

BURKELL PLUMBING, INC.

FIRE PROTECTION

2000 Bridgeway, P.O. Box 1384, Sausalito, California 94966

Tel. 415-332-3091

Fax 415-332-9018

California License #417360

Contract

To All Omega Recall Customers:

The Omega recall started in the late 90's and ended in 2003 with the manufacturer no longer accepting responsibility.

In 2004, the National Fire Protection Agency 13D (NFPA13D) changed the requirements for the amount of water the sprinkler head needed. All new heads require between 26 gpm to 28 gpm. Most sprinkler jobs through the 90's were designed at 24 gpm. There are many variables that need to be confirmed before the heads are chosen and installed. Ideally, if the calculations are still (original design) are found we could determine if the new heads will work. If the calculations can not be found or there isn't enough water, a site visit is necessary to determine available water and which head could be used and or other solutions. Minimum visit cost: \$148.00, to determine course of action. Two choices of heads will be shown.

Due to the many variables we have encountered when replacing Omega Sprinkler heads, we cannot comfortably give a fixed price. Assuming that replacements can be done without any unforeseen problems, the labor cost per head is \$60.00. The cost of the replacement head varies and is not included in the \$60.00 labor cost. (Originally, Central Sprinkler Company provided replacement heads.) Replacement head cost is \$16.00 or \$20.00 each (not including tax). It is important to understand what is **not** included in the price, as well as understanding the procedures involved in replacing sprinkler heads.

After alarm companies and/or fire departments are notified, the system is drained. Protective covering and ladders are placed accordingly. The existing head is removed, the water is contained, a sealant is applied to brass male/female pipe extenders, and the replacement head is attached. The two pieces are then installed and tightened. After completion, a walk-through is done to inspect the work.

The above description of sprinkler head replacement is what is included in the \$60.00 per head labor cost for normal replacement. Any additional repairs are not included. Small drips can take anywhere from 1 hour to days to appear. Should a leak occur, it will require investigation as to what caused the leak, and what repairs are necessary. In most cases, leaks are the result of a cracked head adapter. The ceiling may need to be cut open and the adapter replaced.

Any work required beyond the normal scope of replacement will be billed separately as an EXTRA.

Example: Cutting ceiling and replacing adapter
Set up of special scaffolding, etc. (high ceiling)
Any part of existing system not functioning properly
Shut-offs, drain-downs, alarm switches
Obstruction to be moved; furniture, art, piano, etc.

Burkell Plumbing Inc. journeymen and apprentices have changed a significant number of sprinkler heads. The majority of heads have come from the Omega recall, but also in everyday service work. Many of the homes that Burkell Plumbing Inc. services have sprinkler systems. Leaking sprinkler heads, cracked piping or adapters, and repair of same is part of our everyday service work in fire protection repairs.

In summary, Burkell Plumbing Inc. cannot be held liable for any water damage, repairs, or any unforeseen problems that might occur.

This proposal may be withdrawn by us if not accepted in 30 days.

Section 7018, Business & Professions Code:

"Under the Mechanics Lien Law (California Civil Code, Section 3082, et seq.) any contractor, sub-contractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the sub-contractor, laborer or supplier remains unpaid."

In the even it becomes necessary to refer this contract to an attorney, you, by signing of this contract, agree to pay reasonable attorney fees and all costs incurred in the collection of the monies due under this contract.

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Labor rates for any additional work: Fitter, \$145.00 per hour; Apprentice, \$80.00 per hour.

If you have any questions, please contact Michael Burkell at 415-332-3091.

Signature: _____

Date: _____

Customer Name: _____

Address: _____

Phone: _____

Description of work to be performed (previous page) and contract must be signed prior to work being started.

Signature: _____

Date: _____

Owner/Agent: _____

Payment due upon receipt of billing. Any and all extra work due upon receipt of billing.

NOTE: Burkell Plumbing has a minimum 1 (one) hour charge to assess condition of dwelling.

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