STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205159	A. BUILDING 01 B. WING	03/26/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
E 000	Initial Comments Federal Recertification Survey Survey Dates: 03-26-24 Sedgewood Commons, a long term care facility, is in substantial compliance with 42 Code of Federal Regulations Part 483.73 Requirement for Long Term Care Facilities for Emergency Preparedness.	E 000	Please note that the filing of this Plan of Correction does not constitute any admission as to the alleged violation set forth in this statement of deficiencies. This Plan of Correction is being filed as evidence of the facility's continued compliance with an applicable law.	
K 000	INITIAL COMMENTS Federal Recertification Survey Survey Date: 03-26-24 Sedgewood Commons, a long-term care facility, is not in substantial compliance with the National Fire Protection Association 101 Life Safety Code, 2012 Edition as referenced in 42 CFR 483.90 (a - d) - Physical Environment	K 000		
K 161 SS=E	Building Construction Type and Height CFR(s): NFPA 101 Building Construction Type and Height 2012 EXISTING Building construction type and stories meets Table 19.1.6.1, unless otherwise permitted by 19.1.6.2 through 19.1.6.7 19.1.6.4, 19.1.6.5 Construction Type 1 I (442), I (332), II (222) Any number of stories non-sprinklered and sprinklered 2 II (111) One story non-sprinklered Maximum 3 stories	K 161		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE | TITLE | (X6) DATE

Program Director 4/10/2024

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205159	A. BUILDING 01 B. WING	03/26/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
K 161	Continued From page 1	K 161		

sprinklered

3	II (000) non-sprinklered	Not allowed
4	III (211) sprinklered	Maximum 2 stories
5	IV (2HH)	
6	V (111)	
7	III (200) non-sprinklered	Not allowed
8	V (000) sprinklered	Maximum 1 story

Sprinklered stories must be sprinklered throughout by an approved, supervised automatic system in accordance with section 9.7. (See 19.3.5)
Give a brief description, in REMARKS, of the construction, the number of stories, including basements, floors on which patients are located, location of smoke or fire barriers and dates of approval. Complete sketch or attach small floor plan of the building as appropriate.
This REQUIREMENT is not met as evidenced by:
Based on observation and interview, the long term care facility failed to ensure that ceiling penetrations in 2 out of 3 electrical rooms were sealed with approved materials per NFPA 101, Life Safety Code, 2012 Edition, Section 19.1.6.1

Findings:

On March 26, 2024, between 9:30 am and 11:30 am, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following:

1. Ceiling wire penetrations in the Electrical Room

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205159	A. BUILDING 01 B. WING	03/26/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
K 161	Continued From page 2 outside the Hawthorne Wing were sealed with non-rated spray foam. 2. Ceiling wire penetrations in the Electrical Room outside the Millay Wing were sealed with non-rated spray foam. The surveyor confirmed these findings with the Maintenance Director and Maintenance Assistant at the time of the observation.	K 161	The penetrations in the electrical room outside Hawthorn Wing and the Electrical Room outside Millay Wing will have the spray foam removed and be sealed with appropriate rated fire seal/fire caulk. Maintenance staff will be in-serviced on NFPA 101, Life Safety Code, 2012 Edition, Section 19.1.6.1. The facilities fire walls will be inspected monthly for the next three months. The findings will be reviewed at the monthly Quality Assurance Performance Improvement (QAPI) Committee meeting. Administrator/Designee will monitor.	4/19/2024
K 211 SS=E	Means of Egress - General CFR(s): NFPA 101 Means of Egress - General Aisles, passageways, corridors, exit discharges, exit locations, and accesses are in accordance with Chapter 7, and the means of egress is continuously maintained free of all obstructions to full use in case of emergency, unless modified by 18/19.2.2 through 18/19.2.11. 18.2.1, 19.2.1, 7.1.10.1 This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long term care facility failed to provide clear and obstructed exit discharge from 2 out of 3 patient care areas per NFPA 101, Life Safety Code, 2012 Edition, Sections 19.2.1. and 7.7.2 (3). Findings: On March 26, 2024, between 9:30 am and 11:30 am, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following: 1. Exit pathway from Longfellow Wing was not clear of ice and snow from the door to the public	K 211		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

