

Proposal #1282333245 - 2025 Annual Fire & Life Safety Inspections



FE Moran, Inc. Fire Protection
8771 Boehning Lane Indianapolis IN 46219
P: 317-225-4170
Proposal Date: 03/18/2025

Prepared By	Prepared For
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Summary

Annual Fire & Life Safety Inspections

04/01/2025 - 03/31/2026

- 2 Wet Sprinkler systems
- 1 Dry Sprinkler System
- 4 Backflow Devices
- 1 Fire Alarm Control Panel (FACP)
- 11 Portable Fire Extinguishers
- 30 Emergency Lights

Scope Of Work

Annual Sprinkler Inspection & Testing

Our trained technicians will perform inspections and diagnostic tests for the accessible fire sprinkler devices listed and currently connected to the fire sprinkler system. Test results and any discrepancies found will be noted. Includes compliancy submittals to local authorities having jurisdiction.

Annual sprinkler test & inspect includes inspecting gauges, system valves, components, and signs; operating valves, testing tamper and water flow switches, alarms, and signals, opening main drain to record static and residual pressures; fire department connection, and a building walkthrough to visually inspect sprinkler heads, piping, fittings, and hangers from the floor level. Pre-Action partial trip test, draining of low point drains.

Annual Backflow Inspection & Testing

- Verify that the check valves prevent backflow, air-ports open when they're supposed to, and relief valves open before the pressure between the check valves is not too low compared to that at the inlet device.
- Test results and any discrepancies found will be noted. Includes compliancy submittals to local water authorities.

Annual Alarm Test & Inspect

Fire Alarm Annual Test & Inspect scope of inspection:

- Test Photoelectric and Ionization Smoke Detector

- Inspect and test Internet/Cell Backup
- Inspect and test Audio/Visual Notification Devices (Horn/Strobes, Bells) Inspect and test Pull Station
- Inspect and test Fire Alarm Panel
- Test Batteries (replace as needed will be quoted separately)
- Inspection dates may differ from other annual fire protection scheduling dates.

Additional charges applicable for:

Battery replacement, additional panels. initiating or notification devices.

Annual Extinguisher Test & Inspect

- Verify extinguishers are located in designated place
- Verify extinguishers are visible and have correct signage
- Verify extinguishers are easily accessible
- Ensure the pressure gauge is in the operable range or position
- Verify the extinguisher is full
- Inspect extinguisher for damage: rust, impact or tampering
- Tag each extinguisher inspected with the appropriate month & year of inspection
- Reported summary of extinguishers inspected

Additional charges applicable for:

Hydrostatic testing, recharges, part replacements, hangers and additional extinguishers not identified in the initial device count.

Annual Emergency Lighting Test & Inspect (Exit, E-Lights & Combo Units)

- Conduct a thorough examination of each unit
- Test the battery and lighting system
- Check the condition and voltage of the battery and verify manufacturer date
- Check AC/DC lamps or bulbs for damage and proper operation
- Verify charging circuit is operational and working properly
- Apply emergency lighting test label to each light upon completion

Additional charges applicable for:

Replacement bulbs, batteries, replacement units and additional devices not identified in the initial device count.

Description	Quantity	Total
Annual Extinguisher & Emergency Light Inspection: May 2025	1.0	\$577.00
Annual Fire Alarm Inspection: May 2025	1.0	\$1,073.00
Annual Sprinkler & Backflow Inspection: August 2025	1.0	\$710.00
Total Amount		\$2,360.00

Approval

I approve this proposal and agree to the terms and conditions.

Michael D Emkes, Member of Manager

Name

PO (if required)

Michael D Emkes, Member of Manager

03/19/2025

Signature

Date

Notes: Shonte is currently out of the building. Please coordinate scheduling with Tricia Simms (tsimms@houseinvestments.com). Thank you.

Terms And Conditions

Terms:

1. This proposal is binding and will remain in force for a period of (1) year.
2. This proposal is subject to credit review. A deposit, or payment upon delivery, may be required.
3. Payment on all invoices is due upon receipt.
4. Payment Terms may be arranged with F.E. Moran's Accounts Receivable Department at 217-356-0700.

