

Completed DR 9/16/25
Acc# 5330

Affiliated Customer Service, Inc.

1441 Branding Ave. Ste. 260
Downers Grove, IL 60515
Phone: (630) 434-7900 Fax: (630) 434-1333

INVOICE # R104439

DATE: 8/4/2025
CUST PO #:
ORDERED BY:
DEPARTMENT:
CALL TYPE:
PROJECT REP: David Jackson

BILL TO: [Customer ID: COMPLAZ]

ZELLER MANAGEMENT
NXS# vendor # aff003-Property #26
PO Box 7710
MERRIFIELD, VA 22116-7710

JOB ADDRESS: [Location ID: 12048]

COMMERCE PLAZA
2001, 2021, & 2015 SPRING ROAD
OAK BROOK IL 60521

Phone: 630-954-6145

SERVICE CONTRACT #: P14946Q

INVOICE FOR TEST ONLY CONTRACT. START DATE: 09/01/2025 END DATE: 08/31/2026 BILLED ANNUALLY

PHASE	DATE	QUANTITY	U/M	PART NO	DESCRIPTION	UNIT PRICE	TOTAL
110		1.00		MB	ANNUAL FIRE ALARM SYSTEM SERVICES WHICH INCLUDES:	7,129.00	7,129.00

* Annual 100% Fire Alarm System Test
and Inspection per the terms of the
referenced agreement

* Annual Reports of Test Results (Copies
provided to customer for Fire Department
review)

For:
2001, 2021, & 2015 SPRING ROAD
OAK BROOK, IL 60521

YOUR FIRE ALARM COMPANY Gamewell-FCI by Honeywell Award Winner

Going Green? Send an email to invoices@affiliatedinc.com to receive invoices via email.

SUB TOTAL:	7,129.00
TAXABLE	0.00
TAX [8.0%]	0.00
TOTAL:	7,129.00

Tested = 9/3-4-5/25

Sent to Ariela Am
9/16/25
Fice

TERMS: All Accounts are payable within 10 days of invoice date
1.50% per month will be added to accounts 30 days past due



Acc # 5330

\$7,129.00

AFFILIATED CUSTOMER SERVICE, INC.
 AFFILIATED TECHNOLOGIES, INC.
 AFFILIATED SYSTEMS, INC.
 1441 Branding Lane, Suite 260
 Downers Grove, IL 60515
 PHONE: (630) 434-7900 | FAX: (630) 434-1333
 www.AFFILIATEDINC.com
 info@AFFILIATEDINC.com



Preventive Maintenance Agreement

Agreement Number: 14946Q
 DATE: 07/28/2022
 cglvnn@affiliatedinc.com

FIRE ALARM SYSTEMS • MASS NOTIFICATION SYSTEMS • EMERGENCY LIGHTING • MONITORING

Effective from:			Effective to:		
Month	Day	Year	Month	Day	Year
08	01	2025	07	31	2026

Inspections
Annually
4

Please choose the preferred inspection month(s)											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

\$7,129.00
 Annually

Property: 2001, 2021 & 2015 Spring Rd. Oak Brook, IL. 60521

INCLUDED COVERAGE:

FIRE ALARM TEST AGREEMENT (STANDARD)

At the convenience of the Customer, Affiliated will schedule the test and inspections of 100% of the Fire Alarm Equipment listed on the subsequent pages and test the operation of the panel at the scheduled intervals. During the inspection(s), Affiliated will supply two (2) trained technicians – one (1) field technician and one (1) control panel auditor. Customer will be provided with immediate documentation of test results and will be notified of any deficiencies found during the inspection(s). Upon completion of the inspection, formal documentation of test results will be available for the customer and the local fire department. Service, repair, and replacement are available on a time and material basis unless otherwise noted. Customer will receive service call priority response over non-contract customers and access to 24-hour emergency service.

7/31/25
 Sent to Am

Commerce Plaza Property, L.L.C.
 Zeller Realty Group
 (Customer)
 2015 Spring Road Suite 125
 Oak Brook, IL 60523
 Attn: Dave Reiniche T: 630-954-6145

AFFILIATED CUSTOMER SERVICE, INC.
 (Affiliated)

1441 Branding Lane; Suite 260
 Downers Grove, IL 60515
 P: (630) 434-7900 | F: (630) 434-1333

Authorized by: _____

Date: _____ P.O. #: _____

Company Representative: Chris Glynne
 Phone Number: (630) 434-7900

TERMS AND CONDITIONS:

Equipment must be in good working order prior to the effective date of this agreement. Any parts or labor necessary to bring the equipment up to good working order will incur an additional charge. This agreement does not cover service and parts required due to vandalism, accidents, fire, water, storm, negligence or misuse, power failures, current fluctuations, lightning surges, Daylight Savings changes, telephone lines, repairs performed by others, repairs to waterflows, sprinklers, and halon systems, electrical wiring, or for any cause external to the equipment. Specification changes, alterations or attachments may require a change in maintenance charges. When, in Affiliated's opinion, a shop reconditioning or equipment repair is necessary because normal repair and parts replacement cannot keep the equipment in satisfactory operating condition, Affiliated will submit a cost estimate. Such work, if authorized by the customer, will be in addition to the maintenance charge. Customer is to provide a ladder, if required. Affiliated shall not be responsible for delays or inability to provide service calls due to, but not limited to, strikes, accidents, embargoes, acts of God or any other event beyond its control. When applicable, Customer is responsible for the property's fire pump during testing. Affiliated shall not be held responsible for loss of goods or property if not escorted by customer into apartments, condo units or hotel/motel guest rooms. This agreement will be automatically renewed for successive one-year periods.

THIS AGREEMENT IS SUBJECT TO TERMS AND CONDITIONS PRINTED ON PAGE 1 (FRONT & REVERSE) AND SUBSEQUENT PAGES.
 QUOTE IS VALID FOR 30 DAYS. PRICES ARE SUBJECT TO CHANGE.

AFFILIATED CUSTOMER SERVICE, INC.
 AFFILIATED TECHNOLOGIES, INC.
 AFFILIATED SYSTEMS, INC.
 1441 Branding Lane, Suite 260
 Downers Grove, IL 60515
PHONE: (630) 434-7900 | **FAX:** (630) 434-1333
www.AFFILIATEDINC.com
info@AFFILIATEDINC.com



Preventive Maintenance Agreement

Agreement Number: 14946Q
 DATE: 07/28/2022
cglynn@affiliatedinc.com

FIRE ALARM SYSTEMS • MASS NOTIFICATION SYSTEMS • EMERGENCY LIGHTING • MONITORING

EQUIPMENT:

FOR

Commerce Plaza
 2001, 2015 & 2021 Spring Rd.
 Oak Brook, IL. 60521

Model	Quantity	Fire Alarm Equipment	Testing Frequency	Notes
	03	Fire Alarm Control Panel	1x-100%	
	03	City Tie	1x-100%	
	06	Emergency Standby Batteries	2x-100%	
	62	Manual Pull Stations	1x-100%	
	27	Smoke Detectors	1x-100%	
	44	Duct Smoke Detector Remote Test Stations	1x-100%	
	44	Remote Test Stations	1x-100%	
	86	Heat Detectors	1x-100%	
	576	Audio/Visuals	1x-100%	
	12	Supervisory Modules	4x-100%	
	ALL	Water Flow Switches	4x-100%	
	ALL	Tamper Switches	2x-100%	
	03	Pressure Switches	4x-100%	

NOTES:

All audio/visual devices will be tested on a Saturday.

Heat detectors above the dropped ceilings are not part of this agreement and therefore will not be tested.

Price is based upon duct detectors being tested via existing and functional remote test stations. Any deviation from these conditions may result in an additional charge. Also if the customer so chooses, these devices can be accessed at the individual unit and tested using UL approved aerosol smoke and blow clean with compressed air at an additional charge.

TESTING AND INSPECTIONS:

If the inspector's test valves or main drain valves are inaccessible or conditions are inappropriate, Affiliated will conduct a mechanical test on the water flow switches and refrain from testing the main drains. Dry systems will be tested by tripping the pressure switch. Affiliated does not provide sprinkler system certifications. All devices listed as Equipment will be tested one (1) time to verify proper functioning, unless otherwise noted. Duct detectors will be tested via remote test station when available. Heat detectors will be tested in the frequency cited in NFPA 72. An elevator company or a trained staff member is to assist with testing any devices located in the elevator shafts and with elevator recall. Customer to coordinate with Electric Company and/or elevator company if necessary to complete the inspection. Customer is to provide access to all areas to be tested or serviced to avoid extra charges. If the Customer delays the service time for any reason or any additional trips are required beyond the normally scheduled inspection(s), this time may be billable to the customer. To properly test and maintain the fire alarm system, access codes and passwords must be provided to Affiliated prior to the first service or inspection date. If a lift or ladder is necessary to complete any service or testing, customer is to provide the lift apparatus to Affiliated. Customer to provide building occupants with proper notification of fire alarm test. Device quantities on the Equipment list are estimated. The agreement price may be adjusted for any substantial deviations between the estimated Equipment quantities listed and actual quantities. This agreement reflects all testing to be conducted during normal business hours of 8 a.m.-5 p.m., Monday through Friday, except Holidays, unless otherwise noted. This agreement does not include any programming of the fire alarm system unless otherwise noted. Any parts included in this agreement will be replaced when the part is deemed by Affiliated as inoperable. Any requested variations from Affiliated's normal testing procedures might result in an additional charge.

TERMS & CONDITIONS

NO EXPRESS OR IMPLIED WARRANTIES

The sole obligation of Affiliated under this Agreement is to inspect and, if authorized, make necessary repairs of the Equipment. Affiliated has not made or authorized any other person or party to make ANY WARRANTIES, EITHER EXPRESSED OR IMPLIED which would impose upon Affiliated any obligation or liability, other than as expressly set forth herein, in respect to such warranties. In no event shall Affiliated be responsible for incidental or consequential damages.

RENEWAL

This Agreement will be automatically renewed for successive one -year terms. Affiliated may terminate this Agreement on thirty (30) days prior written notice to the Customer, in which event Customer shall be given a credit to the extent Customer is entitled to a refund, which credit may be transferred to another prospective customer if written notice of the transfer is served on Affiliated within one hundred eighty (180) days after the termination date. Customer may terminate this Agreement before the expiration date on thirty (30) days prior written notice by paying in full all accrued charges and twenty (20%) percent of charges payable during the remainder of the term. Any waiver of the termination fee must be in writing and signed by an officer of Affiliated.

