire pumps been tested to their full capacity through the use of hose streams or flow meters within the past 12 months?			v
g. Are gravity, surface or pressure tanks protected from freezing?		v	
h. Standard sprinklers 50 year old or older? <input type="checkbox"/> QR (20yr) <input type="checkbox"/> Dry (10yr) <input type="checkbox"/> >325/163C (5yr) <input type="checkbox"/> Corrosive env't 5yr		v	
(Testing or replacement is required for these type sprinklers)			
i. Are any extra high temperature solder sprinklers regularly exposed to temperatures near 300F/149C?			v
j. Have gauges been tested, calibrated or replaced in the last 5 years? Date _____			v
k. Alarm valves and associated trim been internally inspected in past 5 years? Date _____			v
l. Check valves internally inspected in the last 5 years? Date _____			v
m. Has the private fire main been flow tested in the last 5 years? Date <u>Main Drains 12-18-2017</u>	v		
n. Standpipe 5 years requirements.			
1. Dry standpipe hydrostatic test Date _____			
2. Flow test Date _____		v	
3. Hose hydrostatic test Date _____		v	
4. Pressure control valve test Date _____		v	
5. Pressure reducing valve test Date _____		v	
o. Have pressure reducing valves been tested at full flow within the past 5 years?		v	
q. Have master pressure reducing valves been tested at full flow within the past 1 year			
r. Have the sprinkler systems been extended to all visible areas of the building?	v		
s. Are the building areas protected by a wet system, heated, including its blind attics and perimeter areas, where accessible?	v		
t. Are all visible exterior openings protected against the entrance of cold air?	v		

2. CONTROL VALVES

a. Are all sprinkler system main control valves and all others valves in the appropriate open or closed position?	v		
b. Are all control valves sealed or supervised in the open position?	v		

Control Valves	# of Valves	Type	Easily Accessible		Signs		Valve Open		Secured? IF YES, HOW?		(Sealed?) (Locked?) (Supvd.?)	Supervision Operational	
			YES	NO	YES	NO	YES	NO	YES	NO			
CITY CONNECTION	1	OSY	v		v		v		v		Supvd.	v	
BACKFLOW	1	OSY	v		v		v		v		Supvd.	v	
PUMP	3	OSY, B-Fly	v		v		v		v		Supvd.	v	
SECTIONAL SYSTEM	16	OSY, B-Fly	v		v		v		v		Supvd.	v	
ALARM LINE													

Location of Control Valves:

Fire pump room	
Base of Standpipe	
Each Floor In Maint. Room by Elevator	

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REPORT OF INSPECTION

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9. SPRINKLER - PIPING

	YES	NA	NO
a. Do sprinklers generally appear to be external condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Do sprinklers generally appears to be free of corrosion, paint, or loading and visible obstructions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are extra sprinklers and sprinkler wrench available on the premises? (#, size, finish, temp, brand, of spare heads)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the exposed exterior condition of piping, drain valve, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Does the hand hose on sprinkler system appear to be in satisfactory condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. EXPLANATION OF "NO" ANSWERS (For Sections 1B thru 9):

Flow switches did not operate on (1st,2nd,4th,and 10th floors 2.5") no signal sent to panel flow switches need replaced
 Tamper switches did not operate on 2nd and 4th floors (2.5" B/fly Valves)
 5 Year Internal Obstruction Investigation & Gauge Replacement are due
 Jockey pump is leaking at the pump need to replace pump (Site survey needed)
 Jockey pump supply line is leaking at 1.5 nipple (Customer wants all jockey pump supply line replaced 21ft 1.4 galv pipe and a 1.2 nipple 4" long)

11. THE INSPECTOR SUGGESTS THE FOLLOWING NECESSARY IMPROVEMENTS. THESE SUGGESTIONS ARE NOT THE RESULT OF AN ENGINEERING SURVEY AND DO NOT REFLECT CONDITIONS ABOVE CEILINGS OR IN CONCEALED SPACE:

Correct the above items per NFPA Standards.

