

**FIRE PROTECTION DIVISION**  
*Fire Protection Service/Inspections*  
**FIRE SPRINKLERS SAVE LIVES**  
**24 Hr Emergency Service**  
**888.217.7055**



## INSPECTION AGREEMENT

Date: 3/26/2025

Quotation Number: CHIS-25-0326

Agreement Submitted To: (Hereafter "Purchaser")

Wheaton Property Partners c/o Waveland Property Group  
117 W. Willow St.  
Wheaton, IL 60187  
(630) 472-9800  
[nsands@wavelandprop.com](mailto:nsands@wavelandprop.com)

Project Name and Location:

Wheaton Property Partners  
120 E Liberty Dr.  
Wheaton, IL 60187  
(630) 230-1221  
ATTN: Nathan Sands

Dear Nathan,

We position ourselves as team players, sharing with you a vision of continuous improvement. Our commitment to your complete satisfaction extends from our branch staff to our corporate management. We know we must earn your business every day by providing exceptional service. We look forward to an exciting future of mutual growth and success!

Shambaugh & Son, L.P. ("S&S"), shall provide testing and inspection services on the systems and equipment specified herein (the "Work"), **SUBJECT TO THE "S&S GENERAL TERMS AND CONDITIONS."**

S&S shall inspect and test all listed systems at frequency and period of performance as indicated, reporting to you all needed items of maintenance, repairs and replacements, which in the judgment of S&S may be necessary. See Table on page 2.

If you have any questions or concerns, please don't hesitate to contact us. We look forward to working together soon. Thanks, and take care!

Sincerely,

*Mia Fabian*

Mia Fabian  
Service Account Representative • Chicago Fire Protection Group  
Phone: (630) 720-1344  
Email: [mfabian@shambaugh.com](mailto:mfabian@shambaugh.com)

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SHAMBAUGH.COM  
QUOTATION # CHIS-25-0326

## ANNUAL INSPECTION SCOPE

Inspection and testing shall be performed on the system(s) referenced below and includes a report to be submitted promptly to the Purchaser identified on the cover page and indicated in the execution block below ("Purchaser") outlining all items needing maintenance, repairs and/or replacements, which, in the judgment of Shambaugh & Son, L.P. ("S&S"), may be necessary. S&S shall inspect and test the fire suppression and/or alarm systems in accordance with the applicable NFPA requirements and per the frequency schedule listed herein, and S&S shall have no greater responsibility than to perform per said NFPA requirements. (Frequency determined by Purchaser's desire if they deviate from NFPA). All work to be performed in accordance with the terms and conditions of this Agreement. The inspections and tests shall be performed by qualified inspectors meeting any and all requirements of the applicable Authority Having Jurisdiction ("AHJ").

Current List of Equipment in the Facility	
EQUIPMENT	QUANTITY
<b>Fire Sprinkler Inspection</b>	
Wet Systems	5
Preaction/Deluge Systems	2
<b>Fire Pump Testing</b>	
Electric Fire Pump Full Flow (Annual)	1
Electric Fire Pump Churns (Monthly)	11

## WORKING CONDITIONS

- This proposal and, if executed, Agreement is/are based on the work being performed from an unobstructed concrete floor during normal working hours (Monday – Friday, excluding holidays, between 7:00 AM and 3:30 PM).
- A representative of Purchaser shall provide S&S with access to all alarm codes and each sprinkler room and any other locations as may be required, to put the equipment listed above ("Equipment") on test for the duration of the work and services described herein ("Work"). Upon completion of the Work, all Equipment shall be taken off test mode and put back in service. In the event the Equipment has malfunctioned after S&S has left the premises, any repairs shall be performed by S&S upon request by Purchaser and shall be paid on a time and material basis plus markup for overhead and profit at S&S's standard rates ("T&M").
- S&S is not responsible for malfunctions to Equipment during the Work. All repairs will be made on a T&M basis as described above and are outside the scope of Work described in this Agreement.
- All Work accepted and identified in the scope described herein shall be performed per applicable codes. Upon completion, S&S shall provide Purchaser with a report with pricing to repair any deficiencies that were observed during the inspection. This Agreement does not require, nor does the Work include a requirement, that S&S thoroughly review or analyze the Equipment in a manner to identify all deficiencies within the Equipment; rather, S&S is only required to perform the Work as expressly required by applicable code unless the Work description expressly includes additional responsibilities.

## ITEMS EXCLUDED FROM THIS PROPOSAL / AGREEMENT

- ALL TESTING & INSPECTIONS REQUIRED IN NFPA. ONLY LISTED SERVICES NOTED ABOVE.
- DRAIN DOWN FEES.
- FIRE WATCH.
- PREVENTATIVE MAINTENANCE, DEFICIENCY REPAIRS, OR MODIFICATIONS TO ANY SYSTEM EQUIPMENT.
- INTERNAL INSPECTIONS OF EQUIPMENT.
- PERFORMANCE AND PAYMENT BONDS.
- PREMIUM TIME, DOUBLE TIME, OR SHIFT DIFFERENTIALS.
- CITY FEES, PERMIT FEES.
- WARRANTY.
- INTERNAL INSPECTION OF BACKFLOW.
- FIRE DEPARTMENT CONNECTION HYDROSTATIC TEST.
- FIRE HOSE VALVE / FLOW TEST.

## ACCEPTANCE AND ACKNOWLEDGEMENT

**PERIOD OF PERFORMANCE:** The Work described in this Agreement shall begin at 12:01AM on 3/1/2025 and shall be automatically renewed and shall continue for a period of **5 Years**, as accepted below, from this date until the same shall be terminated by either party provided written notice of termination is given within 30 days prior to the expiration of this Agreement or each subsequent anniversary date thereof. Purchaser shall pay to S&S after the first inspection has been made, and annually thereafter in the same month as the first payment made in the first year. Said inspection(s) and test service excludes repairs, maintenance, material and/or equipment.

## FREQUENCIES

**SPRINKLER: (1) ANNUAL**

**FIRE PUMP: (1) ANNUAL FLOW TEST, (11) MONTHLY CHURNS**

Schedule of Values			
DESCRIPTION OF WORK	VALUE	MONTH BILLED	YEARS BILLED
✓ Annual Sprinkler & Fire Pump	\$1,550.00	April	2025 - 2029
✓ Fire Pump Monthly Churns	\$2,200.00	April	2025 - 2029

✓ Annual Price: **\$3,750.00** P.O.# \_\_\_\_\_

**PRICING ABOVE IS GOOD FOR 30 DAYS.**

## PAYMENT TYPE (select one)

- ☒ Purchaser will be invoiced.  
☐ Purchaser to pay by credit card. An additional credit card processing fee of 3% will apply.

**WITH ACCEPTANCE OF THIS PROPOSAL AND EXECUTION OF THIS AGREEMENT, PURCHASER BECOMES A PREFERRED CUSTOMER AND WILL RECEIVE:**

- Priority Emergency Service Response.
- Confidence in Code Compliance.
- Deficiency quotations will be provided within 48 hours completion of the inspection.

**PURCHASER'S ACCEPTANCE:** Purchaser hereby agrees to be bound by the terms of this Agreement, including the S&S General Terms and Conditions available at <https://www.shambaugh.com/forms/> and incorporated as if fully set forth herein.

## AUTHORIZED BY:

  
(Signature)

Title:

BUILDING ENGINEER

Date: 4/5/25

## ONLY FULLY EXECUTED AFTER AUTHORIZED SIGNATURE FROM:

  
BEN DYE, SERVICE MANAGER

DATE: 04/08/2025