FEE

Payment Terms are advanced payment or Net ten (10) days where satisfactory OPEN CREDIT IS ESTABLISHED. Affiliated reserves the right to revoke or modify any credit at its sole discretion. Delivery is F.O.B. factory. Further, in the event payment is not received according to terms, Affiliated may at its discretion, assess interest at the maximum rate allowed by law or at the rate of 1.5% per month, whichever is less. Customer also agrees to pay all costs incurred by Affiliated in pursuit of payment which is paid: due including, but not limited to, collection agency commissions and attorneys fees.

The billing for an extension period fee will be rendered to Customer in advance of expiration of the current term. There shall be added to all charges any taxes based on such charges, the service rendered or parts supplied pursuant hereto. Affiliated shall have the right to modify the charges of the Agreement at any time or times after the expiration of the first year from the effective date of this Agreement. If the Customer is unwilling to pay any such increase and notifies Affiliated in writing at least thirty (30) days prior to the effective date of such increase, Affiliated shall be permitted, at its sole option, to terminate this Agreement as if the term had expired. Failure to notify Affiliated in writing at least thirty (30) days prior to the effective date of increase will constitute Customer's consent to the increase and all of the other terms and conditions of this Agreement shall remain in full force and effect.

DEFAULT

If Customer does not pay the fees or charges due hereunder or any additional charges: Affiliated may (a) refuse to continue the services provided for herein or (b) furnish service only on a C.O.D. "Per Call" basis. Customer shall pay the full amount of all charges, together with reasonable attorney or collection fees, if placed in the hands of an attorney or collection agency for collection.

LIMITATION OF LIABILITY

Affiliated or its agents, assigns, employees, or independent contractors providing portions of service for the Customer, all hereinafter referred to as "Others", is not an insurer; but insurance, if any, shall be obtained by the Customer. Payments provided for herein are based solely on the value of the service and parts as set forth herein and are unrelated to the value of the Customer's property or the property of others located on Customer's premises. Affiliated and Others make no guarantee or warranty, including any implied warranty of merchantability or fitness that the equipment or services supplied will avert or prevent occurrences or the consequences there from which the service is designed to detect or avert. Affiliated is not responsible for the actions of any subcontractor. It is agreed that Affiliated assumes no responsibility for any and all liability, loss, claims, demands, suits, costs, fees and expenses due to the actions of the subcontractor(s), subcontractor's consultants, employees or suppliers including but not limited to any loss or damage resulting from the testing, flushing or use of an existing sprinkler system. If Affiliated or Others should be found liable for personal injury or property loss or damage due from a failure of Affiliated or Others to perform any of the obligations herein, including but limited to repair service or the failure of the Equipment in any respect whatsoever, Affiliated or Others' liability shall be limited to a sum equal to fifty (50%) percent of the Agreement total price or Two Hundred Fifty (\$250.00) Dollars, whichever is the greater, and this liability shall be exclusive. The provision of this paragraph shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property, from performance or nonperformance of the obligations imposed by the Agreement, or from negligence, active or otherwise, except from sole negligence of Affiliated or Others.

INSURANCE

Customer grants permission to Affiliated to enter upon its premises to perform the service to the Equipment as agreed herein. In return, Affiliated shall maintain workmen's compensation insurance and liability insurance in full force and effect. A certificate of insurance will be provided to Customer upon request. If the Customer requests additional coverage beyond Affiliated's standard Insurance Program, the Customer will pay the additional premium directly to Affiliated. For example, additional insured for General Liability on "Primary/Non-Contributing Basis" is \$100.00; Waiver of Subrogation for General Liability is \$100.00; and Waiver of Subrogation for Workers' Compensation is subject to a Minimum of \$250.00 and can be higher depending on the size of the contract. In no event shall Affiliated be liable to indemnify Customer for damage or injury to person or property caused by or resulting from negligence of Customer, its agents or employees. Customer agrees to and shall indemnify, save, defend and hold harmless Affiliated and Others from and against all claims brought by parties other than the parties to this Agreement. This provision shall apply to all claims regardless of cause, including Affiliated or Others' performance or failure to perform and including defects in products, design, repair service, operation or non-operation of the Equipment, whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification or product liability, on the part of Affiliated or Others; but this provision shall not apply to claims for loss or damage solely and directly caused by or due to the sole negligence of an employee of Affiliated or Others while on Customer's premises.

EMERGENCY FIELD SERVICE DOES NOT INCLUDE:

Service and parts required due to vandalism, accidents, fire, water, storm, negligence or misuse, power failure, current fluctuations, lightning surges, Daylight Savings changes, telephone lines, repairs performed by others, repairs to water flows, sprinklers, and halon systems, electrical wiring, or for any cause external to the Equipment. Specification changes, alterations or attachments may require a change in maintenance charges

EQUIPMENT

All Equipment to be inspected, tested, or serviced in accord with the terms and conditions of the Preventive Maintenance Agreement must be listed. Any equipment not so listed will not be inspected, tested, or serviced by Affiliated, nor is Affiliated responsible in any manner for equipment not listed. If the Customer desires Affiliated to inspect, test, or service equipment not listed, Affiliated will do so under a separate agreement and Customer will be billed at Affiliated's then prevailing rates or in accord with a written cost estimate supplied by Affiliated. Customer does hereby release, indemnify and hold harmless Contractor, its agents, servants, officers and directors from any claim, claim of lost valuables of any sort, cause of action or liability, suit or damage arising from or associated with in any manner, by operating the elevator or using the elevator controller for testing, servicing and/or maintaining the fire alarm system. Customer hereby releases and discharges Affiliated from any liability for damages or expenses of the property's peripheral equipment and bear all risks of loss or damage thereto, by whatever cause inflicted claimed to be caused during the course of our inspection including but not limited to; the HVAC units for shut down, breaker box shunt, fire and jockey pumps, elevator, and various electric equipment. Panel replacement does not include equipment or labor under the full service agreement.

GENERAL

Affiliated shall not be responsible for delays or its inability to provide service calls due to, but not limited to, strikes, accidents, embargoes, acts of God or any other event beyond its control. This Agreement constitutes the entire contract between Affiliated and Customer with respect to service of the Equipment and no representation or statement not expressed herein shall be binding on Affiliated. In the event that any provision of this Agreement is found to be unenforceable, all other terms shall remain in full force and effect. It is understood and agreed that if there is any conflict between this Agreement and Customer's purchase order, or any other document, this Agreement will govern, whether such purchase order or other document is executed prior or subsequent to the Agreement. This Agreement is not assignable by the Customer unless such assignment shall be consented to in writing by Affiliated. In the event of an emergency or system failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time of the emergency or failure until such time as Affiliated notifies the Customer that the system is operational or the emergency has been cleared. This agreement does not include any annual fees required by the Customer including but not limited to compliance or contract management fees. This Agreement shall be binding and inure to the benefit of Affiliated, the Customer, and their respective managements and their successors and permitted assigns. This agreement does not include any permit fees required or that may become required.



Affiliated Customer Service, Inc.

1441 Branding Lane, Suite 260
Downers Grove, IL 60515
Phone: (630) 434-7900
Fax: (630) 434-1333
www.affiliatedinc.com
Email: Info@affiliatedinc.com

Service Number: 215067

FIRE ALARM INSPECTION REPORT FOR

**Commerce Plaza
2001 Spring Road
Oak Brook, IL 60521**

Quarterly Inspection
#1 of 4

Inspection Service / Deficiency Repair Date(s)
9/3/2025
9/6/2025

Lead Inspector
Sean Drobney / David Piloni
Assistant Inspector
Alex Garcia / Adam Mance / Jerry Bemis

Deficiencies
No deficiencies found at this inspection

AWARD WINNING DISTRIBUTOR - Gamewell/FCI by Honeywell
Fire Alarm Systems Monitoring 24 Hour Service Sales Testing

Affiliated Customer Service, Inc.

1441 Branding Ave. Ste. 260
Downers Grove, IL 60515
Phone: (630) 434-7900 Fax: (630) 434-1333



CUSTOMER ADDRESS [Customer ID: COMPLAZ]

ZELLER MANAGEMENT
NXS# vendor # affi003-Property #26 PO Box 7710
MERRIFIELD,, VA 22116-7710

PHONE: (630) 954-6145 FAX:

PRINT DATE: 9/8/2025

REFERENCE: # 216988

ATTENTION

We have recently inspected the fire alarm system at: COMMERCE PLAZA - 2021 Bldg.
2021 Spring Road
Oak Brook, IL 60521

The following item(s) were found to be deficient during our inspection:

09/08/2025 11:16 AM Timothy z-Slepicka: SENT TO CUST
SEPTEMBER DEFICIENCIES

1. HORN STROBE 7TH FL MENS RESTROOM SHOULD BE JUST STROBE IN HERE
2. HORN STROBE 7TH FL WOMENS RESTROOM - SHOULD BE JUST STROBES IN HERE
3. BATTERIES LOWER LEVEL FIRE PUMP RM NAC #1 FAILED LOAD TEST 12V 12AH QTY 2
4. HEAT NOTE 7TH FL TOP NORTH STAIRS PAINTED OVER
5. NOTE DOOR MAG LOCK DOORS 1ST FL SOUTH LINK- PEOPLE CAN STILL GET OUT THOUGH on door side

Please initial or
deficiencies:

STOP III

MAKE A

AFFILIATE

us of how you would like to proceed with handling of the

TO ADDRESS THE NEEDED REPAIRS

E TO ADDRESS THE REPAIRS

QUOTE (E-Mail Address: _____)

REPAIRS WILL BE HANDLED BY CUSTOMER (please provide work order for report to be updated)

Once an option is initialed, please FAX (630-434-1333) or E-MAIL (tslepicka@affiliatedinc.com) this form back to us.
Thank you for choosing Affiliated to meet all of your fire alarm needs.

Respectfully,

Affiliated Customer Service, Inc.

Tim Slepicka (tslepicka@affiliatedinc.com)

X _____
(Please sign to authorize & print name below)

Fire Alarm Systems

CCTV/Access Control

24 Hour Service

Sales

Testing

Affiliated Customer Service, Inc.

