



Tran Tang <tran.tang@jlahome.com>

Requested Approval - Wilmer, TX - Summit Fire for damage caused from water

5 messages

James Burford <james.burford@ship8.com>
To: Jessica Jeng <jessica.jeng@jlahome.com>, Nancy Hattersley <nancy.hattersley@jlahome.com>
Cc: Ron Capranos <ron.capranos@ship8.com>, AP Department <ap.dept@jlahome.com>

Jessica,

Please approve for the attached estimated repair of damage caused by water. Not sure how water got to this based on the pictures John sent. I have asked for Summit to



SHIP8 INC.

James Burford
Regional Facilities Director
311 International Trade Pkwy
Port Wentworth, GA 31407

C:912.507.7881

From: Timothy Rodgers [TX-DAL] <trodgers@SummitFireSecurity.com>
Sent: Monday, May 12, 2025 2:11 PM
To: James Burford <james.burford@ship8.com>; Larry Gifford [TX-DAL] <LGifford@SummitFireSecurity.com>; Robert Harvey [TX-DAL] <RHarvey@SummitFireSecurity.com>
Cc: Nancy Hattersley <nancy.hattersley@jlahome.com>; John Poole <John.poole@nfiindustries.com>
Subject: RE: Fire Alarm/Riser issue - important

Very strange, I don't see how it could be from the sprinkler.

Labor- \$465
FIKM500M- \$131.25
Trip Charge- \$85

Assuming only one module needs to be replaced, we can complete the repair for 681.25+tax



Timothy Rodgers
Fire Alarm & Security Manager
D 817-854-8476
C 817-480-1077
1203 S. 2nd Avenue
Mansfield, TX 76063
Office: 817-842-1220
www.summitfiresecurity.com

This is a commercial email sent by Summit Companies or one of its affiliates, with an office located at 1250 Northland Drive, Suite 200, Mendota Heights, MN 55120. If you no longer wish to receive our emails, please click here. **IMPORTANT:** Information contained in this e-mail may be privileged, confidential, and subject to other protections, including, but not limited to, the Electronic Communications Privacy Act, 18 U.S.C. Section: 87E

From: James Burford <james.burford@ship8.com>
Sent: Monday, May 12, 2025 11:25 AM
To: Larry Gifford [TX-DAL] <LGifford@SummitFireSecurity.com>; Robert Harvey [TX-DAL] <RHarvey@SummitFireSecurity.com>; Timothy Rodgers [TX-DAL] <trodgers@SummitFireSecurity.com>
Cc: Nancy Hattersley <nancy.hattersley@jlahome.com>; John Poole <John.poole@nfiindustries.com>
Subject: Fw: Fire Alarm/Riser issue - important

CAUTION: This email originated from outside the organization. Do not follow guidance, click links, or open attachments unless you **KNOW** the content is safe.
Larry/Robert/Tim - Can someone send me an estimate on how much it would cost for this to be looked at and repaired? It is odd how there is water splash on the wall there, but nothing above

5/20/25, 12:09 PM

E&E Co., Ltd. Mail - Requested Approval - Wilmer, TX - Summit Fire for damage caused from water

James Burford

Regional Facilities Director

[311 International Trade Pkwy](#)

[Port Wentworth, GA 31407](#)