Clarifications:

1. Concealed sprinkler heads (cover plates) will only be inspected from the floor level, as required by NFPA Standards. Upon Customer's request, and for an additional fee, F.E. Moran can remove the cover plate and inspect the sprinkler head underneath.
2. All inspection and testing work shall be performed between the hours of 6:00 a.m. through 4:30 p.m., Monday through Friday, not including Holidays.
3. During an annual trip test for a deluge inspection water will be discharged from all sprinkler heads.
4. F.E. Moran will provide a written NPFA 25 report for the Authorities Having Jurisdiction and Customer's records.
5. The pricing in this proposal is based on current labor costs, and F.E. Moran reserves the right to revise this proposal if not accepted by the Customer within thirty (30) days.
6. This proposal excludes any permit, test result submittal, or municipal fees, not specified above.
7. This proposal does not include inspection and/or testing of any fire protection/suppression equipment not listed in this proposal.
8. Emergency or additional inspections requested by Customer will be furnished at an extra charge and be subject to all terms and conditions of this proposal.
9. This proposal does not include any time spent or fees charged for safety training, classes or meetings that the Customer may require of F.E. Moran's service inspector, unless stated otherwise. Should any of these be required there would be an additional fee.
10. Customer has reviewed and is familiar with NFPA 25 Standard (NFPA 25) and understands the requirements and consequences of failure to comply with its requirements. Customer will comply with the requirements of NFPA 25. Customer is responsible for maintaining all fire protection/suppression equipment in good working order as outlined in the applicable NFPA Standards and any and all local rules, codes or standards applicable to the jurisdiction where the system(s) is/are located. This proposal is limited to an inspection service only and does not include maintenance, alterations, repairs or replacements. However, repair and maintenance work can be performed on a time and material basis by a F.E. Moran sprinkler fitter or electrician as directed by the Customer at an additional charge. Repair and maintenance work is defined as an additional work required above and beyond a normal inspection and testing as outlined in NFPA Standards.
11. Customer shall provide ready access to all areas of the property, as needed, to complete the testing outlined above. Any delays in access that result in additional time onsite will result in extra charges.
12. Customer shall provide the necessary equipment to allow the F.E. Moran's service inspectors to reach inaccessible equipment and peripheral devices, including the use of radio frequency.
13. Customer shall be responsible for attaining the services of any personnel that may be necessary to reset any auxiliary equipment that will be tested during the inspection (i.e., elevators, computers, HVAC, etc.)
14. F.E. Moran makes no representation or warranty as to the presence currently or in the future of corrosion inducing matter (i.e., microbiological organisms) contained within the water supply or on the system(s). F.E. Moran recommends that the water supply be tested and as needed, treated. Testing and treatment of the water supply and costs associated therewith are the sole responsibility of Customer.
15. On the day of the scheduled inspection and/or testing, the subject system will be temporarily disconnected and no longer in service and thus, cannot detect, perform and/or report occurrences or transmit signals. On the day of the scheduled inspection and/or testing, the Customer shall be responsible for advising the occupants that a test of the fire protection/suppression system will be occurring, so that F.E. Moran will be able to test the horns and alarms, if applicable, in the facility.
16. Should F.E. Moran be unable to perform any tests during the scheduled inspection date because of a change in the Customer's schedule, or lack of access to affected areas of the property, a return trip would warrant an additional charge to the contract price.
17. Should a second test or inspection of any system be required as a result of a failed or cancelled test, an additional test fee will apply.
18. This proposal does not include responsibility for system design deficiencies, system equipment and component obsolescence, unserviceable equipment, and operation of the system. The inspection and/or testing provided under this proposal are not a system survey or engineering analysis of the system(s), its installation and/or its design. The inspection and/or testing provided under this proposal are not intended to reveal installation or design flaws or code compliance violations. Any observation/deficiency itemized on any inspection and/or testing report is not an engineering review of the fire protection/suppression system installed in Customer's facility. F.E. Moran makes no warranty or representation that all defects or deficiencies in the system(s) have been itemized. F.E. Moran makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed/modified fire sprinkler/suppression or alarm system(s). F.E. Moran makes no warranties, express or implied, regarding the adequacy, performance or condition of any fire protection/suppression or notification equipment. F.E. Moran cannot and does not warrant that loss or damage will not occur. EXCEPT AS EXPRESSLY SET FORTH IN THIS PROPOSAL, F.E. MORAN 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, IF ANY, SUPPLIED UNDER THIS PROPOSAL.