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K 211	Continued From page 3 way. 2. Exit pathway from Millay Wing was not clear of ice and snow from the door to the public way. The surveyor confirmed these findings with the Maintenance Director and Maintenance Assistant at the time of the observation.	K 211	The exit pathways were cleared of ice and snow immediately. Maintenance staff will be in-serviced on NFPA 101, Life Safety Code, 2012 Edition, Sections 19.2.6.1. and 7.7.2 (3) All exit pathways will be inspected throughout and immediately following any ice/snow fall to ensure egress is maintained. The findings will be reviewed at the monthly QAPI Committee meeting. Administrator/Designee will monitor.	4/19/2024
K 324 SS=F	Cooking Facilities CFR(s): NFPA 101 Cooking Facilities Cooking equipment is protected in accordance with NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, unless: * residential cooking equipment (i.e., small appliances such as microwaves, hot plates, toasters) are used for food warming or limited cooking in accordance with 18.3.2.5.2, 19.3.2.5.2 * cooking facilities open to the corridor in smoke compartments with 30 or fewer patients comply with the conditions under 18.3.2.5.3, 19.3.2.5.3, or * cooking facilities in smoke compartments with 30 or fewer patients comply with conditions under 18.3.2.5.4, 19.3.2.5.4. Cooking facilities protected according to NFPA 96 per 9.2.3 are not required to be enclosed as hazardous areas, but shall not be open to the corridor. 18.3.2.5.1 through 18.3.2.5.4, 19.3.2.5.1 through 19.3.2.5.5, 9.2.3, TIA 12-2 This REQUIREMENT is not met as evidenced	K 324		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205159	A. BUILDING 01 B. WING	03/26/2024

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NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

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K 324	Continued From page 4 by: Based on observation, documentation review, and interview, the long term care facility failed to inspect the entire kitchen hood and duct exhaust system for grease buildup by a properly trained, qualified, and certified person in accordance with NFPA 101, Life Safety Code, 2012 Edition, Sections 9.2.3, and 19.3.2.5.1., and the time table in NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, 2011 edition, Section 11.4. Finding: On March 26, 2024, between 09:30 AM and 11:30 AM, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following: 1. The kitchen hood system was last inspected by Kitchen Klean on 09/13/2023. The 180 day interval made this inspection due two weeks ago according to the decal on the hood, and the documentation on file from Kitchen Klean. The surveyor confirmed this finding with the Maintenance Director and Maintenance Assistant at the time of the observation.	K 324	The kitchen hood was cleaned and inspected by a qualified contractor on 3/28/2024. Maintenance staff will be in-serviced on NFPA 101, Life Safety Code, 2012 Edition, Sections 9.29.3, and 19.3.2.5.1. and the time table in NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, 2011 Edition, Section 11.4 A task will be created in TELS at the appropriate interval to ensure the service is scheduled and completed. Maintenance staff will report on the upcoming scheduled services during the monthly QAPI Committee meeting. Administrator/Designee will monitor.	4/19/2024
K 353 SS=D	Sprinkler System - Maintenance and Testing CFR(s): NFPA 101 Sprinkler System - Maintenance and Testing Automatic sprinkler and standpipe systems are inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintaining of Water-based Fire Protection Systems. Records of system design, maintenance, inspection and testing are	K 353		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

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K 353	Continued From page 5 maintained in a secure location and readily available. a) Date sprinkler system last checked _____ b) Who provided system test _____ c) Water system supply source _____ Provide in REMARKS information on coverage for any non-required or partial automatic sprinkler system. 9.7.5, 9.7.7, 9.7.8, and NFPA 25 This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long term care facility failed to perform the air leakage test on the dry fire sprinkler system per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2011 Edition, Section 13.4.3.2.6 and NFPA 101, Life Safety Code, 2012 Edition, Sections 19.3.5.1. and 9.7.5. Finding: On March 26, 2024, between 9:30 am and 11:30 am, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following: 1. Inspection decal on the sprinkler riser and Quarterly fire sprinkler inspection report from 12/2023 indicated that the air leakage test has been overdue since March 2022. The surveyor confirmed this finding with the Maintenance Director and Maintenance Assistant at the time of the observation.	K 353	Maintenance staff will schedule a qualified contractor to perform the air leakage test. Maintenance staff will be in-serviced on NFPA 25, Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2011 Edition, Section 13.4.3.2.6 and NFPA 101, Life Safety Code, 2012 Edition, Sections 19.3.5.1 and 9.7.5. All sprinkler inspection reports will be reviewed and Maintenance staff will verify that any deficiencies found during inspections are corrected. The findings will be reviewed at the monthly QAPI Committee meeting. Administrator/Designee will monitor.	4/19/2024