C:912.507.7881

From: Poole, John <john.poole@nfiindustries.com>

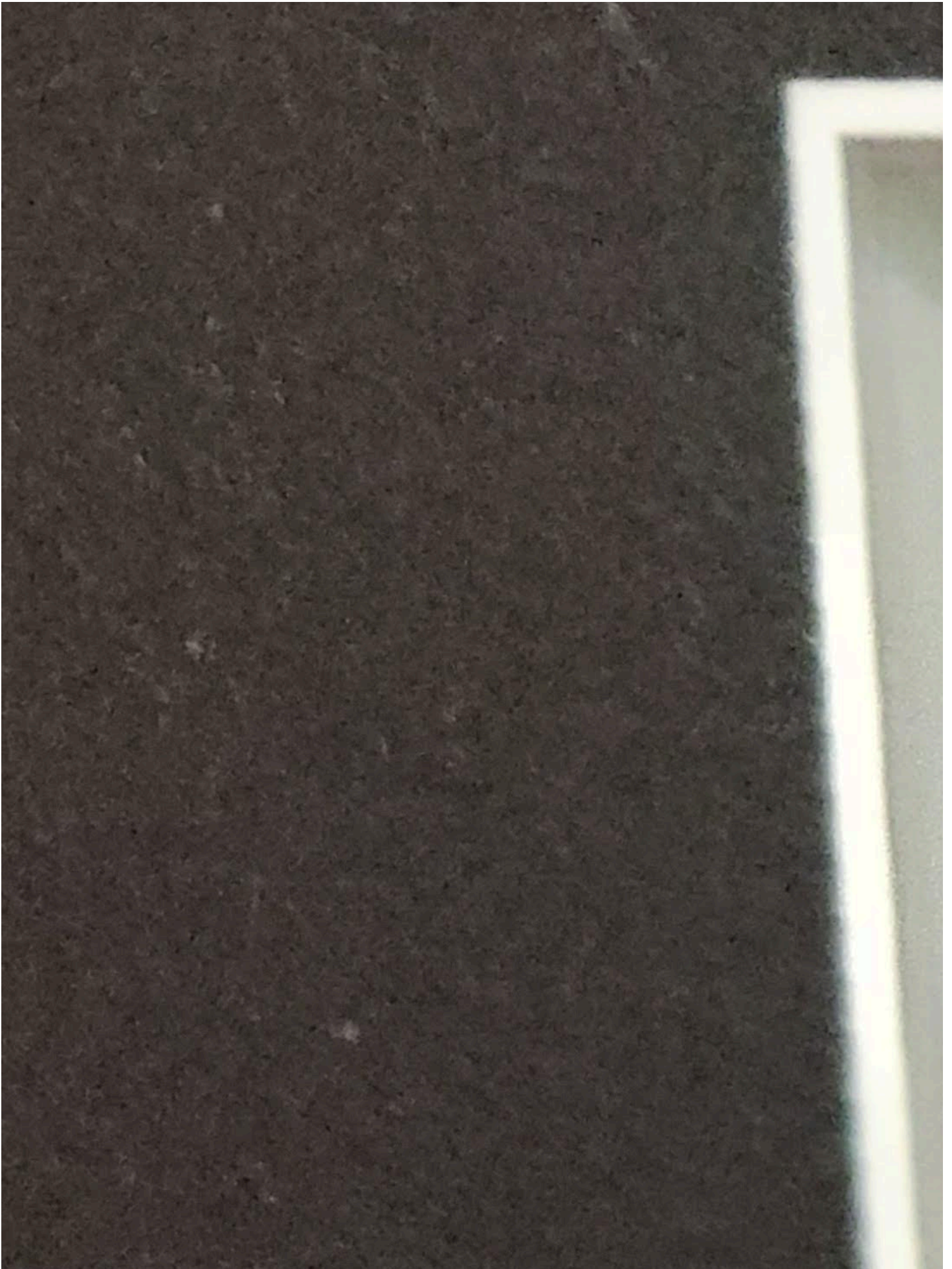
