



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124 • Phone 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com • EOE M/F/D/V

5-Year Internal and Obstruction Investigation

NFPA 25; 14.2.1.1: An assessment of the internal piping condition shall be conducted at a minimum of every 5 years or in accordance with 14.2.1.2 for the purpose of inspecting for the presence of foreign organic and inorganic material.

Date 8-5-25 Job # 42580499
Job Name ROYAL BLVD CONDO ASSOCIATION
Address 2350 ROYAL BLVD STE 100
ELGIN IL 60123

- No foreign matter, organic or inorganic, has been discovered in an amount great enough to warrant further investigation in accordance with NFPA 25, Chapter 14
- Tubercules or slime has been discovered and shall be tested for MIC in accordance with 14.2.1.3
- 14.2.1.4: A sufficient amount of foreign debris has been found that may obstruct piping or sprinklers. An investigation in accordance with 14.3 has been conducted
- A sprinkler system flushing program is being advised in accordance with 14.3.3
- Every other wet system has been inspected if this building has multiple wet systems

Notes

Technician Name Tad Scott NICET #155860 FSI0160, FSC0053, Kayne

The following was noted during our inspection: Please see Workacknowledgement. Contact our office if you need a copy 847-695-5990



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Check Valve Inspection

NFPA 25: 13.4.2.1 Valves shall be inspected internally every 5 years to verify that all components operate correctly, move correctly and are in good condition. NFPA 24: 13.4.2.2. internal components shall be cleaned, repaired or replaced as necessary in accordance with the manufacturer's instructions.

Date 8-5-25 Job # 42580499
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ELGIN IL 60123

Internal Check Valve Results

System # _____

Check Valve Location (below):

- Fire Dept. Connection Check Valve
- Incoming Swing Check Valve
- Discharge Check Valve
- Bypass Check Valve
- Jockey Pump Check Valve

Results of Initial Examination

The interior of the check valve(s) is in satisfactory condition

Comments

Technician Printed Name Tad Scott NICET #155860 FSI0160, FSC0053, Kayne Jackson

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5 Year FDC Hydrostatic Piping Test

Customer Name ROYAL BLVD CONDO ASSOCIATION
 Address 2350 ROYAL BLVD STE 100
 City ELGIN State IL Zip Code 60123

Location of Check Valve In it 500 above ceiling in office
 Type of Check GXG
 Location of FDC East Corner
 Type of FDC NST
 NFPA 25 Edition: 2017 13.8.5

Service order number: _____

- Pass Fail Fire Department Connection is visible and accessible
- Pass Fail Couplings or swivels are not damaged and rotate smoothly
- Pass Fail Plugs or caps are in place and undamaged
- Pass Fail Gaskets are in place
- Pass Fail Identification signs are in place
- Pass Fail Check valve not leaking
- Pass Fail Automatic drain valve is in place and operating properly
- Pass Fail Fire department connection clapper(s) is in place and operating properly
- Pass Fail Interior of connection inspected for obstruction
- Pass Fail Visible piping supplying the fire department connection is undamaged

System Pressure _____
 Piping Hydrostaically Test 150 Yes No
 PSI Record Test Start Time 11:30am
 Record Test End Time 1:30 pm
5 or more PSI - Test Fails System
 Restored Yes No
 Main Control Valve Opened N/A Yes No
 FACP Back in Service N/A Yes No
 Test Pass Test Fail

Technician: Tad Scott NICET #155860 FSI0160, FSC0053, Kayne Jackson

Test Date: 8-5-25

The following was noted during our inspection: Please see Workacknowledgement. Contact our office if you need a copy 847-695-5990

WORK ACKNOWLEDGEMENT



Your Technician:
Tad Scott NICET #155860 FSI0160, FSC0053
On site 8/5/2025 at 12:19pm

From | **Fox Valley Fire & Safety**

2730 Pinnacle Drive

Elgin, IL 60124

(847) 695-5990

<https://www.foxvalleyfire.com/>

Since 1960 - Locally Based
24/7 - Service, Inspect, Test,
Repair, Install
One Company Does It All

Date of Service | 8/5/2025
Job No. | 42580499
Type | Inspection Repair
PO No. |

Job For | **ROYAL BLVD CONDO ASSOCIATION**
2350 ROYAL BLVD STE 100
ELGIN, IL 60123

Job description

This proposal is based on the Annual 2024 & 2025 Fire Sprinkler inspection. They noted that your system is due for a 5-year internal inspection of the Fire Department Connection check valve per NFPA-25. What this is, is there are one or two ports on the outside of your building where the Fire Department can hook up their hoses and pump water inwards in the case of a fire. This check valve never gets exercised unless there is an emergency. So we open that valve up and make sure it's not bound shut, clean it, and replace any necessary gaskets.