1441 Branding Ave. Ste. 260

Downers Grove, IL 60515

Phone: (630) 434-7900 Fax: (630) 434-1333



CUSTOMER ADDRESS [Customer ID: COMPLAZ]

ZELLER MANAGEMENT
NXS# vendor # aff003-Property #26 PO Box 7710
MERRIFIELD, VA 22116-7710

PHONE: (630)954-6145 FAX:

PRINT DATE: 9/8/2025

REFERENCE # 216989

ATTENTION

We have recently inspected the fire alarm system at: COMMERCE PLAZA - 2015 Bldg.
2015 Spring Road
Oak Brook, IL 60521

The following item(s) were found to be deficient during our inspection:

SEPTEMBER DEFICIENCIES

1. AV'S INSIDE SUITE 700 DID NOT WORK
2. AV 7TH FL OUTSIDE ELECT RM FAILED
3. SMOKE M1-25 7TH FL ELECT RM DID NOT REPORT 4098-9714
4. NOTE MAG LOCKS EAST LINK 2 WEST DID NOT RELEASE- PEOPLE CAN STILL GET OUT THOUGH

9/8/25
Sent note #
4 To Patrick &
ALL to call
out Kastle
And mick/BOB

Please initial one of the deficiencies:

STOP IN AT THE

MAKE A SCHEDULE

if you would like to proceed with handling of the

ADDRESS THE NEEDED REPAIRS

ADDRESS THE REPAIRS

AFFILIATED TO FAX or E-MAIL A WRITTEN QUOTE (E-Mail Address: _____)

REPAIRS WILL BE HANDLED BY CUSTOMER (please provide work order for report to be updated)

Once an option is initialed, please FAX (630-434-1333) or E-MAIL (tslepicka@affiliatedinc.com) this form back to us.
Thank you for choosing Affiliated to meet all of your fire alarm needs.

Respectfully,

Affiliated Customer Service, Inc.

Tim Slepicka (tslepicka@affiliatedinc.com)

X _____
(Please sign to authorize & print name below)

Fire Alarm Systems

CCTV/Access Control

24 Hour Service

Sales

Testing

Affiliated Customer Service, Inc.

1441 Branding Ave. Ste. 260

Downers Grove, IL 60515

Phone: (630) 434-7900 Fax: (630) 434-1333



CUSTOMER ADDRESS [Customer ID: COMPLAZ]

ZELLER MANAGEMENT
NXS# vendor # aff003-Property #26 PO Box 7710
MERRIFIELD, VA 22116-7710

PHONE: (630) 954-6145 FAX:

PRINT DATE: 9/8/2025

REFERENCE # 217017

ATTENTION

We have recently inspected the fire alarm system at: COMMERCE PLAZA - 2001 Bldg.
2001 Spring Rd
Oak Brook, IL 60521

The following item(s) were found to be deficient during our inspection:

09/08/2025 10:30 AM Timothy z-Slepicka: EMAILED TO CUST
SEPTEMBER DEFICIENCIES

1. NOTE MAG DOOR LOCKS MAIN LOBBY ALL DOORS WITH MAG LOCKS DID NOT RELEASE - PEOPLE CAN STILL GET OUT NOT ON OUR
END
CUSTOEMR IS TAKING CARE OF

9/8/25
Sent to Patrick
& All.
To call out
Kastle

Please initial one of the following deficiencies:

___ STOP IN AT THE FIRE DEPARTMENT TO DISCUSS THE NEEDED REPAIRS

___ MAKE A SCHEDULE TO DISCUSS THE REPAIRS

___ AFFILIATED TO FAX or E-MAIL A WRITTEN QUOTE (E-Mail Address: _____)

___ REPAIRS WILL BE HANDLED BY CUSTOMER (please provide work order for report to be updated)

Once an option is initialed, please FAX (630-434-1333) or E-MAIL (tslepicka@affiliatedinc.com) this form back to us.
Thank you for choosing Affiliated to meet all of your fire alarm needs.

Respectfully,

Affiliated Customer Service, Inc.

Tim Slepicka (tslepicka@affiliatedinc.com)

X _____
(Please sign to authorize & print name below)

Fire Alarm Systems

CCTV/Access Control

24 Hour Service

Sales

Testing



Affiliated Customer Service, Inc.

Annual Inspection Summation:

September	Test all Pull Stations, Duct Detectors, Smoke Detectors, Heat Detectors, Fixed Heat Detectors, Supervisory Signals, Tamper Switches, Waterflows, Pressure Switches, Audio Visual Devices, Magnetic Door Locks, Elevator Recalls, Fan Shutdown Relays, and Panel Batteries throughout building per detail.
December	Test all Supervisory Signals, Tamper Switches, Waterflows, and Pressure Switches throughout building per detail.
March	Test all Supervisory Signals, Tamper Switches, Waterflows, Pressure Switches, and Panel Batteries throughout building per detail.
June	Test all Supervisory Signals, Tamper Switches, Waterflows, and Pressure Switches throughout building per detail.

Fire Alarm Control Panel

Simplex 4100ES

Type of Signaling: General Alarm
System Trouble: Normal
Signal Trouble: Normal

Annunciator

Simplex

Type: LED
Auxiliary
Function: Remote Reset / Remote Ack

Battery Test Results

See Battery Load Test Report

Monitoring Information

Ducomm

Phone #: (630) 690-8245
Operator #: Called In/Out by Customer
Position #: D-564

City Tie Test

Response to Trouble: Normal
Response to Alarm: Normal

Miscellaneous Auxiliary Functions

Elevator Recall: Normal
Recall To Alt Floor: Normal

HVAC Shutdown: Normal
Waterflows ITV/Static Tested: Statically

Customer responsible for getting Fire Alarm inspection reports to the 'Authority Having Jurisdiction' after Customer has deemed it suitable for their appropriate 'AHJ' standards.

All of the devices listed herein have been tested and found to be in proper working order unless noted otherwise in the comments. Customer has been notified of deficiencies via verbal notification, written documentation and/or fax transmission. Please note any deficiencies found on the test date are being repaired or have been scheduled and coordinated with the Customer, upon their request.

Updated copies of this inspection report, reflecting repairs made, are available upon request.

Device quantities reflect all devices that have been made aware and accessible to Affiliated by the Customer for the portion to be tested at this time.

If there is a discrepancy, the Customer needs to provide access and as-built drawings to Affiliated to locate any additional devices. If testing was completed over multiple days, the report may reflect the last day testing was conducted.

All non-sprinkler, initiating & indicating devices are functionally tested in accordance with NFPA 72 2013 Edition testing frequencies



Miscellaneous Notes						
FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
-	Magnetic Door Locks	-	100% Throughout Main Lobby	Note 1	Note 1	9/6/2025
7	Duct Detector/RTS	M1-25	Storage Closet Waiting Area		Note 2	
LL	Pump Run	M1-85	Pump Room		Note 3	
LL	Pump Power Fail	M1-86	Pump Room		Note 3	
LL	Phase Reversal	M1-87	Pump Room		Note 3	
LL	Tamper Switch	M1-81	Pump Room - Test Header		Note 4	

Note 1: All Magnetic Door Locks in main lobby did not unlock on alarm, however it did not impede egress from inside of the building.

Note 2: Inspectors were unable to test this device due to ongoing construction during the time of testing.

Note 3: Inspectors were unable to verify pump signals at this time due to being disconnected.

Note 4: This tamper switch is in the closed position by design and cannot be tested without opening the valve. It is tested by the sprinkler company during the fire pump test.

*Updated copies of this inspection report, reflecting repairs made, are available upon customer request.



Affiliated Customer Service, Inc.

Device List

Commerce Plaza - 2001 Spring Road

Fire Panel: Simplex 4100ES

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
-	Audio/Visuals	-	100% Throughout Building	Passed		9/6/2025
-	Magnetic Door Locks	-	100% Throughout Building	Note 1	Note 1	9/6/2025
-	Primary Recalls	-	100% Throughout Building	Passed		9/6/2025
-	Alternate Recalls	-	100% Throughout Building	Passed		9/6/2025
-	Fan Shutdown Relays	-	100% Throughout Building (GA)	Passed		9/6/2025

1	Annunciator	-	North Entrance	Passed		9/6/2025
---	-------------	---	----------------	--------	--	----------

LL	Panel Batteries	-	Fire Panel - Inside Electrical Room	Passed		9/6/2025
1	Panel Batteries		Nac Panel - Inside Electrical Room	Passed		9/6/2025
2	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
2	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025
3	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
3	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025
4	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
5	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
6	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
6	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025
7	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
7	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025

1	Duct Detector/RTS	M1-37	Outside Men's Room	Passed		9/6/2025
1	Duct Detector/RTS	M1-38	Outside Electrical Room	Passed		9/6/2025
2	Duct Detector/RTS	M1-35	Vacant Suite by Denali Capital Hallway	Passed		9/6/2025
2	Duct Detector/RTS	M1-36	Outside Electrical Room	Passed		9/6/2025
3	Duct Detector/RTS	M1-33	North Side Open Office Area	Passed		9/6/2025
3	Duct Detector/RTS	M1-34	Huddle Room by South Entrance	Passed		9/6/2025
4	Duct Detector/RTS	M1-31	North Return Closet Behind Women's Restroom	Passed		9/6/2025
4	Duct Detector/RTS	M1-32	Remote Test Station Outside Electrical Room	Passed		9/6/2025
5	Duct Detector/RTS	M1-29	Treehouse Server Room	Passed		9/6/2025
5	Duct Detector/RTS	M1-30	Remote Test Station Outside Men's Room	Passed		9/6/2025
6	Duct Detector/RTS	M1-27	Office Area Outside Mailroom	Passed		9/6/2025
6	Duct Detector/RTS	M1-28	South Return Outside Electrical Room	Passed		9/6/2025
7	Duct Detector/RTS	M1-25	Storage Closet Waiting Area		Note 2	
7	Duct Detector/RTS	M1-26	Outside Electrical Room	Passed		9/6/2025

LL	Fixed Heat Detector	9	Fire Panel Room	Passed		9/6/2025
LL	Fixed Heat Detector	9	Inside Generator Room	Passed		9/6/2025
LL	Fixed Heat Detector	9	Pump Room	Passed		9/6/2025
LL	Fixed Heat Detector	9	Telephone Room	Passed		9/6/2025