19. F.E. Moran's scope of work will not include the identification, detection, abatement, encapsulation or removal of asbestos or products or materials containing asbestos or similar hazardous substances. If F.E. Moran encounters
20. Such hazardous material or conditions in performing its work, F.E. Moran will have the right to discontinue work and remove its employees until it is determined that no hazard exists. Customer agrees to indemnify, defend and hold harmless F.E. Moran, to the fullest extent permitted by law, against any and all losses, damages, and costs (including expert fees and reasonable attorneys' fees) arising from any and all third-party claims (including employees of F.E. Moran) for personal injury, death, property damage or economic loss involving exposure to hazardous materials or conditions.
21. F.E. Moran will not be liable for delays or failure to perform due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of God, or any cause beyond reasonable control.
22. F.E. Moran will not be required to furnish any labor, or make special tests recommended or required by insurance companies or federal, state or municipal authorities, except as specified in this proposal.
23. If either party commences legal action to enforce the rights under this proposal, then the prevailing party will be entitled to all court cost and reasonable attorneys' fees as determined by the court for prosecuting and defending the claim, as the case may be.
24. F.E. Moran will not be liable for injuries to persons or damage to property, except those directly due to the negligent acts or omissions of its employees, and in no event shall F.E. Moran be liable for consequential, indirect, incidental, special or speculative damages. Customer shall indemnify, defend and hold F.E. Moran harmless from any and all third-party claims for personal injury, death or property damage, arising from Customer's failure to maintain its equipment and systems or keep them in operative condition, whether based upon contract, warranty, tort, strict liability or otherwise.
25. It is impractical and extremely difficult to fix the actual damages, if any, that may proximately result from failure on the part of F.E. Moran to perform any of its obligations under this proposal. Accordingly, should F.E. Moran be found liable for any loss, damage or injury arising from a failure of the equipment, system(s) or service in any respect, F.E. Moran's total liability shall be limited to the lesser of \$1500 or an amount equal to the sum it received under this proposal. Where multiple sites are covered by this proposal, liability will be limited to the amount allocable to the site where the incident occurred, subject to the preceding sentence.
26. As a condition precedent to any claim or lawsuit against F.E. Moran, all outstanding invoices must have been paid in full when due, without setoffs on amounts owed.
27. F.E. Moran is not an insurance company against loss or damage. Customer shall obtain sufficient insurance coverage to cover its facility, property (including the system(s)) and third parties. Customer agrees to rely exclusively on Customer's insurance policies to recover for all injuries or damage in the event of any loss, damage or injury to Customer's facility, property or third parties. Customer, for itself and all others claiming by or through it under this proposal, releases and discharges F.E. Moran from and against all losses and damages covered by Customer's insurance policies, it being expressly agreed and understood that no insurance company, insurer or other third-party will have any right of subrogation against F.E. Moran.
28. F.E. Moran will not be liable for expenses incurred in removing, replacing or refinishing any part of the building structure necessary to the performance of this proposal.
29. This proposal contains the entire agreement between the parties and no statement, remarks, representation, warranty, agreement, or understanding, whether oral or written, not contained in this proposal, will be recognized, or enforced.
30. F.E. Moran is not responsible for assessing or maintaining building conditions including, but not limited to, the heating, cooling, insulation, and conditioning of spaces in which water-filled piping is located. Conditions of temperature for water-filled piping are outside the scope of inspection. Customer is responsible for maintaining inside building temperature (Heat) above 40 degrees to prevent freezing of wet sprinkler piping and components.
31. It is recommended that all dry pipe sprinkler systems, fire hydrants and fire pumps, be tested during the warmer months.