Then there is the internal inspection of your sprinkler pipes to make sure there are no blockages or build-up. The technician opens up the piping to verify the internal conditions of the piping are good and not obstructed.

The inspector noted that this system is due for a 5-year hydrostatic test of the dry pipe side of the Fire Department Connection. So as I was telling you about the Fire Department check valve never gets used unless there is an emergency, there is the pipe that is in between that check valve and the outside wall, and there has been cases that this pipe will be completely deteriorated but no one knows because it never gets used. So the technician will come and turn that check valve around and pipe in 150 PSI of water to ensure that the pipe and all the fittings will be able to withstand the same pressure that the Fire Department would pump in during an emergency event.

Notes & Exclusions from this proposal are as follows:

- Tax (included)
- Fuel Surcharge (included)
- Submittal Fees (if necessary - included)
- Lift
- Dry-wall repair / patching
- Overtime Labor
- Products and Services not listed above

Material Price after 30 Days Material Pricing will be reviewed, if the Customer approves proposal after the 30 Days. We will do our best to keep pricing firm or as close as we can. At this Time, due to Fluctuation Pricing of Piping, Fittings, and other Materials, Fox Valley Fire & Safety can only guarantee the price of material for 30 Days from the Quote has been submitted to Customer for approval

Services completed

🔥 Location - Building

5 year inter and FDC check valve inspections were completed in 11/2019. Recommend having all 3 done at the same time

🔥 Location - Building

SPK- FDC check valve is due for 5 year internal inspection. Last performed in 2019. May need access in suite 400, 500, or 600. - repair