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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K 363	Continued From page 6	K 363		
K 363 SS=E	Corridor - Doors CFR(s): NFPA 101 Corridor - Doors Doors protecting corridor openings in other than required enclosures of vertical openings, exits, or hazardous areas resist the passage of smoke and are made of 1 3/4 inch solid-bonded core wood or other material capable of resisting fire for at least 20 minutes. Doors in fully sprinklered smoke compartments are only required to resist the passage of smoke. Corridor doors and doors to rooms containing flammable or combustible materials have positive latching hardware. Roller latches are prohibited by CMS regulation. These requirements do not apply to auxiliary spaces that do not contain flammable or combustible material. Clearance between bottom of door and floor covering is not exceeding 1 inch. Powered doors complying with 7.2.1.9 are permissible if provided with a device capable of keeping the door closed when a force of 5 lbf is applied. There is no impediment to the closing of the doors. Hold open devices that release when the door is pushed or pulled are permitted. Nonrated protective plates of unlimited height are permitted. Dutch doors meeting 19.3.6.3.6 are permitted. Door frames shall be labeled and made of steel or other materials in compliance with 8.3, unless the smoke compartment is sprinklered. Fixed fire window assemblies are allowed per 8.3. In sprinklered compartments there are no restrictions in area or fire resistance of glass or frames in window assemblies. 19.3.6.3, 42 CFR Parts 403, 418, 460, 482, 483, and 485 Show in REMARKS details of doors such as fire	K 363		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME 04105

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K 363	Continued From page 7 protection ratings, automatics closing devices, etc. This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long term care facility failed to provide floor hardware for the 90-minute door latches in both 2-hour fire-rated walls per NFPA 101, Life Safety Code, 2012 Edition, Section 19.3.6.3. and NFPA 80, 2010 Edition, Section 6.5.2. Findings: On March 26, 2024, between 9:30 am and 11:30 am, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following: 1. Cross-corridor 90-minute fire-rated doors into the Longfellow Wing did not have floor hardware to accommodate for the installed floor latches. These doors are in a 2-hour fire-rated wall assembly. 2. Cross-corridor 90-minute fire-rated doors into the Millay Wing did not have floor hardware to accommodate for the installed floor latches. These doors are in a 2-hour fire-rated wall assembly. The surveyor confirmed these findings with the Maintenance Director and Maintenance Assistant at the time of the observation.	K 363	Maintenance staff will ensure proper latching hardware is present and in proper working condition. Maintenance staff will be in-serviced on NFPA 101, Life Safety Code, 2012 Edition, Section 19.3.6.3. and NFPA 80, 2010 Edition, Section 6.5.2. The two cross-corridor 90-minute fire rated doors into the Longfellow Wing and into the Millay Wing will be inspected monthly for the next three months. The findings will be reviewed at the QAPI Committee meeting. Administrator/Designee will monitor.	4/19/2024
K 372 SS=D	Subdivision of Building Spaces - Smoke Barrie CFR(s): NFPA 101 Subdivision of Building Spaces - Smoke Barrier Construction	K 372		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
K 372	Continued From page 8 2012 EXISTING Smoke barriers shall be constructed to a 1/2-hour fire resistance rating per 8.5. Smoke barriers shall be permitted to terminate at an atrium wall. Smoke dampers are not required in duct penetrations in fully ducted HVAC systems where an approved sprinkler system is installed for smoke compartments adjacent to the smoke barrier. 19.3.7.3, 8.6.7.1(1) Describe any mechanical smoke control system in REMARKS. This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long term care facility failed to maintain the required smoke barrier construction per NFPA 101, Life Safety Code, 2012 Edition, Sections 19.3.7.3. and 8.5.1. Finding: On March 26, 2024, between 9:30 am and 11:30 am, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following: 1. Ceiling tile was out of place in the Millay TV room. This ceiling assembly needs to resist the passage of smoke. The surveyor confirmed this finding with the Maintenance Director and Maintenance Assistant at the time of the observation.	K 372	Maintenance staff immediately replaced the missing ceiling tile in the Millay TV room. Maintenance staff will be in-serviced on NFPA 101, Life Safety Code, 2012 Edition, Sections 19.3.7.3. and 8.5.1. All suspended ceilings will be inspected monthly for the next three months. The findings will be reviewed at the monthly QAPI Committee meeting. Administrator/Designee will monitor.	4/19/2024