LL	Heat Detector	9	Electrical Room	Passed		9/6/2025
LL	Heat Detector	9	Engineering	Passed		9/6/2025
LL	Heat Detector	9	Engineering	Passed		9/6/2025
LL	Heat Detector	M1-96	Cage Area A022	Passed		9/6/2025
1	Heat Detector	8	Electrical Room (High)	Passed		9/6/2025
2	Heat Detector	7	Electrical Room (High)	Passed		9/6/2025
3	Heat Detector	6	Electrical Room (High)	Passed		9/6/2025
4	Heat Detector	5	Electrical Room	Passed		9/6/2025
4	Heat Detector	M1-19	Electrical Closet	Passed		9/6/2025
5	Heat Detector	4	Electrical Room	Passed		9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
6	Heat Detector	3	Electrical Room	Passed		9/6/2025
7	Heat Detector	1	Top of North Stair	Passed		9/6/2025
7	Heat Detector	2	Electrical Room	Passed		9/6/2025
Penthouse	Heat Detector	1	Access Through Fan Room Outside ComEd (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	1	Chiller Room	Passed		9/6/2025
Penthouse	Heat Detector	1	Inside Fan Room (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	1	Inside Penthouse Elevator Machine Room	Passed		9/6/2025
Penthouse	Heat Detector	1	Top of South Stair	Passed		9/6/2025

LL	Full Station	M1-55	Lower Level Dock Exit	Passed		9/6/2025
LL	Full Station	M1-56	South Garage Exit	Passed		9/6/2025
LL	Full Station	M1-57	South Stairwell	Passed		9/6/2025
LL	Full Station	M1-58	North Stairwell	Passed		9/6/2025
1	Full Station	M1-52	North Link	Passed		9/6/2025
1	Full Station	M1-53	South Exit	Passed		9/6/2025
1	Full Station	M1-54	North Exit	Passed		9/6/2025
2	Full Station	M1-50	South Stairwell	Passed		9/6/2025
2	Full Station	M1-51	North Stairwell	Passed		9/6/2025
3	Full Station	M1-48	South Stairwell	Passed		9/6/2025
3	Full Station	M1-49	North Stairwell	Passed		9/6/2025
4	Full Station	M1-46	South Stairwell	Passed		9/6/2025
4	Full Station	M1-47	North Stairwell	Passed		9/6/2025
5	Full Station	M1-44	South Stairwell	Passed		9/6/2025
5	Full Station	M1-45	North Stairwell	Passed		9/6/2025
6	Full Station	M1-42	South Stairwell	Passed		9/6/2025
6	Full Station	M1-43	North Stairwell	Passed		9/6/2025
7	Full Station	M1-40	South Stairwell	Passed		9/6/2025
7	Full Station	M1-41	North Stairwell	Passed		9/6/2025
Penthouse	Full Station	M1-39	Penthouse Exit	Passed		9/6/2025

LL	Smoke Detector	M1-01	Elevator Lobby	Passed		9/6/2025
LL	Smoke Detector	M1-89	Electrical Room (FACP)	Passed		9/6/2025
LL	Smoke Detector	M1-90	Electrical Room by A009	Passed		9/6/2025
LL	Smoke Detector	M1-97	Cage Area A022	Passed		9/6/2025
1	Smoke Detector	M1-02	Elevator Lobby	Passed		9/6/2025
1	Smoke Detector	M1-91	Electrical Room	Passed		9/6/2025
2	Smoke Detector	M1-03	Elevator Lobby	Passed		9/6/2025
2	Smoke Detector	M1-92	Electrical Room	Passed		9/6/2025
3	Smoke Detector	M1-04	Elevator Lobby	Passed		9/6/2025
3	Smoke Detector	M1-93	Electrical Room	Passed		9/6/2025
4	Smoke Detector	M1-05	Elevator Lobby	Passed		9/6/2025
4	Smoke Detector	M1-94	Electrical Room	Passed		9/6/2025
5	Smoke Detector	M1-06	Elevator Lobby	Passed		9/6/2025
5	Smoke Detector	M1-95	Electrical Room	Passed		9/6/2025
6	Smoke Detector	M1-07	Elevator Lobby	Passed		9/6/2025
6	Smoke Detector	M1-24	Electrical Room	Passed		9/6/2025
7	Smoke Detector	M1-08	Elevator Lobby	Passed		9/6/2025
7	Smoke Detector	M1-23	Electrical Room	Passed		9/6/2025
Penthouse	Smoke Detector	M1-09	Elevator Machine Room	Passed		9/6/2025

LL	Phase Reversal	M1-87	Pump Room		Note 3	
LL	Pump Power Fail	M1-86	Pump Room		Note 3	
LL	Pump Run	M1-85	Pump Room		Note 3	

Penthouse	Pressure Switch	M1-59	Penthouse Waterflow Monitor - Dry System	Passed		9/6/2025
Penthouse	Pressure Switch	M1-88	Penthouse - Dry System (Low-Air)	Passed		9/6/2025

LL	Tamper Switch	M1-75	Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-75	Pump Room	Passed		9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
LL	Tamper Switch	M1-76	Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-78	Corridor Outside Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-79	Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-79	Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-80	Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-80	Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-81	Pump Room - Test Header		Note 4	
LL	Tamper Switch	M1-83	Engineering Office	Passed		9/6/2025
LL	Tamper Switch	M1-84	Hallway Inside Hatch North Stair Riser Valve	Passed		9/6/2025
1	Tamper Switch	M1-74	South Stair Sprinkler	Passed		9/6/2025
2	Tamper Switch	M1-72	South Stair Sprinkler	Passed		9/6/2025
3	Tamper Switch	M1-70	North Stair Sprinkler	Passed		9/6/2025
4	Tamper Switch	M1-68	South Stair Sprinkler	Passed		9/6/2025
5	Tamper Switch	M1-66	South Stair Sprinkler	Passed		9/6/2025
6	Tamper Switch	M1-64	South Stair Sprinkler	Passed		9/6/2025
7	Tamper Switch	M1-62	North Stair Sprinkler	Passed		9/6/2025
Penthouse	Tamper Switch	M1-60	Elevator Machine Room - Dry System	Passed		9/6/2025

LL	Waterflow	M1-77	Pump Room	Passed	26 sec ST	9/6/2025
LL	Waterflow	M1-82	Pump Room	Passed	44 sec ST	9/6/2025
1	Waterflow	M1-73	South Stair Sprinkler	Passed	11 sec ST	9/6/2025
2	Waterflow	M1-71	South Stair Sprinkler	Passed	38 sec ST	9/6/2025
3	Waterflow	M1-69	North Stair Sprinkler	Passed	30 sec ST	9/6/2025
4	Waterflow	M1-67	South Stair Sprinkler	Passed	44 sec ST	9/6/2025
5	Waterflow	M1-65	South Stair Sprinkler	Passed	31 sec ST	9/6/2025
6	Waterflow	M1-63	South Stair Sprinkler	Passed	32 sec ST	9/6/2025
7	Waterflow	M1-61	North Stair Sprinkler	Passed	31 sec ST	9/6/2025

LL	Fire Phone	-	South Stair	Passed		9/6/2025
1	Fire Phone	-	South Stair (Main Phone)	Passed		9/6/2025
2	Fire Phone	-	South Stair	Passed		9/6/2025
3	Fire Phone	-	South Stair	Passed		9/6/2025
4	Fire Phone	-	South Stair	Passed		9/6/2025
5	Fire Phone	-	South Stair	Passed		9/6/2025
6	Fire Phone	-	South Stair	Passed		9/6/2025
7	Fire Phone	-	South Stair	Passed		9/6/2025
Penthouse	Fire Phone	-	South Stair (in Elevator Machine Room)	Passed		9/6/2025



Commerce Plaza
2001 Spring Road
Oak Brook, IL 60521

1441 Branding Avenue, Suite 260
Downers Grove, IL 60515
Phone: (630) 434-7900
Fax: (630) 434-1333
www.affiliatedinc.com

Battery Load Test - 9/6/2025

Panel Type	Location	Battery #	Battery Information			Initial Voltage	Voltage Drop during Load Test	Voltage Reading After Load Test	Percent at the End of Load Test	Pass / Fail
			Volt	Ah	Install Date					
Fire Panel	LL Inside Electrical Room	1	12	125	Mar 2024	13.3	13.1	13.2	100%	Passed
		2	12	125	Mar 2024	13.6	13.4	13.5	100%	Passed
Nac Panel	1st Fl Inside Electrical Room	1	12	12	Mar 2024	13.7	13.4	13.5	100%	Passed
		2	12	12	Mar 2024	13.7	13.4	13.5	100%	Passed
Nac Panel #1	2nd Fl Inside Electrical Room	1	12	12	Oct 2023	13.8	13.5	13.6	100%	Passed
		2	12	12	Oct 2023	13.8	13.6	13.6	100%	Passed
Nac Panel #2	2nd Fl Inside Electrical Room	1	12	12	May 2025	13.9	13.5	13.6	100%	Passed
		2	12	12	May 2025	13.8	13.5	13.6	100%	Passed
Nac Panel #1	3rd Fl Inside Electrical Room (Left Side)	1	12	12	Sep 2024	13.9	13.4	13.5	100%	Passed
		2	12	12	Sep 2024	13.7	13.4	13.5	100%	Passed
Nac Panel #2	3rd Fl Inside Electrical Room (Right Side)	1	12	10	Oct 2022	13.6	13.2	13.3	100%	Passed
		2	12	10	Oct 2022	13.6	13.2	13.3	100%	Passed
Nac Panel	4th Fl Inside Electrical Room	1	12	12	Jul 2025	13.7	13.4	13.5	100%	Passed
		2	12	12	Jul 2025	13.7	13.4	13.5	100%	Passed
Nac Panel	5th Fl Inside Electrical Room	1	12	12	Sep 2022	13.8	13.4	13.5	100%	Passed
		2	12	12	Sep 2022	13.7	13.4	13.5	100%	Passed
Nac Panel #1	6th Fl Inside Electrical Room	1	12	12	Feb 2025	14.0	13.6	13.7	100%	Passed
		2	12	12	Feb 2025	13.9	13.5	13.6	100%	Passed
Nac Panel #2	6th Fl Inside Electrical Room	1	12	12	Apr 2024	13.7	13.4	13.5	100%	Passed
		2	12	12	Apr 2024	13.8	13.4	13.5	100%	Passed
Nac Panel #1	7th Fl Inside Electrical Room	1	12	12	Feb 2025	14.1	13.6	13.7	100%	Passed
		2	12	12	Feb 2025	14.0	13.6	13.7	100%	Passed
Nac Panel #2	7th Fl Inside Electrical Room	1	12	12	Jan 2025	14.2	13.8	13.9	100%	Passed
		2	12	12	Jan 2025	14.1	13.8	13.9	100%	Passed



Affiliated Customer Service, Inc.