Sent: Monday, May 12, 2025 8:45 AM

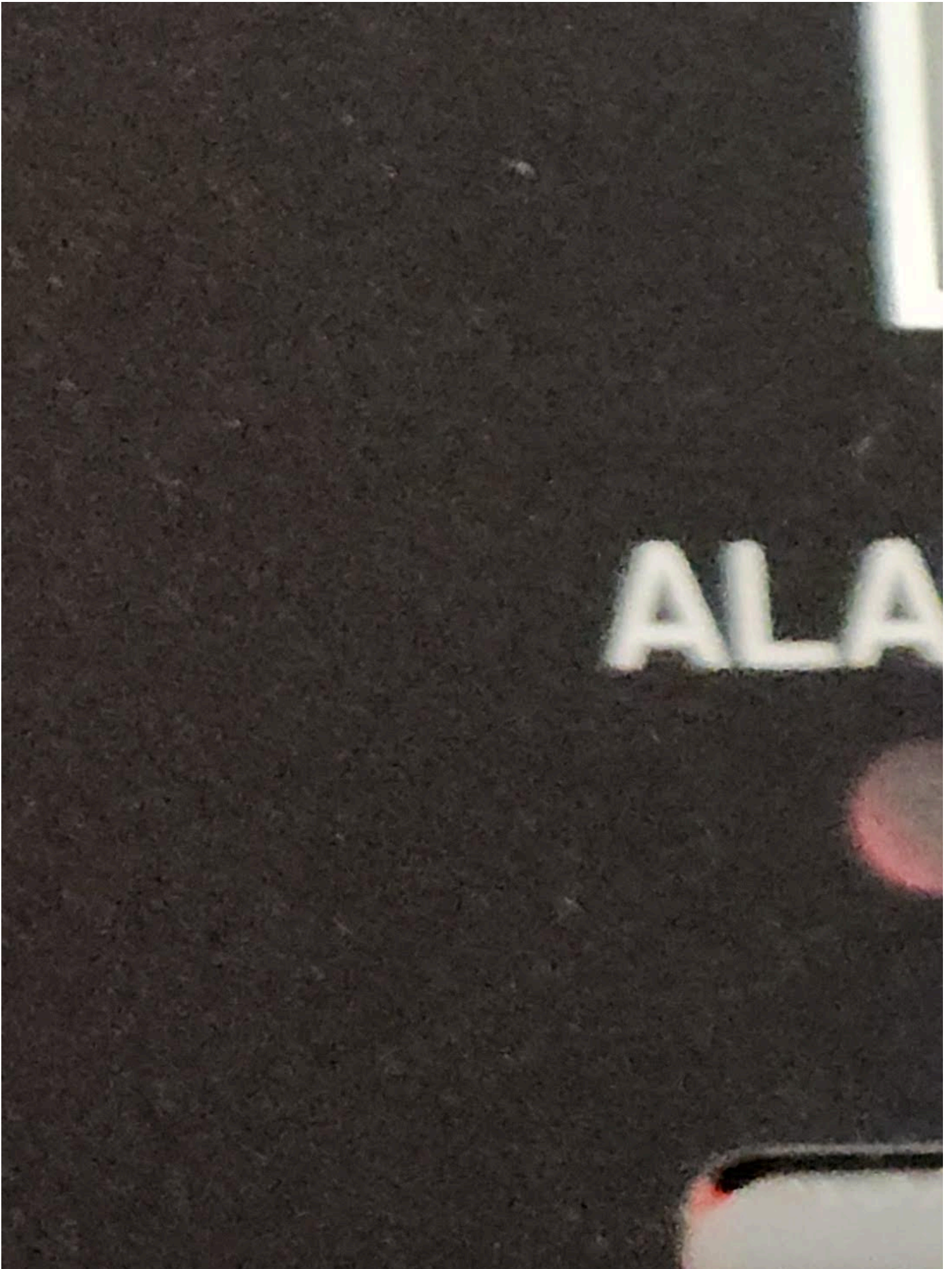
To: James Burford <james.burford@ship8.com>