STATEMENT OF ISOLATED DEFICIENCIES WHICH CAUSE NO HARM WITH ONLY A POTENTIAL FOR MINIMAL HARM FOR SNFs AND NFs	PROVIDER #	MULTIPLE CONSTRUCTION	DATE SURVEY COMPLETE
	205159	A. BUILDING: 01 B. WING	3/26/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SEDGEWOOD COMMONS	22 NORTHBROOK DR FALMOUTH, ME

ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES
K 355	Portable Fire Extinguishers CFR(s): NFPA 101 Portable Fire Extinguishers Portable fire extinguishers are selected, installed, inspected, and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. 18.3.5.12, 19.3.5.12, NFPA 10 This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long term care facility failed to keep the kitchen class K portable fire extinguisher readily accessible, and visible in accordance with NFPA 101, Life Safety Code, 2012 Edition, Section 19.3.5.12., and NFPA 10, Standard for Portable Fire Extinguishers, 2010 edition, Section 6.1.3. Finding: On March 26, 2024, between 09:30 AM and 11:30 AM, a surveyor, with the Maintenance Director and Maintenance Assistant present, observed the following: 1. The Class K portable fire extinguisher in the kitchen was obstructed and obscured from view with a bread cart. The cart was moved from the extinguisher at the time of the observation. The surveyor confirmed this finding with the Maintenance Director and Maintenance Assistant at the time of the observation.

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of

The above isolated deficiencies pose no actual harm to the residents

---------- Forwarded message ---------
From: **Melissa Gouveia** <mgouveia@impactfireservices.com>
Date: Tue, Apr 9, 2024 at 2:58 PM
Subject: RE: [EXTERNAL SENDER] RE: Sedgewood Quotes
To: Lenoch, Mike <michael.lenoch1@genesishcc.com>

Should I remove that email from our records?

Quick chat w/ the svc team – provided materials are received, we'll be out Mon / Tues / Weds next week to make these repairs. If you relay to the inspector that the work is approved and we are pending materials but the work is set to be completed by end of next week, we'll turn around reports and send over to you.

Let me know.

Thanks.

Regards,

MELISSA GOUVEIA
DEFICIENCY SALES SUPERVISOR
MGOUVEIA@IMPACTFIRESERVICES.COM
O : 603-293-7531
F : 866-264-7605

IMPACT FIRE
26 HAMPSHIRE DRIVE
HUDSON, NH 03051

IMPACT FIRE

From **Impact Fire Services, LLC**
26 HAMPSHIRE DRIVE
HUDSON NH 03051
603-293-7531

RECEIVED
APR 10 2024
BY:_____

Quote No.	**2024778**
Type	Repair
Prepared By	Ashley Gregorio
Created On	09/11/2023
Valid Until	12/01/2023

Quote For **GENESIS - SEDGEWOOD COMMONS**
22 NORTHBROOK DR
FALMOUTH ME 04105
0000000000

Description of Work

We completed your sprinkler system inspection in accordance with NFPA 25 on 6/5/23 on work order #29117885. The following deficiencies were found during that time and need your immediate attention.