🔥 Location - Building

Disclaimers and Warranties

Terms and Conditions

1. A system is defined as all equipment, material, parts, labor, maintenance, inspection and/or monitoring services to be provided by Seller as set forth herein.
2. Equipment servicing, inspection or maintenance is defined as the servicing, inspection, and maintenance of equipment as herein provided and does not include any review of system design, engineering or compliance with local, national, or manufacturer's guidelines, specifications, regulations or codes, and such services are expressly excluded here from unless specifically contracted for here under.
3. Seller shall not be obligated to provide servicing, inspection or maintenance of any type on or to the system and/or equipment sold or installed here under, or to train or instruct Purchaser or Purchaser's employees or others as to the use, operation, maintenance or control of the system and/or equipment unless said servicing, inspections, maintenance or training is specifically contracted for herein. Seller shall not be obligated to provide the following, unless previously include in Description Of Work: Tax, Permit and Review Fees, Lift, Dry-wall repair and/or patching, Premium Time Labor, Products and service not previously listed, and electrical work and/or wiring and confined space.
4. TITLE AND RISK OF LOSS. Title to the system and/or equipment shall remain in Seller and shall pass to Purchaser only upon full payment therefore. With respect to the sale of equipment or products wherein Seller provides no installation, shipments are at Purchaser's risk and all claims shall be made by Purchaser to the carrier for any damages there to.
5. SECURITY INTEREST. Purchaser hereby grants to Seller a security interest in the system and/or equipment and in all accessories thereto to secure payment in full of the purchase price hereunder. Purchaser agrees to execute financing statements or such other documentation as Seller may request in order to perfect such security interest.
6. PAYMENT. All sums due here under shall be paid in full upon delivery of the equipment or providing of the servicing, maintenance, or monitoring services here under unless otherwise agreed upon in writing by Seller. If the system is to be installed according to plans and specifications for installation provided by Purchaser, Purchaser hereby agrees to pay for any and all additional costs incurred for any additions, changes or corrections necessitated by inaccuracies, errors, discrepancies or changes in said plans or specifications. In the event any payment due here under is more than 10 days delinquent, Seller may impose and collect from Purchaser a delinquency charge of 1½% per month (18% annual) of the amount due. Should the amount due be less than \$100.00, a service charge of \$1.50 minimum per month will be added to unpaid balance.
7. DEFAULT BY PURCHASER. Purchaser agrees and authorizes Seller, if it so elects, to remove the system and/or equipment and disconnect and render inoperable any monitored systems and to terminate any monitoring services if payment is not made as herein provided. Purchaser also agrees to pay all costs, charges and expenses, including reasonable attorney's fees and court costs, and Seller's corporate officers wages and expenses which may be incurred in testifying at any proceeding relating to the enforcement of the terms of this agreement, the collection of any sums due here under, or securing possession of the system and/or equipment. Seller's right of removal and repossession shall be in addition to any and all additional remedies Seller may have here under.
8. WARRANTY. Seller warrants at the time of installation of a system or equipment that the system or equipment will be installed according to and will meet approval of (a) The manufacturer, (b) Underwriter's Laboratories, Inc. Listing, and (c) Seller's standard installation procedure. In the event that any part shall become defective within the system or in the event that any repairs shall be required, the Seller hereby agrees to make all repairs and/or replacement of parts without cost to the Purchaser for a period of one year from the date of purchase or installation. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WHETHER EXPRESS OR IMPLIED AS TO THE EFFECTIVENESS OF THE SYSTEM OR EQUIPMENT INSTALLED, SOLD, MAINTAINED, SERVICED OR MONITORED HEREUNDER. LOSS BY FIRE, FALSE DISCHARGE, THEFT, BURGLARY, OR ROBBERY IS HEREBY ASSUMED BY PURCHASER AND SHALL BE COVERED BY PURCHASER'S INSURANCE CARRIER. THE WARRANTIES CONTAINED IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARISING OUT OF OR IN CONNECTION WITH THE SYSTEM OR EQUIPMENT INSTALLED, SOLD, MAINTAINED OR SERVICED HEREUNDER, OR MONITORING SERVICES PROVIDED, OR THE USE OR PERFORMANCE THEREOF. SELLER EXCLUDES ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THOSE OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND ACCEPTS NO WARRANTY OBLIGATION OTHER THAN THOSE WARRANTIES AGREED TO IN THIS PARAGRAPH. THIS WARRANTY MAY NOT BE MODIFIED, AMENDED, OR EXTENDED.
9. INSPECTION. Purchaser hereby agrees to inspect the system and/or equipment and notify Seller in writing of claimed defects or shortages within ten (10) days after Purchaser accepts delivery of the system or equipment. Purchaser's failure to so inspect and so notify Seller shall waive Purchaser's warranty right she reunder as well as any claim that Purchaser may have against Seller in regards to the system.
10. DELAYS BEYOND CONTROL. Seller shall not be liable for any delays in or failure of delivery due to Acts of God or public authority, labor disturbances, and delays by carriers, shortages of material, delays of a supplier or any other cause beyond Seller's control. Purchaser's requested delivery date or schedule shall be approximate and subject to Seller's acceptance. Purchaser agrees to pay all expenses and costs incurred for lack of proper scheduling. If Seller is unable to perform as a result of Purchaser's actions, Purchaser agrees to pay the hourly costs for Seller's employees at the current rate of pay.
11. Damage Clause: Conditions not covered by warranty: a) Damage resulting from accidents, acts of God, alterations, illegal acts, misuse, tampering, abuse, vandalism, willful or intentional acts, power surges, water damage, periods of civil or national unrest, terrorism, riots or wars; b) Failure of Customer to properly follow operating instructions provided by Fox Valley Fire & Safety Company and/or manufacturer at time of installation or at a later date; c) Trouble in leased telephone lines; d) Trouble due to interruption of commercial power; e) Failure of monitoring service to perform properly; f) Delay in or failure of delivery, defects in material or workmanship, or arising out of a breach by Seller of any other term of obligation of Seller under this contract; g) Upgrades to system(s) or equipment, additional system equipment or devices, improvements to system(s) equipment or devices.
12. INDEMNIFICATION AND LIMITATION OF LIABILITY

A. Purchaser hereby acknowledges and agrees that the installation of the system and/or equipment requires certain modifications of existing structures. Purchaser hereby covenants and agrees to indemnify and holds Seller, its agents, employees, and assigns harmless from any claims from damage incurred with respect to the modification of existing structures at the time of the installation of the system and/or equipment. In the event Purchaser is not the owner or is a lessee or contract purchaser of the property where the system or equipment is to be installed, Purchaser further covenants and agrees to indemnify and hold harmless Seller, its agents and employees, of and from any damage, liability or judgment which maybe incurred by Seller as a result of any action brought by or on behalf of the lessor or owner of said property.