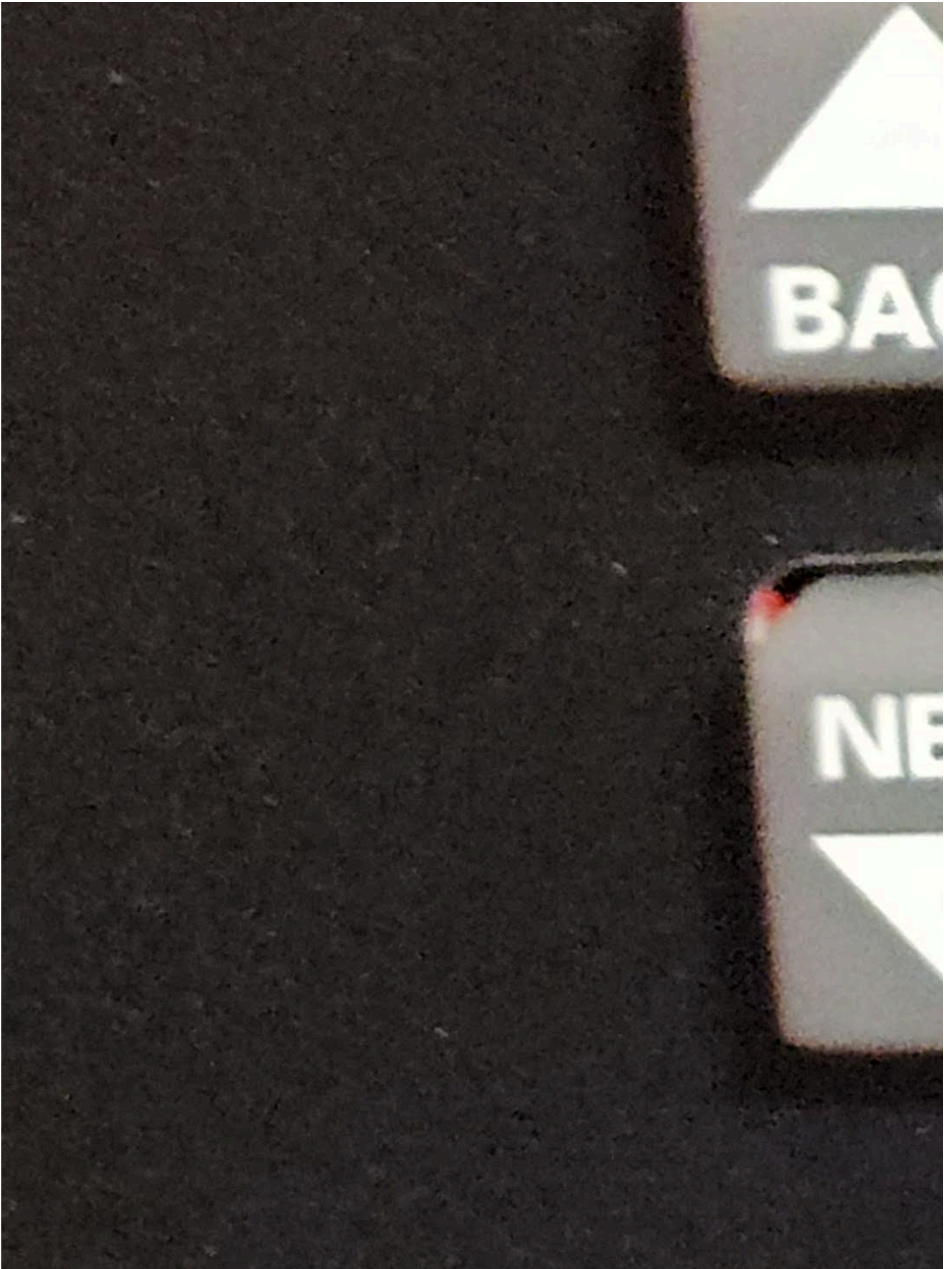
Subject: Fire Alarm/Riser issue - important

James - the alarm was given the following troubled condition that i never saw before. When i went to check out Riser 9, which is what was reference in the fault indicator, I saw a potential pipe