- **SUBMIT REPORTS TO FALMOUTH FIRE DEPARTMENT AS REQUIRED FOLLOWING REPAIRS OUTLINED BELOW**

Provide 5 year maintenance requirements as required per NFPA 25, chapter 14.2

- Conduct Alarm Valve Maintenance on One Firematic valve in accordance with NFPA 25, which includes internal inspection of one 3" alarm valve(s), strainers, filters and restricted orifices, and cleaning as necessary. Verify retard chamber or alarm drains are correctly operating and not leaking.
- Conduct maintenance on **One** Check Valve(s) in accordance with NFPA 25 which includes an internal inspection to ensure all components operate correctly, move freely and are in good condition. The technician will clean the internal components to remove build-up and debris to ensure proper functioning.
- Conduct Internal Inspection on **One** system(s) in accordance with NFPA 25, which includes opening a percentage of end caps on mains, branch lines and removing a sample of sprinklers for purpose of investigating for the presence of foreign organic, or inorganic material. Testing will occur over one day period, and then a test report will be provided to you to determine if corrective action is needed. (Piping limited to exposed piping only.)
- Remove and replace gauges to align with 5 year NFPA requirements

The dry system is due for the required air/gas leak test

Dry pipe systems shall be tested once every 3 years for gas leakage test per NFPA 25 chapter 13.4.4.2.9 which states that the system must hold air for 2 hours at 40 psi without losing 3 psi. We recommend completing this test to ensure the air supply is operating as required and the system is not leaking.

- Conduct test as stated above

Fire Department Connection due for Hydrostatic Test per NFPA 25

Per Chapter 13.7.4* Piping from the fire department connection to the fire department check valve shall be hydrostatically tested at 150 PSI (10 bar) for 2 hours at least once every 5 years.

- Remove and replace with new interior fire department connection gaskets
- Conduct operational test
- Inspect for leaks at system working pressure
- Inspect for impairments at orifice
- Provide proposal for remedy if leaks are found

Water Motor Gong is not operating as required, currently offline

The water motor gong is not operating as required.

- Remove 1/2" ball valve currently cracked/split at the seat & replace with new
- Restore water motor gong as required, if additional repairs are needed quote to follow

PRICE: $2,699.00

Sprinkler Exclusions:

- Sporadic price increases on materials may result in the need to update pricing @ time of approval.
- Please note that there is currently a worldwide shortage on various materials. We are experiencing longer than normal lead times for materials to be received. Once your material arrives at our office (if applicable), we will be in touch to schedule this important repair immediately with you. We thank you for your patience in this matter.
- Quote assumes technicians / subcontractors are not required to be vaccinated
- Price does not include any applicable taxes, those will be added at the time of invoicing based on the local tax codes.
- Price does not include removal, replacement or patching of ceiling tile, sheetrock or other building fixtures, or any painting.
- Overtime work is not included in the price if necessary.
- Price does not include "prevailing wage", "Davis-bacon rates" or any labor rated jobs that are not previously discussed and documented. If work is determined to fall under these rates, at time of approval customer to advise what "role" the repair technician will fall under for trades listed on Wage Determination sheet as well as provide certified payroll form. At this time, Impact Fire Services LLC reserves the right to revisit labor costs to ensure wages are within factored rates listed on quote.
- Providing electrical work is not included unless specifically specified.
- Any change in the scope of work as noted above will need prior written approval and is not included in the above price.
- Price does not include water department fees if applicable. Those will be billed as part of the contract directly added if applicable or mailed directly to you from the local water department - dependent on their policies.
- Any installation may require submission of plans to the fire department for a compliance review prior to undertaking work. Unless specified plans/drawings/hydraulic calculations or other engineering services are not included in the price listed below. If one is required for the job, it will be added to the bill at 30% mark up for administration through Impact Fire Services.
- Price does not include engineering control if required - will need to be quoted separately if the fire department requires at the time of permitting.
- Price does not include a permit. If one is required for the job, it will be added to the bill at cost plus $125.00 for administration.
- Price does not include a building permit. If one is required for the job, it will be added to the bill at cost plus $125.00 for administration.
- Price does NOT include a fire watch if required by the City. If one is required for the job, it will be added to the bill at 30% mark up for administration through Impact Fire Services.
- Price Does NOT include Class D licensed fire alarm technician if required by the AHJ, unless specified.
- AIA billing administration fees not included in total, invoice to reflect a 4 hour administration fee
- Price reflects completing work in a timely fashion and without delay. Should quoted work be delayed beyond our control, we reserve the right to revisit the approved total to determine if adjustments to labor totals are necessary.

IMPORTANT NOTICE TO CUSTOMER:

PAYMENT TERMS : NET 30

Services to be completed

[Sprinkler] Wet Sprinkler - Wet Sprinkler

Has an internal investigation of the pipe been performed in the last 5 years? (If no, conduct investigation) - Wet system due

for 5 year internal inspection.