1441 Branding Lane, Suite 260
Downers Grove, IL 60515
Phone: (630) 434-7900
Fax: (630) 434-1333
www.affiliatedinc.com
Email: info@affiliatedinc.com

Service Number: 215063

FIRE ALARM INSPECTION REPORT FOR

**Commerce Plaza
2015 Spring Road
Oak Brook, IL 60521**

Quarterly Inspection
#1 of 4

Inspection Service / Deficiency Repair Date(s)
9/6/2025

Lead Inspector

Sean Drobney / David Piloni

Assistant Inspector

Alex Garcia / Adam Mance / Jerry Bernis

Deficiencies

Number of deficiencies found at this inspection: 3

AWARD WINNING DISTRIBUTOR - Gamewell/FCI by Honeywell

Fire Alarm Systems

Monitoring

24 Hour Service

Sales

Testing



Affiliated Customer Service, Inc.

Annual Inspection Summation:

September	Test all Pull Stations, Duct Detectors, Smoke Detectors, Heat Detectors, Fixed Heat Detectors, Supervisory Signals, Tamper Switches, Waterflows, Pressure Switches, Audio Visual devices, Magnetic Door Locks, Elevator Recalls, Fan Shutdown Relays, and Panel Batteries throughout building per detail.
December	Test all Supervisory Signals, Tamper Switches, Waterflows, and Pressure Switches throughout building per detail.
March	Test all Supervisory Signals, Tamper Switches, Waterflows, Pressure Switches, and Panel Batteries throughout building per detail.
June	Test all Supervisory Signals, Tamper Switches, Waterflows, and Pressure Switches throughout building per detail.

Fire Alarm Control Panel

Simplex 4100

Type of Signaling: General Alarm
System Trouble: Normal
Signal Trouble: Normal

Annunciator

Simplex

Type: LED
Auxiliary: Remote Reset / Remote Ack
Function:

Battery Test Results

See Battery Load Test Report

Monitoring Information

Ducomm

Phone #: (630) 690-8245
Operator #: Called In/Out by Customer
Position #: D567

City Tie Test

Response to Trouble: Normal
Response to Alarm: Normal

Miscellaneous Auxiliary Functions

Elevator Recall: Normal
Recall To Alt Floor: Normal

HVAC Shutdown: Normal
Waterflows ITV/Static Tested: Statically

Customer responsible for getting Fire Alarm inspection reports to the 'Authority Having Jurisdiction' after Customer has deemed it suitable for their appropriate 'AHJ' standards.

All of the devices listed herein have been tested and found to be in proper working order unless noted otherwise in the comments. Customer has been notified of deficiencies via verbal notification, written documentation and/or fax transmission. Please note any deficiencies found on the test date are being repaired or have been scheduled and coordinated with the Customer, upon their request.

Updated copies of this inspection report, reflecting repairs made, are available upon request.

Device quantities reflect all devices that have been made aware and accessible to Affiliated by the Customer for the portion to be tested at this time.

If there is a discrepancy, the Customer needs to provide access and as-built drawings to Affiliated to locate any additional devices. If testing was completed over multiple days, the report may reflect the last day testing was conducted.

All non-sprinkler, initiating & indicating devices are functionally tested in accordance with NFPA 72 2013 Edition testing frequencies



Affiliated Customer Service, Inc.

Duct Detector/RTSs	Quantity 13 of 13 Tested at this Inspection
Heat Detectors	Quantity 16 of 16 Tested at this Inspection
Fixed Heat Detectors	Quantity 9 of 9 Tested at this Inspection
Smoke Detectors	Quantity 19 of 19 Tested at this Inspection
Pull Stations	Quantity 22 of 22 Tested at this Inspection
Waterflows	Quantity 9 of 9 Tested at this Inspection
Tamper Switches	Quantity 37 of 40 Tested at this Inspection
Pressure Switches	Quantity 6 of 6 Tested at this Inspection
Pressure Switch Eells	Quantity 2 of 2 Tested at this Inspection
Phase Reversals	Quantity 1 of 1 Tested at this Inspection
Pump Power Fail:	Quantity 1 of 1 Tested at this Inspection
Pump Runs	Quantity 1 of 1 Tested at this Inspection
Points of Connection	Quantity 2 of 2 Tested at this Inspection
Ansul Modules	Quantity 0 of 3 Tested at this Inspection
Annunciators	Quantity 1 of 1 Tested at this Inspection
Panel Batteries	Quantity 12 of 12 Tested at this Inspection
Magnetic Door Locks	Tested 100% Magnetic Door Locks Throughout Building
Audio/Visuals	Tested 100% Audio/Visuals Throughout Building
Primary Recalls	Tested 100% Primary Recalls Throughout Building
Alternate Recalls	Tested 100% Alternate Recalls Throughout Building
Fan Shutdown Relays	Tested 100% Fan Shutdown Relays Throughout Building

Deficiencies				Deficiency Number: 216989		
FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
7	Audio/Visuals	-	Inside Suite 700	Failed	Note 1	9/6/2025
7	Strobe	-	Outside Electric Room	Failed	Note 1	9/6/2025
7	Smoke Detector	M1-025	Electrical Room	Failed	Note 2	9/6/2025

Notes

Note 1: These devices were found inoperative during the time of testing.

Note 2: This device did not report to the fire panel and was found without power during the time of testing.

*Updated copies of this inspection report, reflecting repairs made, are available upon customer request.

Miscellaneous Notes						
FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
-	Magnetic Door Locks	-	East Link 2 West	Note 3	Note 3	9/6/2025
LL	Ansul Module	M1-110	Ansul in Kitchen Office		Note 4	
LL	Ansul Module	M1-111	Ansul in Kitchen Office		Note 4	
LL	Ansul Module	M1-112	Ansul in Kitchen Office		Note 4	
LL	Tamper Switch	M1-051	Standpipe/Sprinkler Room - Test Header		Note 5	
1	Tamper Switch	-	Parking Garage Pump Room - Test Header (1 of 2)		Note 5	
1	Tamper Switch	-	Parking Garage Pump Room - Test Header (2 of 2)		Note 5	

Notes

Note 3: These Magnetic Door Locks did not unlock on alarm, however it did not impede egress from inside of the building.

Note 4: These devices are not tested by Affiliated, they are tested by another company.

Note 5: These tamper switches are in the closed position by design and cannot be tested without opening the valves. They are tested by the sprinkler company during the fire pump test.

*Updated copies of this inspection report, reflecting repairs made, are available upon customer request.



Affiliated Customer Service, Inc.

Device List

Commerce Plaza - 2015 Spring Road

Fire Panel: Simplex 4100

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
-	Audio/Visuals	-	100% Throughout Building	Failed Qty 2	Note 1	9/6/2025
-	Magnetic Door Locks	-	100% Throughout Building	Note 3	Note 3	9/6/2025
-	Primary Recalls	-	100% Throughout Building	Passed		9/6/2025
-	Alternate Recalls	-	100% Throughout Building	Passed		9/6/2025
-	Fan Shutdown Relays	-	100% Throughout Building (GA)	Passed		9/6/2025
1	Point of Connection	Zone 25	Parking Garage Panel - Alarm	Passed		9/6/2025
1	Point of Connection	Zone 25	Parking Garage Panel - Trouble	Passed		9/6/2025
LL	Panel Batteries	-	Fire Panel - Inside Electrical Room	Passed		9/6/2025
LL	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
1	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
1	Panel Batteries	-	Simplex 4100 - Parking Garage Pump Room	Passed		9/6/2025
2	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
3	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
3	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025
4	Panel Batteries	-	Nac Panel - Inside Tom's Electrical Room	Passed		9/6/2025
5	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
6	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
7	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
7	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025
1	Annunciator	-	Main Entrance	Passed		9/6/2025
LL	Ansul Module	M1-110	Ansul in Kitchen Office		Note 4	
LL	Ansul Module	M1-111	Ansul in Kitchen Office		Note 4	
LL	Ansul Module	M1-112	Ansul in Kitchen Office		Note 4	
1	Duct Detector/RTS	M1-107	West Outside Men's Restroom	Passed		9/6/2025
2	Duct Detector/RTS	M1-104	East Outside Suite 260	Passed		9/6/2025
2	Duct Detector/RTS	M1-105	West Corridor	Passed		9/6/2025
3	Duct Detector/RTS	M1-102	East Outside 350	Passed		9/6/2025
3	Duct Detector/RTS	M1-103	West Corridor	Passed		9/6/2025
4	Duct Detector/RTS	M1-100	East Outside Ste Tommy by E Stair (In Conference Rm)	Passed		9/6/2025
4	Duct Detector/RTS	M1-101	Winland Food Inside Server Room	Passed		9/6/2025
5	Duct Detector/RTS	M1-098	East Corridor	Passed		9/6/2025
5	Duct Detector/RTS	M1-099	West Outside Suite 500	Passed		9/6/2025
6	Duct Detector/RTS	M1-096	East Outside Suite 600	Passed		9/6/2025
6	Duct Detector/RTS	M1-097	West Suite 650 Behind Reception	Passed		9/6/2025
7	Duct Detector/RTS	M1-094	East	Passed		9/6/2025
7	Duct Detector/RTS	M1-095	West	Passed		9/6/2025
LL	Fixed Heat Detector	9	Fire Panel Room	Passed		9/6/2025
LL	Fixed Heat Detector	9	Generator Room	Passed		9/6/2025
LL	Fixed Heat Detector	9	Phone Room	Passed		9/6/2025
Penthouse	Fixed Heat Detector	1	Chiller Room	Passed		9/6/2025
Penthouse	Fixed Heat Detector	1	Elevator Machine Room/Outside Fan Room	Passed		9/6/2025
Penthouse	Fixed Heat Detector	1	Fan Room / Next to Elevator Machine Room (High)	Passed		9/6/2025
Penthouse	Fixed Heat Detector	1	South Gear Room (Extremely High)	Passed		9/6/2025
Penthouse	Fixed Heat Detector	1	Top of East Stair	Passed		9/6/2025
Penthouse	Fixed Heat Detector	1	Top of West Stair (6ft Ladder)	Passed		9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
LL	Heat Detector	9	Electrical Room	Passed		9/6/2025
1	Heat Detector	8	Electrical Room	Passed		9/6/2025
1	Heat Detector	8	Janitors Closet by Men's Room	Passed		9/6/2025
2	Heat Detector	7	Electrical Room	Passed		9/6/2025
2	Heat Detector	7	Janitors Closet Men's Room	Passed		9/6/2025
2	Heat Detector	M1-127	South Electrical Room / By Suite 200	Passed		9/6/2025
3	Heat Detector	6	Electrical Room	Passed		9/6/2025
3	Heat Detector	6	Janitors Closet Men's Room	Passed		9/6/2025
4	Heat Detector	5	Electrical Room	Passed		9/6/2025
4	Heat Detector	5	Janitors Closet Men's Room	Passed		9/6/2025
4	Heat Detector	M1-022	Inside Electrical Room	Passed		9/6/2025
5	Heat Detector	4	Electrical Room	Passed		9/6/2025
5	Heat Detector	4	Janitors Closet Men's Room	Passed		9/6/2025
6	Heat Detector	3	Electrical Room	Passed		9/6/2025
6	Heat Detector	3	Janitors Closet Men's Room (Remote LED)	Passed		9/6/2025
7	Heat Detector	2	Electrical Room	Passed		9/6/2025