12. ADJUSTMENTS OR CORRECTIONS MADE:

Full flow ITVs
 Walk through

13. LIST CHANGES IN THE OCCUPANCY HAZARD OR FIRE PROTECTION EQUIPMENT, AS ADVISED BY THE OWNER IN SECTION 1A:

14. INSPECTION DEFICIENCIES AND SUGGESTED IMPROVEMENTS WERE DISCUSSED WITH THE CUSTOMER/CUSTOMER REPRESENTATIVE.

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If No, explain

IMPORTANT NOTICE TO CUSTOMER Customer acknowledges and agrees that, in the absence of a Service Agreement between the parties, services hereunder are performed pursuant to the terms and conditions of this Report, agrees that the services have been completed to Customer's satisfaction and that the system is in good working order and repair, unless services performed were of a temporary nature, in which case Customer acknowledges that part of customer's system may have been bypassed or is otherwise inoperable until service can be completed. **CUSTOMER'S ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS AT THE REVERSE SIDE/END OF THIS REPORT.** This Agreement has been drawn up and executed in English at the request of and with the full concurrence of Customer. Ce contract a été rédigé en anglais à la demande et avec l'assentiment du client.

CUSTOMER SIGNATURE X *Rodney Yardley* Date: Dec. 18, 2017

PRINT NAME X Rodney Yardley 865-755-6052 Cell

Perry Griffin (Bo) SimplexGrinnell Inspector Signature

Location of Job Northgate Terrace

DUPLICATE TO _____
 STREET: _____
 CITY, STATE, AND ZIP: _____
 ATTN: _____

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TERMS AND CONDITIONS

1. **Limitation of Liability; Limitations of Remedy.** It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage, if any, shall be obtained by the Customer and that amounts payable to Company hereunder are based upon the value of the services and the scope of liability set forth in this agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences therefrom that the equipment or service was designed to detect or avert.

It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. If Customer desires Company to assume greater liability, the parties shall amend this agreement by attaching a rider setting forth the amount of additional liability and the additional amount payable by the Customer for the assumption by Company of such greater liability, provided however that such rider shall in no way be interpreted to hold Company as an insurer. **IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM.** The limitations of liability set forth in this agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.

2. **Limited Warranty.** COMPANY WARRANTS THAT ITS WORKMANSHIP AND MATERIAL FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING. Where Company provides product or equipment of others, Company will warrant the product or equipment only to the extent warranted by such third party. EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. COMPANY MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT COMPANY'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.

3. **Indemnity.** Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions, arising in any way from any act or omission of Customer or Company relating in any way to this agreement, including but not limited to the Services under this agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.

4. **Hazardous Materials.** Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this agreement, to the best of Customer's knowledge there is no:

- "permit confined space," as defined by OSHA, or space in which work must be performed that, because of its construction, location, contents or work activity therein, accumulation of a hazardous gas, vapour, dust or fume or the creation of an oxygen-deficient atmosphere may occur,
- risk of infectious disease,
- need for air monitoring, respiratory protection, or other medical risk,
- asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this agreement.

All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such conditions shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.

5. **Equipment Disconnections.** This represents Company's notice to you that the system(s)/device(s) listed on the face of this agreement as temporarily or permanently disconnected are no longer in service and, thus, cannot detect, perform and/or report occurrences or transmit signals.

6. **General.** Unless otherwise specified, work shall be done between the hours of 8:00 AM and 5:00 PM, exclusive of Saturdays, Sundays and Company holidays. All work is subject to review and rebidding in accordance with the terms and conditions of Customer's agreement/contract with Company, if one is in effect. Company shall not be responsible for failure to render services due to causes beyond its control, including but not limited to material shortages, work stoppages, fires, civil disobedience or unrest, severe weather, fire or any other cause beyond the control of Company. Customer is aware that the Limitation of Liability and other provisions set forth in any existing agreement/contract, if one is in effect, or set forth above, apply to services performed and material's supplied. The terms of this agreement shall govern notwithstanding any inconsistent or additional terms and conditions in any purchase order or other document submitted by Customer.