*Technicians will conduct the required 5 year internal inspection of the wet system
Estimated Completion: 04/09/2024 to 05/09/2024

[Sprinkler] Dry Sprinkler - Dry Sprinkler
Has system been leak/gas tested in last 3 years? - System due for 3 year air leak test.

*Technicians will conduct the required 3 year air leakage test of the dry system
Estimated Completion: 04/09/2024 to 05/09/2024

[Sprinkler] Wet Sprinkler - Wet Sprinkler
Is the trim/valves in correct (open or closed) position? - Water motor gong alarm line shut. 1/2" ball valve split at seat. Will need to replaced valve before placing back online.

Water motor gong offline. 1/2" ball valve is split at seat. Unable to properly test.

*Technicians will remove 1/2" ball valve currently cracked/split at the seat & replace with new

Restore water motor gong as required, if additional repairs are needed quote to follow
Estimated Completion: 04/09/2024 to 05/09/2024

[Sprinkler] Dry Sprinkler - Dry Sprinkler
Has the the piping from the fire department connection to the fire department check valve been hydrostatically tested at 150 psi (10 bar) for 2 hours at least once in the last 5 years? - Fdc hydrostatic testing due

*Technicians will conduct the required 5 year hydrostatic test of the fire department connection
Estimated Completion: 04/09/2024 to 05/09/2024

[Sprinkler] Wet Sprinkler - Wet Sprinkler
Has the interior of the FDC been inspected for obstructions? - Internal due for Fdc

*Technicians will conduct the required 5 year internal inspection of the fire department connection
Estimated Completion: 04/09/2024 to 05/09/2024

Parts, labor, and fees	Quantity	Unit Price	Total
FIXED PRICE PER QUOTE -SPRINKLER LABOR	1	$2,427.00	$2,427.00
FIXED PRICE PER QUOTE - SPRINKLER MATERIAL	1	$272.00	$272.00
		GRAND TOTAL	**$2,699.00**

Terms and Conditions

1. LIMITATION OF COMPANYS LIABILITY. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, IF COMPANY IS FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO BREACH OF CONTRACT OR WARRANTY, ANY DEGREE OF NEGLIGENCE OF COMPANY, STRICT PRODUCT LIABILITY, SUBROGATION, INDEMNIFICATION OR CONTRIBUTION, OR ANY OTHER THEORY OF LIABILITY (EXCEPT FOR INTENTIONAL MISCONDUCT) ARISING FROM OR RELATING TO THIS QUOTE, PROPOSAL OR AGREEMENT, THE DESIGN, INSTALLATION, INSPECTION, TESTING, MONITORING, REPAIR, SERVICE, OPERATION OR NON-OPERATION OF THE SYSTEM OR EQUIPMENT, IN ANY RESPECT AT ALL, THE MAXIMUM LIABILITY OF THE COMPANY WILL BE LIMITED TO A SUM NEVER TO EXCEED FIVE THOUSAND DOLLARS ($5000.00), AND THIS LIABILITY SHALL BE EXCLUSIVE. THE COMPANY IS DEFINED IN THESE GENERAL TERMS AND CONDITIONS TO INCLUDE THE COMPANYS EMPLOYEES, AGENTS AND SUBCONTRACTORS. THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR, AMONG OTHER THINGS, LOST PROFITS; BUSINESS INTERRUPTION; LOSS OF PROPERTY, DAMAGED PROPERTY OR LOSS OF USE OF PROPERTY; PERSONAL INJURIES AND DEATH; CROSS-CLAIMS AND CLAIMS FOR

INDEMNITY AND CONTRIBUTION; AND THE CLAIMS OF THIRD PARTIES. ALSO COVERED BY THIS LIMITATION ARE, AMONG OTHERS, THE FOLLOWING TYPES OF DAMAGES: DIRECT, INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL AND PUNITIVE.

2.**WAIVER OF SUBROGATION**. Customer understands that COMPANY IS NOT AN INSURER. Customer is responsible for obtaining all insurance Customer believes is necessary. To the fullest extent permitted by applicable law, Customer and Customers insurance company release Company from any liability for any loss, event or condition covered by Customers insurance.