LL	Pull Station	M1-073	Lower Level to Garage	Passed		9/6/2025
LL	Pull Station	M1-074	Lower Level to Dock	Passed		9/6/2025
LL	Pull Station	M1-075	Outside East Stair	Passed		9/6/2025
LL	Pull Station	M1-076	Outside West Stair	Passed		9/6/2025
1	Pull Station	8	Main Entrance	Passed		9/6/2025
1	Pull Station	8	Top of Stair Behind Security	Passed		9/6/2025
1	Pull Station	8	Vestibule to Garage by Legat Architects	Passed		9/6/2025
1	Pull Station	M1-071	East Entrance	Passed		9/6/2025
1	Pull Station	M1-072	West Entrance	Passed		9/6/2025
2	Pull Station	M1-069	East Stair	Passed		9/6/2025
2	Pull Station	M1-070	West Stair	Passed		9/6/2025
3	Pull Station	M1-067	East Stair	Passed		9/6/2025
3	Pull Station	M1-068	West Stair	Passed		9/6/2025
4	Pull Station	M1-065	East Stair	Passed		9/6/2025
4	Pull Station	M1-066	West Stair	Passed		9/6/2025
5	Pull Station	M1-063	East Stair	Passed		9/6/2025
5	Pull Station	M1-064	West Stair	Passed		9/6/2025
6	Pull Station	M1-061	East Stair	Passed		9/6/2025
6	Pull Station	M1-062	West Stair	Passed		9/6/2025
7	Pull Station	M1-059	East Stair	Passed		9/6/2025
7	Pull Station	M1-060	West Stair	Passed		9/6/2025
Penthouse	Pull Station	M1-058	Penthouse	Passed		9/6/2025

LL	Smoke Detector	M1-001	Elevator Lobby	Passed		9/6/2025
LL	Smoke Detector	M1-012	Electrical Room / FACP Room	Passed		9/6/2025
LL	Smoke Detector	M1-013	South Electrical Room	Passed		9/6/2025
LL	Smoke Detector	M1-115	Main Fire Alarm Pump Room	Passed		9/6/2025
1	Smoke Detector	M1-002	Elevator Lobby	Passed		9/6/2025
1	Smoke Detector	M1-014	Electrical Room	Passed		9/6/2025
2	Smoke Detector	M1-003	Elevator Lobby	Passed		9/6/2025
2	Smoke Detector	M1-015	Electrical Room	Passed		9/6/2025
3	Smoke Detector	M1-004	Elevator Lobby	Passed		9/6/2025
3	Smoke Detector	M1-124	Electrical Room	Passed		9/6/2025
4	Smoke Detector	M1-005	Elevator Lobby	Passed		9/6/2025
4	Smoke Detector	M1-020	Electrical Room	Passed		9/6/2025
5	Smoke Detector	M1-006	Elevator Lobby	Passed		9/6/2025
5	Smoke Detector	M1-021	Electrical Room	Passed		9/6/2025
6	Smoke Detector	M1-007	Elevator Lobby	Passed		9/6/2025
6	Smoke Detector	M1-024	Electrical Room	Passed		9/6/2025
7	Smoke Detector	M1-008	Elevator Lobby	Passed		9/6/2025
7	Smoke Detector	M1-025	Electrical Room	Failed	Note 2	9/6/2025
Penthouse	Smoke Detector	M1-009	Elevator Machine Room	Passed		9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
LL	Phase Reversal	M1-087	Sprinkler Room	Passed		9/6/2025
LL	Pump Power Fail	M1-086	Sprinkler Room	Passed		9/6/2025
LL	Pump Run	M1-085	Sprinkler Room	Passed		9/6/2025
LL	Pressure Switch	M1-090	Dry System Sprinkler Room	Passed		9/6/2025
LL	Pressure Switch	M1-091	Dry System Sprinkler Room	Passed		9/6/2025
LL	Pressure Switch	M1-092	Dry System North/Sprinkler Room	Passed		9/6/2025
LL	Pressure Switch	M1-093	Sprinkler Room Garage Standpipe / High Alarm - Dry System	Passed		9/6/2025
1	Pressure Switch	25/4-2-0	Parking Garage Pump Room	Passed		9/6/2025
Penthouse	Pressure Switch	M1-077	Penthouse Dry System	Passed		9/6/2025
1	Pressure Switch Bell	-	Parking Garage Inside Pump Room	Passed		9/6/2025
1	Pressure Switch Bell	-	Parking Garage Outside Pump Room	Passed		9/6/2025
LL	Tamper Switch	M1-028	Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-029	Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-042	Dry System Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-043	Dry System Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-044	Dry System Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-045	Dry System Main Tamper	Passed		9/6/2025
LL	Tamper Switch	M1-046	Sprinkler Main Tamper	Passed		9/6/2025
LL	Tamper Switch	M1-047	Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-048	Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-049	Fire Pump Bypass 1/Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-050	Fire Pump Bypass 2/Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-051	Standpipe/Sprinkler Room - Test Header		Note 5	
LL	Tamper Switch	M1-052	Sprinkler Room Fire Pump Discharge	Passed		9/6/2025
LL	Tamper Switch	M1-053	Lower Level by Summit North	Passed		9/6/2025
LL	Tamper Switch	M1-054	Suction Valve/Sprinkler Room	Passed		9/6/2025
LL	Tamper Switch	M1-055	Standpipe/Sprinkler Room - Dry System	Passed		9/6/2025
LL	Tamper Switch	M1-108	West Stairwell Riser Outside FACP Room	Passed		9/6/2025
LL	Tamper Switch	M1-109	Inside Alonti Food Prep Above Ceiling by Stove	Passed		9/6/2025
1	Tamper Switch	-	Parking Garage Pump Room - Test Header (1 of 2)		Note 5	
1	Tamper Switch	-	Parking Garage Pump Room - Test Header (2 of 2)		Note 5	
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (1 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (2 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (3 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (4 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (5 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (6 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (7 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (8 of 9)	Passed		9/6/2025
1	Tamper Switch	25/4-1-0	Parking Garage Pump Room (9 of 9)	Passed		9/6/2025
1	Tamper Switch	M1-040	South Link Inside Suite 100 (Rear) Ceiling (High 10 ft)	Passed		9/6/2025
1	Tamper Switch	M1-041	Suite 175 North Link Inside Legat Architects Ceiling (High 10 ft)	Passed		9/6/2025
1	Tamper Switch	M1-056	East Stair	Passed		9/6/2025
1	Tamper Switch	M1-057	East Link in Ceiling (High 10 ft) Hall by Annunciator	Passed		9/6/2025
2	Tamper Switch	M1-039	East Stair	Passed		9/6/2025
3	Tamper Switch	M1-038	East Stair	Passed		9/6/2025
4	Tamper Switch	M1-037	East Stair	Passed		9/6/2025
5	Tamper Switch	M1-036	East Stair	Passed		9/6/2025
6	Tamper Switch	M1-035	East Stair	Passed		9/6/2025
7	Tamper Switch	M1-034	East Stair	Passed		9/6/2025
Penthouse	Tamper Switch	M1-033	Penthouse Dry System	Passed		9/6/2025
LL	Waterflow	M1-088	Sprinkler Room	Passed	30 sec ST	9/6/2025
LL	Waterflow	M1-089	Sprinkler Room	Passed	39 sec ST	9/6/2025
1	Waterflow	M1-084	East Stair	Passed	26 sec ST	9/6/2025
2	Waterflow	M1-083	East Stair	Passed	33 sec ST	9/6/2025
3	Waterflow	M1-082	East Stair	Passed	26 sec ST	9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
4	Waterflow	M1-081	East Stair	Passed	31 sec ST	9/6/2025
5	Waterflow	M1-080	East Stair	Passed	18 sec ST	9/6/2025
6	Waterflow	M1-079	East Stair	Passed	39 sec ST	9/6/2025
7	Waterflow	M1-078	East Stair	Passed	28 sec ST	9/6/2025