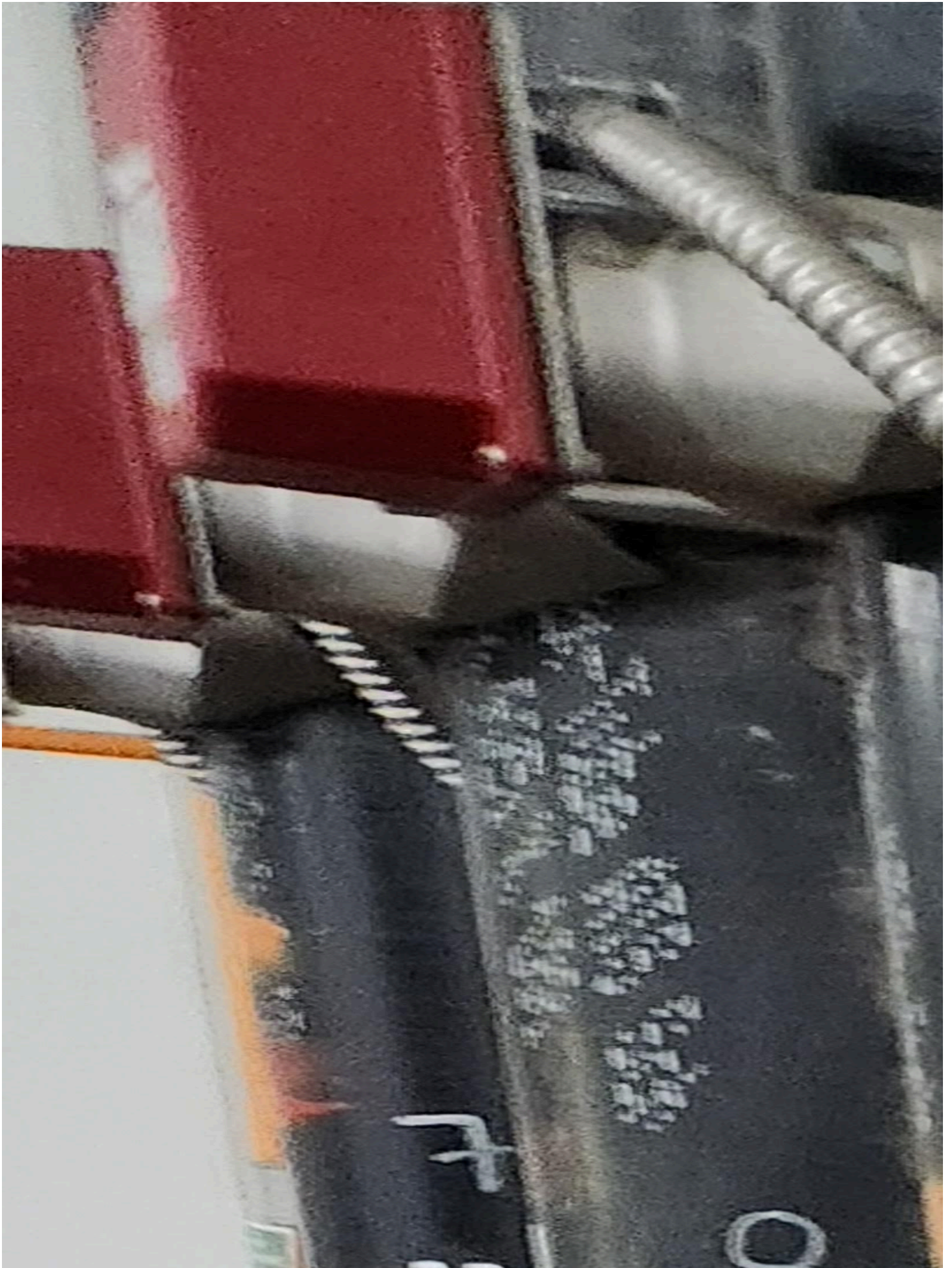


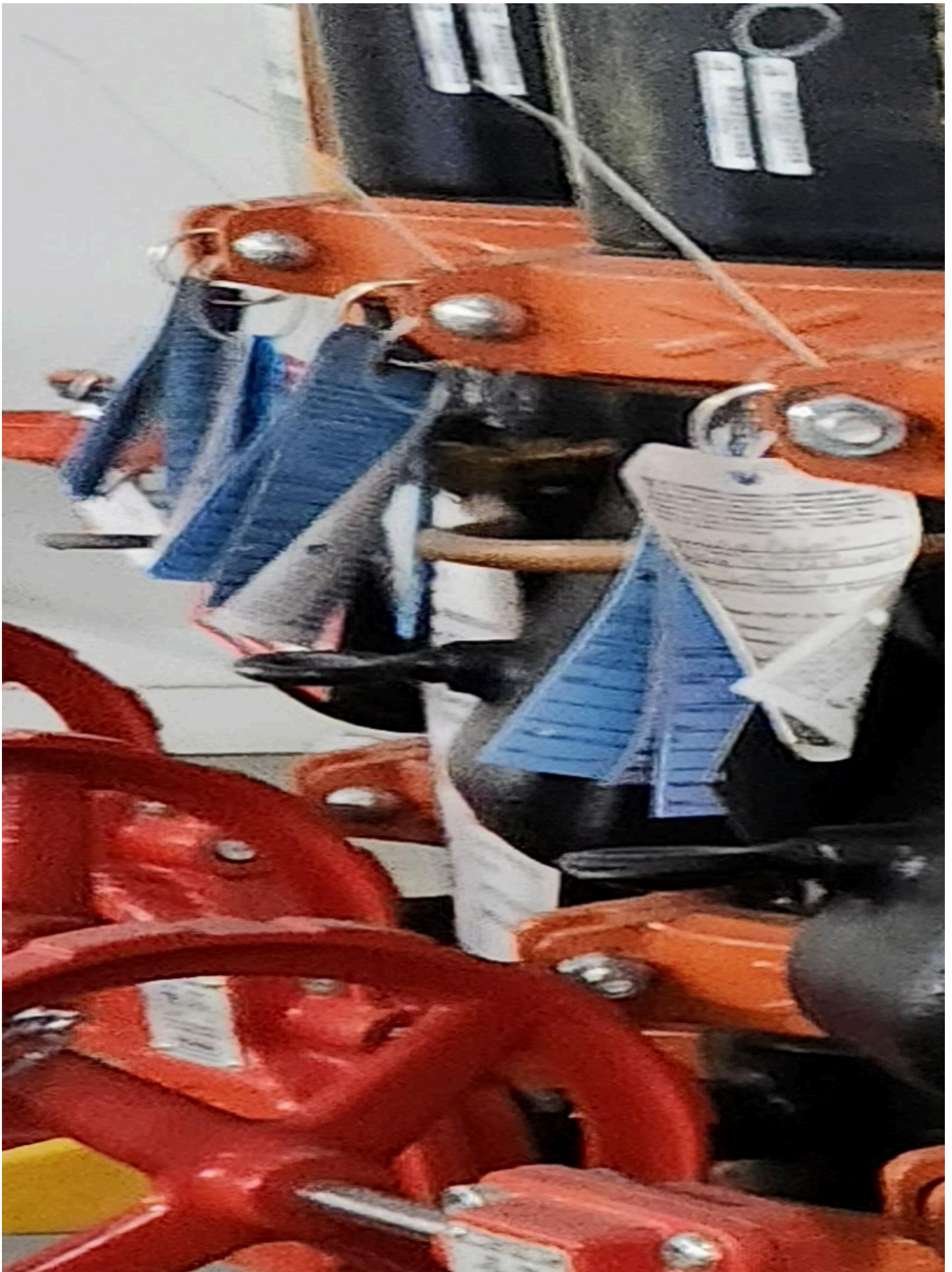






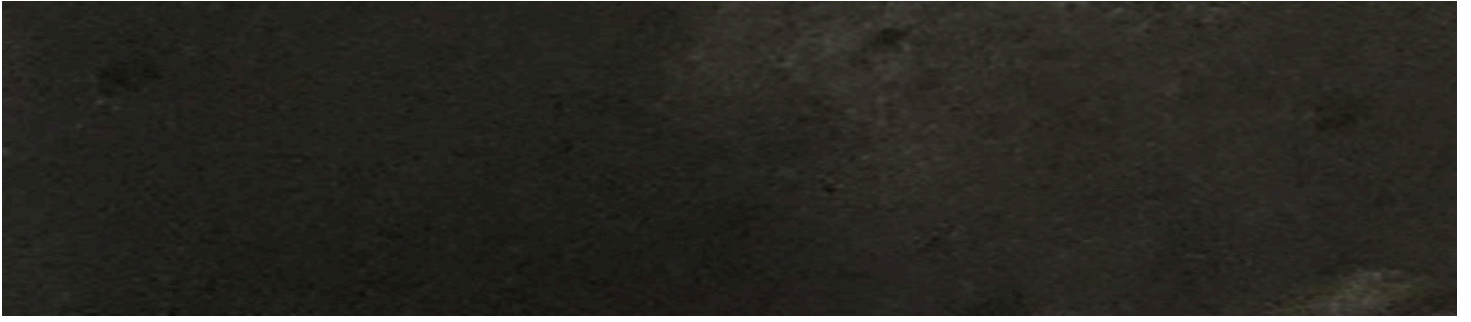












John Poole
General Manager

o: 972-534-9451
c: 254-258-4955

[2101 Millers Ferry Road](#) Wilmer, TX 75172

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This e-mail, including any attachments, contains information that may be privileged and confidential and subject to legal restrictions and penalties regarding its unauthorized disclosure or use.

 **2025 05 12 Wilmer, TX - Summit Fire Water Damage.pdf**
10194K

Jessica Jeng <jessica.jeng@jlahome.com>

Mon, May 12, 2025 at 3:59 PM

To: James Burford <james.burford@ship8.com>, Nancy Hattersley <nancy.hattersley@jlahome.com>

Cc: Ron Capranos <ron.capranos@ship8.com>, AP Department <ap.dept@jlahome.com>, Flora Chu <flora.chu@jlahome.com>, janis.auyang@jlahome.com

Hi James:

