

emailed to Eric & Kim = 12/14/16

2017 = Oct



Annual: Oct 17

November 15, 2016

Vizcaya Master Association
C/O P & R Housing Management
6511 Pinycastle Blvd
Orlando, FL 32809
Attention: Pam
Phone: 407-468-1469

Customer Name and Billing Address
Vizcaya Master Association
C/O P&R Housing Management
6511 Pinycastle Blvd.
Orlando, FL 32809
Email: vizcayamaster.hoa@prhousingmanagement.com

SPRINKLER SYSTEM QUARTERLY AND ANNUAL CERTIFICATION
PROPOSAL

We are pleased to offer to you our quotation for an Inspection contract to meet the Quarterly requirements for Fire Sprinkler system inspections per NFPA-25 Standards.

We, Palmer Electric and Central Florida Fire Protection, Inc, offer to conduct the quarterly fire sprinkler inspections at the following location: 8500 The Esplanade Ct - Orlando, FL 32836

These inspections shall be conducted on a QUARTERLY basis. There are also weekly, daily, and monthly requirements for some systems that may be conducted by qualified personnel. We will include training for your selected representative to perform these requirements if needed.

The following components of the Fire Sprinkler System shall be inspected Quarterly:

- SUPPLY: Check status of control valves, conduct water flow test at riser.
GENERAL: Annually check exposed piping, hangers, sprinkler heads (location, type, position, and condition), Fire Department connection, fire hoses, and spare sprinkler head supply.
ALARMS: Check the mechanical operation of the sprinkler system Flow Switch, Tamper Switch, and Water Motor Bell if applicable.

Upon completion of the Inspection, the Inspector shall leave a written report on site for the permanent records of the property owner and to be made available for the local Authority Having Jurisdiction

This contract does not include any maintenance or repair work. We will however, provide pricing for any correction work required. Sprinkler Contractors are required to "TAG" each system, and state type of Inspection that they have conducted. Inspections do not include any design analysis of the system in place.

The QUARTERLY Inspections shall be conducted by Palmer Electric and Central Florida Fire Protection, Inc for the amount of \$470.00 per inspection, consisting of (3) quarterly and (1) annual inspection for a total sum of \$1,880.00 per building.

Invoices will be on a "per inspection" basis, and shall be due upon receipt.

The following categories are requirements of the NFPA-25 Standards for the Inspection of Fire Sprinkler systems, in addition to Quarterly Inspections.

ANNUAL test of:	Fire pump	N/A
3-YEAR test of:	Dry-pipe Valves	N/A
5-YEAR Inspection of:	Alarm valve (interior)	N/A
	Strainers, filters, orifices	N/A
	Check valve (interior)	N/A
	Preaction (interior)	N/A
	Deluge valve (interior)	N/A
	Piping (interior)	N/A
5 - YEAR Test of:	Gauges (3% accuracy)	N/A
	Hose valve and hoses	N/A
	Flushing of piping	N/A

The following categories are requirements of the NFPA-25 Standards for the Inspection of Fire Sprinkler systems, in addition to Quarterly Inspections.

ANNUAL Testing of:	(1) 6" backflow assembly	(1) buildings = \$325.00
3-YEAR test of:	Dry-pipe Valves	N/A
5-YEAR Inspection of:	Alarm valve (interior)	N/A
	Strainers, filters, orifices	N/A
	Check valve (interior)	N/A
	Preaction (interior)	N/A
	Deluge valve (interior)	N/A
	Piping (interior)	N/A
5 - YEAR Test of:	Gauges (3% accuracy)	N/A
	Hose valve and hoses	N/A
	Flushing of piping	N/A

** This quote does not cover any repairs or code corrections. If applicable any repairs will be quoted at time of discovery.

Services applicable to the system(s) at: 8500 The Esplanade – Orlando, FL shall be performed annually. Invoices are a per inspection basis. A full written report will be provided, with any recommendations if needed and sent to the local water municipality. (N/A - Not Applicable)

Call 407-646-8700 x 792 to schedule the certification

Exclusions: Any Repairs, modifications, or service of the fire alarm or fire sprinkler systems, Any additional inspections other than the three quarterly and the annual inspection of the wet pipe system. Any repairs or replacements of backflow devices or fire hydrants. Any fire pump or generator service or maintenance requirements.

All work shall be completed in a workmanlike manner, according to standard practice, in compliance with local, national electrical, and NFPA codes. All certifications will stand for the period of one year. Items found not in working order will be repaired at additional cost not covered in the price of the certification. Certification is not an extended warranty and will not cover damages caused by surges in electricity such as lightning, power surges, losing a neutral, or any other surges. The contracts automatically renew. You may terminate this contract with a 30 day written notice prior to the anniversary date.
Terms: 100% due upon final completion of certification.

Palmer Electric Company

This offer is valid for 90 days. This Agreement is hereby accepted.

Eric Knowlton
Palmer Electric Company
Systems Division Manager
Telephone: 407-646-8700, 793
Fax: 407-998-0489
Cell: 321-303-4650

Vicente Mastec Cordero
Pam Walter, Manager
Date: Dec 12 2016