Commerce Plaza
2015 Spring Road
Oak Brook, IL 60521

1441 Branding Avenue, Suite 260
Downers Grove, IL 60515
Phone: (630) 434-7900
Fax: (630) 434-1333
www.affiliatedinc.com

Battery Load Test - 9/6/2025

Panel Type	Location	Battery #	Battery Information			Initial Voltage	Voltage Drop during Load Test	Voltage Reading After Load Test	Percent at the End of Load Test	Pass / Fail
			Volt	Ah	Install Date					
Fire Panel	LL Inside Electric Room	1	12	126	Jun 2023	13.7	13.3	13.4	100%	Passed
		2	12	126	Jun 2023	13.7	13.4	13.5	100%	Passed
Nac Panel	LL Inside Electric Room	1	12	12	Jun 2023	13.6	13.3	13.4	100%	Passed
		2	12	12	Jun 2023	13.6	13.3	13.4	100%	Passed
Nac Panel	1st FL Inside Electric Room	1	12	12	Jan 2024	13.8	13.4	13.5	100%	Passed
		2	12	12	Jan 2024	13.8	13.4	13.5	100%	Passed
Simplex Panel	1st FL Parking Garage Pump Room	1	12	12	Jun 2023	13.7	13.4	13.5	100%	Passed
		2	12	12	Jun 2023	13.7	13.4	13.5	100%	Passed
Nac Panel	2nd FL Inside Electric Room	1	12	12	Sep 2024	13.8	13.5	13.6	100%	Passed
		2	12	12	Sep 2024	13.8	13.5	13.6	100%	Passed
Nac Panel #1	3rd FL Inside Electric Room	1	12	10	Apr 2022	13.6	13.1	13.2	100%	Passed
		2	12	10	Apr 2022	13.6	13.1	13.2	100%	Passed
Nac Panel #2	3rd FL Inside Electric Room	1	12	12	May 2024	13.6	13.3	13.4	100%	Passed
		2	12	12	May 2024	13.6	13.3	13.4	100%	Passed
Nac Panel	4th FL Inside Winland Foods Electric Room	1	12	12	Apr 2024	13.7	13.4	13.5	100%	Passed
		2	12	12	Apr 2024	13.7	13.4	13.5	100%	Passed
Nac Panel	5th FL Inside Electric Room	1	12	12	Jun 2023	13.6	13.3	13.4	100%	Passed
		2	12	12	Jun 2023	13.6	13.3	13.4	100%	Passed
Nac Panel	6th FL Inside Electric Room	1	12	12	Jun 2023	13.7	13.4	13.5	100%	Passed
		2	12	12	Jun 2023	13.7	13.4	13.5	100%	Passed
Nac Panel #1	7th FL Inside Electric Room	1	12	12	Apr 2024	14.0	13.7	13.8	100%	Passed
		2	12	12	Apr 2024	13.9	13.7	13.8	100%	Passed
Nac Panel #2	7th FL Inside Electric Room	1	12	12	Apr 2024	13.7	13.3	13.4	100%	Passed
		2	12	12	Apr 2024	13.8	13.4	13.5	100%	Passed



Affiliated Customer Service, Inc.

1441 Branding Lane, Suite 260
Downers Grove, IL 60515
Phone: (630) 434-7900
Fax: (630) 434-1333
www.affiliatedinc.com
Email: Info@affiliatedinc.com

Service Number: 215059

FIRE ALARM INSPECTION REPORT FOR

**Commerce Plaza
2021 Spring Road
Oak Brook, IL 60521**

Quarterly Inspection
#1 of 4

Inspection Service / Deficiency Repair Date(s)
9/6/2025

Lead Inspector

Sean Drobney / David Piloni

Assistant Inspector

Alex Garcia / Terrance Hooker / Jerry Bemis

Deficiencies

Number of deficiencies found at this inspection: 3

AWARD WINNING DISTRIBUTOR - Gamewell/FCI by Honeywell

Fire Alarm Systems

Monitoring

24 Hour Service

Sales

Testing



Affiliated Customer Service, Inc.

Annual Inspection Summation:

September	Test all Pull Stations, Duct Detectors, Smoke Detectors, Heat Detectors, Fixed Heat Detectors, Supervisory Signals, Tamper Switches, Waterflows, Pressure Switches, Audio Visual devices, Magnetic Door Locks, Elevator Recalls, Fan Shutdown Relays, and Panel Batteries throughout building per detail.
December	Test all Supervisory Signals, Tamper Switches, Waterflows, and Pressure Switches throughout building per detail.
March	Test all Supervisory Signals, Tamper Switches, Waterflows, Pressure Switches, and Panel Batteries throughout building per detail.
June	Test all Supervisory Signals, Tamper Switches, Waterflows, and Pressure Switches throughout building per detail.

Fire Alarm Control Panel

Simplex 4100

Type of Signaling: General Alarm
System Trouble: Normal
Signal Trouble: Normal

Annunciator

Simplex

Type: LED
Auxiliary: Remote Reset / Remote Ack
Function:

Battery Test Results

See Battery Load Test Report

Monitoring Information

Ducomm

Phone #: (630) 690-8245
Operator #: Called In/Out by Customer
Position #: D548

City Tie Test

Response to Trouble: Normal
Response to Alarm: Normal

Miscellaneous Auxiliary Functions

Elevator Recall: Normal
Recall To Alt Floor: Normal

HVAC Shutdown: Normal
Waterflows ITV/Static Tested: Statically

Customer responsible for getting Fire Alarm inspection reports to the 'Authority Having Jurisdiction' after Customer has deemed it suitable for their appropriate 'AHJ' standards.

All of the devices listed herein have been tested and found to be in proper working order unless noted otherwise in the comments. Customer has been notified of deficiencies via verbal notification, written documentation and/or fax transmission. Please note any deficiencies found on the test date are being repaired or have been scheduled and coordinated with the Customer, upon their request.

Updated copies of this inspection report, reflecting repairs made, are available upon request.

Device quantities reflect all devices that have been made aware and accessible to Affiliated by the Customer for the portion to be tested at this time.

If there is a discrepancy, the Customer needs to provide access and as-built drawings to

Affiliated to locate any additional devices. If testing was completed over multiple days, the report may reflect the last day testing was conducted.

All non-sprinkler, initiating & indicating devices are functionally tested in accordance with NFPA 72 2013 Edition testing frequencies



Affiliated Customer Service, Inc.

Duct Detector/RTSs	Quantity 16 of 16 Tested at this Inspection
Heat Detectors	Quantity 20 of 21 Tested at this Inspection
Fixed Heat Detectors	Quantity 4 of 4 Tested at this Inspection
Smoke Detectors	Quantity 16 of 16 Tested at this Inspection
Pull Stations	Quantity 19 of 19 Tested at this Inspection
Waterflows	Quantity 13 of 13 Tested at this Inspection
Tamper Switches	Quantity 15 of 16 Tested at this Inspection
Phase Reversals	Quantity 0 of 1 Tested at this Inspection
Pump Power Fails	Quantity 1 of 1 Tested at this Inspection
Pump Runs	Quantity 1 of 1 Tested at this Inspection
Annunciators	Quantity 1 of 1 Tested at this Inspection
Panel Batteries	Quantity 10 of 10 Tested at this Inspection
Magnetic Door Locks	Tested 100% Magnetic Door Locks Throughout Building
Audio/Visuals	Tested 100% Audio/Visuals Throughout Building
Primary Recalls	Tested 100% Primary Recalls Throughout Building
Alternate Recalls	Tested 100% Alternate Recalls Throughout Building
Fan Shutdown Relays	Tested 100% Fan Shutdown Relays Throughout Building

Deficiencies				Deficiency Number: 216988			
FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON	
7	Horn/Strobe	-	Inside Men's Restroom	Failed	Note 1	9/6/2025	
7	Horn/Strobe	-	Inside Women's Restroom	Failed	Note 1	9/6/2025	
LL	Panel Batteries	-	Nac Panel - Inside Fire Pump Room	Fail Load	Note 2	9/6/2025	

Notes

Note 1: These devices were found inoperative during the time of testing.

Note 2: These batteries failed the load test and need to be replaced.

*Updated copies of this inspection report, reflecting repairs made, are available upon customer request.

Miscellaneous Notes							
FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON	
1	Magnetic Door Locks	-	South Link	Note 3	Note 3	9/6/2025	
7	Heat Detector	1	Top of North Stair (Up High 25 ft)		Note 4		
LL	Phase Reversal	M1-87	Mechanical / Sprinkler Room		Note 5		
LL	Tamper Switch	M1-96	Sprinkler Area/Mechanical Room (Test Header)		Note 6		

Notes

Note 3: These Magnetic Door Locks did not unlock on alarm however it did not impede egress from inside of the building.

Note 4: Inspectors were unable to test this Heat Detector due to it has been painted over which compromises the integrity of the device. Replacement is recommended.

Note 5: Inspectors could not verify Phase Reversal at this time due to it is currently not wired in.

Note 6: This tamper switch is in the closed position by design and cannot be tested without opening the valve. It is tested by the sprinkler company during the fire pump test.

*Updated copies of this inspection report, reflecting repairs made, are available upon customer request.



Affiliated Customer Service, Inc.

Device List

Commerce Plaza - 2021 Spring Road

Fire Panel: Simplex 4100

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
-	Audio/Visuals	-	100% Throughout Building	Failed Qty 2	Note 1	9/6/2025
-	Magnetic Door Locks	-	100% Throughout Building	Note 3	Note 3	9/6/2025
-	Primary Recalls	-	100% Throughout Building	Passed		9/6/2025
-	Alternate Recalls	-	100% Throughout Building	Passed		9/6/2025
-	Fan Shutdown Relays	-	100% Throughout Building	Passed		9/6/2025

LL	Panel Batteries	-	Fire Panel - Inside Fire Pump Room	Passed		9/6/2025
LL	Panel Batteries	-	Nac Panel - Inside Fire Pump Room	Fail Load	Note 2	9/6/2025
1	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
2	Panel Batteries	-	Nac Panel #1 - Inside Electrical Room	Passed		9/6/2025
2	Panel Batteries	-	Nac Panel #2 - Inside Electrical Room	Passed		9/6/2025
3	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
4	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
5	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
6	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025
7	Panel Batteries	-	Nac Panel - Inside Electrical Room	Passed		9/6/2025

1	Annunciator	-	Main Entrance	Passed		9/6/2025
---	-------------	---	---------------	--------	--	----------

LL	Duct Detector/RTS	M1-94	North Mechanical Room	Passed		9/6/2025
LL	Duct Detector/RTS	M1-95	South Mechanical Room	Passed		9/6/2025
1	Duct Detector/RTS	M1-92	North Outside Men's Room	Passed		9/6/2025
1	Duct Detector/RTS	M1-93	South Outside Women's Room	Passed		9/6/2025
2	Duct Detector/RTS	M1-90	North Stair	Passed		9/6/2025
2	Duct Detector/RTS	M1-91	South Stair	Passed		9/6/2025
3	Duct Detector/RTS	M1-88	North Stair	Passed		9/6/2025
3	Duct Detector/RTS	M1-89	South Stair	Passed		9/6/2025
4	Duct Detector/RTS	M1-83	North Stair	Passed		9/6/2025
4	Duct Detector/RTS	M1-84	South Stair	Passed		9/6/2025
5	Duct Detector/RTS	M1-81	North Stair	Passed		9/6/2025
5	Duct Detector/RTS	M1-82	South Stair	Passed		9/6/2025
6	Duct Detector/RTS	M1-79	North Stair	Passed		9/6/2025
6	Duct Detector/RTS	M1-80	South Stair	Passed		9/6/2025
7	Duct Detector/RTS	M1-77	Outside North Stair	Passed		9/6/2025
7	Duct Detector/RTS	M1-78	Outside South Stair	Passed		9/6/2025