Please tell John that we have no choice but put this repairs on hold until NFI pays our rent in full. We haven't received their response about the rent short payment for weeks. No one provides reason and details to us. Thanks

Regards,

Jessica Jeng

Corporate Controller

E & E Co. LTD dba JLA Home

(510) 490-9788 x 458

(510) 403-7240 (direct)

jessica.jeng@jlahome.com

From: James Burford <james.burford@ship8.com>

Sent: Monday, May 12, 2025 12:02 PM

To: Jessica Jeng <jessica.jeng@jlahome.com>; Nancy Hattersley <nancy.hattersley@jlahome.com>

Cc: Ron Capranos <ron.capranos@ship8.com>; AP Department <ap.dept@jlahome.com>

Subject: Requested Approval - Wilmer, TX - Summit Fire for damage caused from water

Jessica,

Please approve for the attached estimated repair of damage caused by water. Not sure how water got to this based on the pictures John sent. I have asked for Summit to check for any possible spray leak. Total estimated cost if it is just 1 damaged unit is \$ 681.25.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

'Rose, Marcus' via ap.dept <ap.dept@jlahome.com>

Thu, May 15, 2025 at 12:29 PM

Reply-To: "Rose, Marcus" <marcus.rose@nfiindustries.com>

To: Jessica Jeng <jessica.jeng@jlahome.com>

Cc: Jaime Foyle <Jaime.Foyle@nfiindustries.com>, Troy Adams <troy.adams@nfiindustries.com>, John Poole <john.poole@nfiindustries.com>, Nancy Hattersley <nancy.hattersley@jlahome.com>, Flora Chu <flora.chu@jlahome.com>, ap.dept@jlahome.com, Janis Auyang <janis.auyang@jlahome.com>, Brannon Rowlett <brannon.rowlett@nfiindustries.com>

Jessica,

I'm writing to formally request that you proceed with the necessary fire suppression system repair at our leased premises at [2101 Millers Ferry Rd, Wilmer, TX](#), without further delay.