3.**INDEMNIFICATION**. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS COMPANY FROM ANY AND ALL LIABILITY (EXCEPT INTENTIONAL MISCONDUCT) AGAINST ALL THIRD PARTY CLAIMS OR LOSSES (INCLUDING PAYMENT OF COMPANYS ATTORNEYS FEES AND COSTS) BROUGHT AGAINST COMPANY ARISING FROM OR RELATING TO THIS QUOTE, PROPOSAL OR AGREEMENT, THE DESIGN, INSTALLATION, INSPECTION, TESTING, MONITORING, REPAIRING, SERVICING, OPERATION OR NON-OPERATION OF THE SYSTEM OR EQUIPMENT, IN ANY RESPECT AT ALL, BUT (a) ONLY TO THE EXTENT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENT ACTS OR OMISSIONS OF THE CUSTOMER OR ANY THIRD PARTY, AND (b) FROM THE COMPANYS OWN NEGLIGENCE OF ANY KIND OR DEGREE. NOTHING CONTAINED HEREIN, INCLUDING (b) ABOVE, SHALL BE CONSTRUED TO REQUIRE ANY INDEMNIFICATION WHICH WOULD RENDER OR MAKE THIS CLAUSE, IN WHOLE OR IN PART, VOID AND/OR UNENFORCEABLE UNDER APPLICABLE LAW.

4.**LIMITED WARRANTY**. For ninety (90) days from the date that the Company sells and installs any part, component or system subject to this Quote, Proposal or Agreement, Company warrants that if any such part, component or system does not work because of a defect in material or workmanship, Company will repair or replace that part or component at no charge to Customer. This Limited Warranty does not cover batteries, nor does it apply if the part, component or system has been damaged by Customer, accidents, power surges, misuse, vandalism, lack of proper maintenance, or unauthorized changes, or acts of God (such as fires, earthquakes, floods, tornadoes, etc.). This Limited Warranty is the only warranty Company makes, and takes the place of all other warranties whether express or implied. THE COMPANY MAKES NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ANY AND ALL SUCH WARRANTIES BEING EXPRESSLY WAIVED.

5.**CUSTOMERS AGREEMENTS**. Unless Customer has contracted in writing with the Company to do so, it is the sole and exclusive responsibility of Customer to test, inspect, maintain, repair, clean and service (collectively the Service) all security alarm and fire protection equipment and systems at the Customers premises, including without limitation, any and all burglar alarm equipment and systems, fire alarm and suppression systems and equipment, fire extinguishers, fire sprinkler systems, kitchen suppression systems, and kitchen exhaust hoods and related duct work. If the Customer has contracted with the Company for any Service, Company assumes no liability for, and is in no way responsible for, any damage or loss which may occur between any contracted-for Service.

6. FUTURE WORK AND SERVICES. ANY WORK OR SERVICES THAT THE COMPANY PROVIDES TO THE CUSTOMER IN THE FUTURE IS SUBJECT TO ALL OF THE ABOVE TERMS (TERMS 1 THROUGH 5) OF THIS WORK ORDER, UNLESS OTHERWISE AGREED TO BETWEEN THE CUSTOMER AND THE COMPANY IN WRITING.