B. Seller does not represent or warrant that the system may not be circumvented or compromised, or that the system will, in all cases, provide the protection for which the system is designed to detect or avert. Insurance will be obtained by the Purchaser and the payments to Seller herein before specified. Insurance, if any, will be obtained by the Purchaser and the payments herein before specified are based solely upon the value of the services herein described and are unrelated to the value of the Purchaser's property or property of others located in or adjacent to Purchaser's premises. It is not the intention of the parties that Seller assume responsibility for any loss or damage, irrespective of cause or origin, which results directly to person(s) or property from performance or nonperformance of obligations imposed by this contract or from the negligence, active or otherwise, or omissions of Seller, its agents or employees. Purchaser agrees that seller shall be exempt from liability, including any actions for contribution, and shall not be liable for any damages, whether direct, indirect, consequential, for economic loss, personal injury, property damage, or death, or any consequences which result therefrom which the services herein described are designed to detect, prevent or avert. Because of the nature of the services to be performed, it is impractical and extremely difficult to fix the actual damage, if any, which may proximately result from the failure on the part of Seller to perform any of its obligations under this agreement, or from the failure of the system to operate properly. Therefore, if notwithstanding the above provisions, there shall at any time be, or arise, any liability on the part of Seller by virtue of this agreement, or with respect to third parties, whether due to the negligence of Seller or otherwise, such liability shall be limited to the sum of two hundred fifty dollars (\$250.00). This sum shall be paid and received as liquidated damages and not as a penalty, and such liability shall be complete and exclusive.

C. Purchaser agrees to and shall forever indemnify, release, hold and save harmless Seller, its employees and agents, from and against any claims, including actions for contribution, suits, causes of action, losses, demands, judgments, and expenses arising from any death of or injury to any person, or any loss or damage to property of Purchaser or others, including third parties, caused by or arising out of or resulting from any action or omission of Seller, its agents, employees or assigns or Seller's failure to perform its obligations under this agreement, whether due to Seller's negligence or otherwise or as a result of fire, theft, burglary, robbery or any other cause.

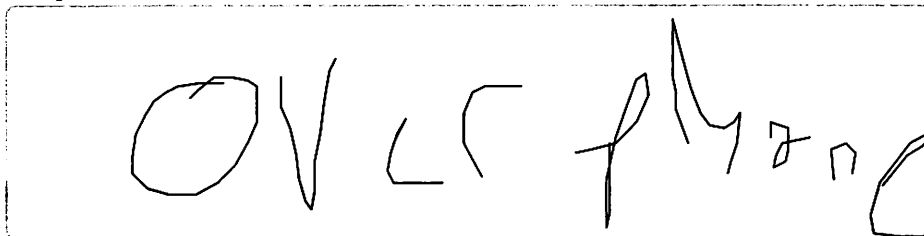
D. Purchaser does hereby for himself and any other parties claiming under him, release and discharge Seller from and against all hazards covered by Purchaser's insurance; it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Seller.

E. In the event any person, not a party to this agreement, shall make any claim or file any lawsuit against the Seller for failure of its equipment or service or the system in any respect, Purchaser agrees to indemnify, defend and hold Seller harmless from any and all such claims and lawsuits including the payment of all damages, expenses, costs and attorney's fees.

12. GOVERNING LAW MODIFICATIONS AND SAVINGS CLAUSE. This agreement shall be governed by the State of Illinois and constitutes the entire agreement between Purchaser and Seller with respect to the subject matter hereof. No representation, statement or provision of any document not contained in this agreement shall be binding upon Seller, and this agreement shall not be modified or amended unless by a writing executed by the party against whom the modification or amendment is sought to be enforced. In the event of any provision of this agreement shall be declared invalid or unenforceable, the remaining terms shall remain in full force and effect.

Signature

08/05/2025 02:10pm CDT

A handwritten signature in black ink, appearing to read "Taylor Point of Contact", is written inside a dashed rectangular box.

Accepted By: Taylor Point of contact

taylor@wavelandprop.com