As you know, this repair pertains to a life safety system that is critical to the safe operation of the facility. Per **Section 7.2 of the Lease**, maintenance and repair of the fire sprinkler system falls squarely within the Lessor's obligations. This obligation is **not contingent on payment of disputed operating expense reconciliations**, which are currently under formal protest and being evaluated in good faith.

Attached is a formal notice reiterating our position and requesting immediate action. We respectfully reserve all rights under the Lease, including our ongoing protest of the disputed reconciliation.

Please confirm that your team will proceed with the repair.

Best regards

Marcus



Marcus Rose | Director of Real Estate

a: TRIAD1828 CENTRE, 2 Cooper Street, Camden, NJ, 08102

m.a.: P.O. Box 96001, Camden, NJ, 08101

o: 609.299.1842

e: Marcus.Rose@nfiindustries.com



From: Jessica Jeng <jessica.jeng@jlahome.com>
Sent: Monday, May 12, 2025 6:59 PM
To: James Burford <james.burford@ship8.com>; Nancy Hattersley <nancy.hattersley@jlahome.com>
Cc: Ron Capranos <ron.capranos@ship8.com>; AP Department <ap.dept@jlahome.com>; Flora Chu <flora.chu@jlahome.com>; janis.auyang@jlahome.com <janis.auyang@jlahome.com>
Subject: RE: Requested Approval - Wilmer, TX - Summit Fire for damage caused from water

[Quoted text hidden]

--
Renee Doman
Senior Accountant

o: 856-283-0497 | c: 267-825-2316
renee.doman@nfiindustries.com
www.nfiindustries.com
2 Cooper Street, Camden, NJ 08102



[Quoted text hidden]

Flora Chu <flora.chu@jlahome.com>
To: James Burford <james.burford@ship8.com>
Cc: jessica.jeng@jlahome.com, Nancy Hattersley <nancy.hattersley@jlahome.com>, ap dept - jla <ap.dept@jlahome.com>

Mon, May 19, 2025 at 4:57 PM

Hi James,

Re-sending this message and removed the attachment due to large size.

[Jessica had approved the repair, please coordinate accordingly.](#)

Thanks,

Flora

From: James Burford <james.burford@ship8.com>
Sent: Monday, May 12, 2025 12:02 PM
To: Jessica Jeng <jessica.jeng@jlahome.com>; Nancy Hattersley <nancy.hattersley@jlahome.com>
Cc: Ron Capranos <ron.capranos@ship8.com>; AP Department <ap.dept@jlahome.com>
Subject: Requested Approval - Wilmer, TX - Summit Fire for damage caused from water

Jessica,

[Quoted text hidden]

James Burford <james.burford@ship8.com>
To: Flora Chu <flora.chu@jlahome.com>
Cc: Jessica Jeng <jessica.jeng@jlahome.com>, Nancy Hattersley <nancy.hattersley@jlahome.com>, ap dept - jla <ap.dept@jlahome.com>

Tue, May 20, 2025 at 10:26 AM

AP - Please provide a PO # for the attached.



SHIP8INC.

James Burford
Regional Facilities Director
[311 International Trade Pkwy](#)
Port Wentworth, GA 31407

C:912.507.7881

From: Flora Chu <flora.chu@jlahome.com>
Sent: Monday, May 19, 2025 7:57 PM
To: James Burford <james.burford@ship8.com>
Cc: Jessica Jeng <jessica.jeng@jlahome.com>; Nancy Hattersley <nancy.hattersley@jlahome.com>; ap dept - jla <ap.dept@jlahome.com>
Subject: RE: Requested Approval - Wilmer, TX - Summit Fire for damage caused from water

[Quoted text hidden]

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