LL	Fixed Heat Detector	21	Boiler Room (High)	Passed		9/6/2025
LL	Fixed Heat Detector	21	Boiler Room (High)	Passed		9/6/2025
2	Fixed Heat Detector	5	Janitors Closet Men's Room	Passed		9/6/2025
6	Fixed Heat Detector	9	Electrical Room	Passed		9/6/2025

LL	Heat Detector	21	Mechanical Room Across Yellow Stair (Above Duct)	Passed		9/6/2025
LL	Heat Detector	21	Mechanical Room by Chiller #1	Passed		9/6/2025
LL	Heat Detector	21	Mechanical Room by Sprinkler Area	Passed		9/6/2025
LL	Heat Detector	21	Near Fire Panel Mechanical Room	Passed		9/6/2025
LL	Heat Detector	21	Outside Boiler Room Above Chiller #2	Passed		9/6/2025
1	Heat Detector	M1-20	South Electrical Room	Passed		9/6/2025
2	Heat Detector	5	Electrical Room	Passed		9/6/2025
3	Heat Detector	6	Electrical Room	Passed		9/6/2025
4	Heat Detector	7	Electrical Room	Passed		9/6/2025
5	Heat Detector	8	Electrical Room	Passed		9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
7	Heat Detector	1	Top of North Stair (Up High 25 ft)		Note 4	
7	Heat Detector	10	Electrical Room	Passed		9/6/2025
7	Heat Detector	10	Janitors Closet Men's Room	Passed		9/6/2025
Penthouse	Heat Detector	1	Top of Stairs (High 6ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Above Cage in Fan Room (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Above Sink in Fan Room (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Across from Cage (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Entrance to Fan Room (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Near Elevator Machine Room (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Penthouse Fan Room Above Air Handler (High 12ft)	Passed		9/6/2025
Penthouse	Heat Detector	11	Rear of Fan Room (High 12ft)	Passed		9/6/2025

LL	Full Station	21	Boiler Room (High)	Passed		9/6/2025
LL	Full Station	M1-63	North	Passed		9/6/2025
LL	Full Station	M1-64	South Inside Vacant Suite	Passed		9/6/2025
1	Full Station	M1-60	North Stair	Passed		9/6/2025
1	Full Station	M1-61	South Stair	Passed		9/6/2025
1	Full Station	M1-62	South Link	Passed		9/6/2025
2	Full Station	M1-58	North Stair	Passed		9/6/2025
2	Full Station	M1-59	South Stair	Passed		9/6/2025
3	Full Station	M1-56	North Stair	Passed		9/6/2025
3	Full Station	M1-57	South Stair	Passed		9/6/2025
4	Full Station	M1-54	North Stair	Passed		9/6/2025
4	Full Station	M1-55	South Stair	Passed		9/6/2025
5	Full Station	M1-52	North Stair	Passed		9/6/2025
5	Full Station	M1-53	South Stair	Passed		9/6/2025
6	Full Station	M1-50	North Stair	Passed		9/6/2025
6	Full Station	M1-51	South Stair	Passed		9/6/2025
7	Full Station	M1-48	North Stair	Passed		9/6/2025
7	Full Station	M1-49	South Stair	Passed		9/6/2025
Penthouse	Full Station	M1-47	Penthouse	Passed		9/6/2025

LL	Smoke Detector	M1-01	Elevator Lobby	Passed		9/6/2025
1	Smoke Detector	M1-02	Elevator Lobby	Passed		9/6/2025
1	Smoke Detector	M1-21	Electrical Room	Passed		9/6/2025
2	Smoke Detector	M1-03	Elevator Lobby	Passed		9/6/2025
2	Smoke Detector	M1-28	Electrical Room	Passed		9/6/2025
3	Smoke Detector	M1-04	Elevator Lobby	Passed		9/6/2025
3	Smoke Detector	M1-23	Electrical Room	Passed		9/6/2025
4	Smoke Detector	M1-05	Elevator Lobby	Passed		9/6/2025
4	Smoke Detector	M1-24	Electrical Room	Passed		9/6/2025
5	Smoke Detector	M1-06	Elevator Lobby	Passed		9/6/2025
5	Smoke Detector	M1-25	Electrical Room	Passed		9/6/2025
6	Smoke Detector	M1-07	Elevator Lobby	Passed		9/6/2025
6	Smoke Detector	M1-26	Electrical Room	Passed		9/6/2025
7	Smoke Detector	M1-08	Elevator Lobby	Passed		9/6/2025
7	Smoke Detector	M1-27	Electrical Room	Passed		9/6/2025
Penthouse	Smoke Detector	M1-09	Elevator Equipment Room	Passed		9/6/2025

LL	Phase Reversal	M1-87	Mechanical / Sprinkler Room		Note 5	
LL	Pump Power Fail	M1-86	Mechanical / Sprinkler Room	Passed		9/6/2025
LL	Pump Run	M1-85	Mechanical / Sprinkler Room	Passed		9/6/2025

LL	Tamper Switch	M1-40	Sprinkler Area	Passed		9/6/2025
LL	Tamper Switch	M1-41	Sprinkler Area	Passed		9/6/2025
LL	Tamper Switch	M1-42	Sprinkler Area	Passed		9/6/2025
LL	Tamper Switch	M1-43	Sprinkler Area	Passed		9/6/2025
LL	Tamper Switch	M1-44	Sprinkler Area	Passed		9/6/2025
LL	Tamper Switch	M1-45	Sprinkler Area/Mechanical Room	Passed		9/6/2025

FLOOR	DEVICE	ZONE	LOCATION	RESULTS	COMMENT	TESTED ON
LL	Tamper Switch	M1-46	Sprinkler Area/Mechanical Room	Passed		9/6/2025
LL	Tamper Switch	M1-96	Sprinkler Area/Mechanical Room (Test Header)		Note 6	
1	Tamper Switch	M1-97	South Stair	Passed		9/6/2025
2	Tamper Switch	M1-39	South Stair	Passed		9/6/2025
3	Tamper Switch	M1-38	South Stair	Passed		9/6/2025
4	Tamper Switch	M1-37	South Stair	Passed		9/6/2025
5	Tamper Switch	M1-36	South Stair	Passed		9/6/2025
6	Tamper Switch	M1-35	South Stair	Passed		9/6/2025
7	Tamper Switch	M1-34	South Stair	Passed		9/6/2025
Penthouse	Tamper Switch	M1-33	Penthouse Elevator Mech	Passed		9/6/2025

LL	Waterflow	M1-72	Sprinkler Area/Mechanical Room	Passed	30 sec ST	9/6/2025
LL	Waterflow	M1-73	Mechanical Room Near Sprinkler Area	Passed	27 sec ST	9/6/2025
LL	Waterflow	M1-74	Mechanical Room Near Sprinkler Area	Passed	32 sec ST	9/6/2025
LL	Waterflow	M1-75	Southeast Riser - Storage Room C004	Passed	29 sec ST	9/6/2025
LL	Waterflow	M1-76	Northeast Riser - Storage Room C004	Passed	25 sec ST	9/6/2025
1	Waterflow	M1-98	South Stair	Passed	84 sec ST	9/6/2025
2	Waterflow	M1-71	South Stair	Passed	44 sec ST	9/6/2025
3	Waterflow	M1-70	South Stair	Passed	53 sec ST	9/6/2025
4	Waterflow	M1-69	South Stair	Passed	28 sec ST	9/6/2025
5	Waterflow	M1-68	South Stair	Passed	35 sec ST	9/6/2025
6	Waterflow	M1-67	South Stair	Passed	28 sec ST	9/6/2025
7	Waterflow	M1-66	South Stair	Passed	37 sec ST	9/6/2025
Penthouse	Waterflow	M1-65	Penthouse Elevator Mech	Passed	38 sec ST	9/6/2025



1441 Branding Avenue, Suite 260
Downers Grove, IL 60515
Phone: (630) 434-7900
Fax: (630) 434-1333
www.affiliatedinc.com

Commerce Plaza
2021 Spring Road
Oak Brook, IL 60521

Battery Load Test - 9/6/2025

Panel Type	Location	Battery #	Battery Information			Initial Voltage	Voltage Drop during Load Test	Voltage Reading After Load Test	Percent at the End of Load Test	Pass / Fail
			Volt	Ah	Install Date					
Fire Panel	LL Inside Fire Pump Room	1	12	125	Sep 2022	13.7	13.3	13.4	100%	Passed
		2	12	125	Sep 2022	13.7	13.3	13.5	100%	Passed
Nac Panel	LL Inside Fire Pump Room	1	12	12	Apr 2025	12.2	12.0	12.1	40%	Fail Load
		2	12	12	Apr 2025	12.0	11.8	12.0	40%	Note 2
Nac Panel	1st FL Inside Electrical Room	1	12	12	Feb 2025	13.6	13.3	13.4	100%	Passed
		2	12	12	Feb 2025	13.6	13.3	13.4	100%	Passed
Nac Panel #1	2nd FL Inside Electrical Room	1	12	12	Mar 2023	13.7	13.4	13.5	100%	Passed
		2	12	12	Mar 2023	13.6	13.4	13.5	100%	Passed
Nac Panel #2	2nd FL Inside Electrical Room	1	12	12	Mar 2023	13.7	13.4	13.5	100%	Passed
		2	12	12	Mar 2023	13.7	13.4	13.5	100%	Passed
Nac Panel	3rd FL Inside Electrical Room	1	12	12	Feb 2025	13.7	13.4	13.5	100%	Passed
		2	12	12	Feb 2025	13.7	13.4	13.5	100%	Passed
Nac Panel	4th FL Inside Electrical Room	1	12	12	Feb 2025	13.8	13.5	13.6	100%	Passed
		2	12	12	Feb 2025	13.8	13.5	13.6	100%	Passed
Nac Panel	5th FL Inside Electrical Room	1	12	12	Apr 2025	13.9	13.6	13.7	100%	Passed
		2	12	12	Apr 2025	13.8	13.6	13.7	100%	Passed
Nac Panel	6th FL Inside Electrical Room	1	12	12	Feb 2025	13.6	13.4	13.5	100%	Passed
		2	12	12	Feb 2025	13.8	13.5	13.6	100%	Passed
Nac Panel	7th FL Inside Electrical Room	1	12	12	Feb 2025	13.8	13.5	13.6	100%	Passed
		2	12	12	Feb 2025	13.8	13.5	13.6	100%	Passed

Note 2: These batteries failed the load test and need to be replaced.