Approved by Mike Lenoch on 4/9/2024 02:52pm from IP address 98.229.108.222

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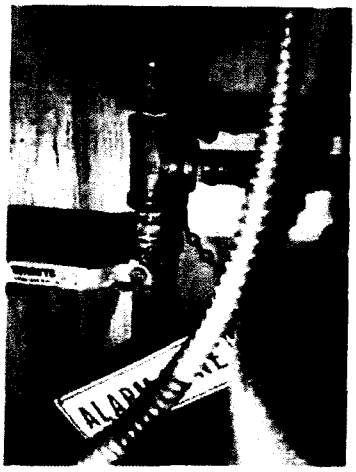
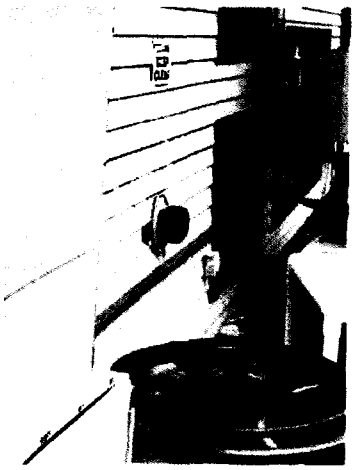
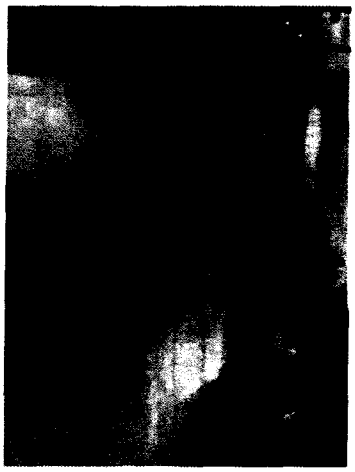
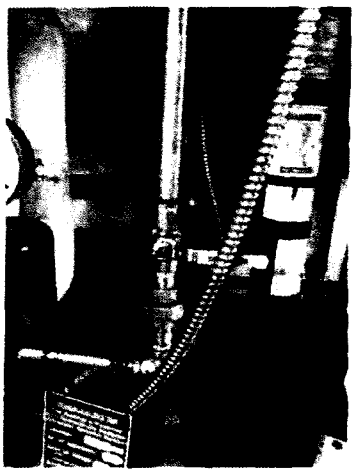
APR 10 2024
BY:

Photos

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BY:_____

KITCHEN KLEAN INC.

P.O. BOX 754
EPSOM, NH 03234
24/7 Emergency Phone:
800-736-4484

Job Name: Sedgewood Commons
Contact Name:
Date of Service: 3/28/24
Job Time ☐ AM ☐ PM
Address:
City/State/Zip Falmouth, ME 04105

Special Instructions:
☐ 40' Ladder Required
☐ Portable Required
☐ Extra Hose Required

Need New Filters: Yes / No

Size: x x

	Frequency of Cleaning:	System One ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual	System Two ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual	System Three ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual
PRE CLEANING CHECKS	Exhaust fan operational	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Hinge kits needed for exhaust fan	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Bare Wires / Exposed wires / wiring too short	☐ YES ☑ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Outlets protected	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Hood lights operational	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Grease accumulation on roof surface	☐ YES ☑ NO ☐ ROOF DAMAGED	☐ YES ☐ NO ☐ ROOF DAMAGED	☐ YES ☐ NO ☐ ROOF DAMAGED
	Overall grease condition of system	☑ MODERATE ☐ HEAVY ☐ EXTREME	☐ MODERATE ☐ HEAVY ☐ EXTREME	☐ MODERATE ☐ HEAVY ☐ EXTREME
	Additional access panels required	☐ YES ☑ NO	☐ YES ☐ NO	☐ YES ☐ NO
SERVICES PERFORMED	Hood Cleaned	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Vertical duct cleaned	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Horizontal duct cleaned	☑ YES ☐ NO ☐ NA	☐ YES ☐ NO ☐ NA	☐ YES ☐ NO ☐ NA
	Exhaust fan cleaned	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Number of access panels opened			
AREAS NOT CLEANED	Duct	☐ Insufficient access ☐ Other:	☐ Insufficient access ☐ Other:	☐ Insufficient access ☐ Other:
	Fan ☐ Unable to remove fan	☐ Insufficient access ☐ Other:	☐ Insufficient access ☐ Other:	☐ Insufficient access ☐ Other:
	Other	☐ Insufficient access ☐ Other:	☐ Insufficient access ☐ Other:	☐ Insufficient access ☐ Other:
INSPECTION ONLY	These areas were inspected for grease accumulation	☐ Hood ☐ Duct ☐ Fan	☐ Hood ☐ Duct ☐ Fan	☐ Hood ☐ Duct ☐ Fan
POST-CLEANING CHECKS	Exhaust system tests	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Exhaust fan restarted	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Pilot lights set	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Ceiling tiles replaced	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO
	Floor mopped	☑ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO

COMMENTS:

This report is a courtesy and is not to be construed in any manner as a safety or compliance inspection. It is your responsibility to ensure your system is properly and safely designed, constructed and maintained and that it complies with all applicable local, state, federal and industry law, codes and requirements.

Signature

3/28/24
Date