READINESS REPORT | BUILT, AUDITED AND AUTHORIZED BY A URS PRO

Harborview Commons

1180 Harborview Avenue, New York, NY

Authorized by Andrew Mason | finalized Jul 27, 2025 | PS-2025-0084

One active leak needs immediate coordination. Emergency response is ready; water-isolation mapping, critical records, and completion evidence are next.

VERIFIED READINESS	ACTIVE	OPEN	RECORDS
55%	1	4	7/7
11 of 20 checks	condition	priorities	read

FIRST PRIORITY | START WITHIN 48 HOURS

Leaking utility-closet valve is staining the ceiling below

The second-floor utility-closet valve is leaking, and the recurring back-hall ceiling stain sits directly below it.

Your choice: Have building staff provide access and decide whether repair should be handled by your current plumber or another licensed plumber.

URS will coordinate: URS will coordinate with your building superintendent or on-site staff and your plumber, document the repair, and add a dry-condition confirmation to the Building File.

WHAT HAPPENS NEXT

Priority handoff

You choose the path for every item. Manage the next step in your own way, or ask URS to coordinate. Either option is available, and you stay in control.

ACTIVE NOW | START WITHIN 48 HOURS

01 | Leaking utility-closet valve is staining the ceiling below

The second-floor utility-closet valve is leaking, and the recurring back-hall ceiling stain sits directly below it.

Your choice: Have building staff provide access and decide whether repair should be handled by your current plumber or another licensed plumber.

URS will coordinate: URS will coordinate with your building superintendent or on-site staff and your plumber, document the repair, and add a dry-condition confirmation to the Building File.

Evidence: URS Field Inspection Notes.pdf, page 4

ADDRESS NOW | INSPECT WITHIN 14 DAYS

02 | North roof drain RD-2 is ponding around a temporary patch

Ponding remains around RD-2, and the existing patch is recorded as temporary.

Your choice: Have building staff inspect the roof drain and decide whether roof repair should be performed.

URS will coordinate: URS will coordinate with your building manager or on-site staff and your roofer, share the location and work-order history, and capture the completed repair record.

Evidence: Roof and Drainage Work Order Review.pdf, page 3

COORDINATE THIS QUARTER | MOVE RECORDS WITHIN 7 DAYS

03 | Paper records are stored against a damp exterior wall

Boxes are stacked against stained concrete block in the storage room, increasing the chance that a humidity issue becomes a mold-remediation project.

Your choice: Have building staff move the records away from the wall and decide whether a moisture-source review is needed.

URS will coordinate: URS will work with your on-site manager or superintendent to document the cleared storage zone and coordinate a moisture-source review if the wall remains damp.

Evidence: Storage Room Moisture Photo.jpeg

COORDINATE THIS QUARTER | CONFIRM WITHIN 30 DAYS

04 | Mechanical-room condensate discharge route is not confirmed

The condensate line is visible, but its discharge point could not be discerned during the inspection.

Your choice: Confirm the condensate route with staff or HVAC records, if possible. Allow room access if further inspection is needed.

URS will coordinate: URS will coordinate with your building manager or on-site staff and your HVAC contractor, confirm where the line terminates or discharges, and add the result to the response map.

Evidence: URS Field Inspection Notes.pdf, page 6

20 READINESS CHECKS

What is confirmed - and what still needs work

A check counts only when current evidence confirmed by URS supports it. Missing or outdated proof stays open so nothing important disappears behind the percentage.

ATTAINMENT	VERIFIED	OPEN
55% verified	**11** controls	**9** controls

CAN YOUR TEAM ACT FAST? | READY

Response and access: 6 of 6

All applicable controls in this area have current reviewed evidence.

CAN WATER BE FOUND AND STOPPED? | 2 ITEMS OPEN

Water control and containment: 5 of 7

Open: WC-02 Shutoffs are mapped by zone, riser, and branch; WC-04 Leak detection covers the building's known risk areas

ARE CRITICAL RECORDS CURRENT? | 4 ITEMS OPEN

Documents and systems: 0 of 4

Open: DS-01 Applicable critical-document register; DS-02 Critical inspection and compliance records are current; DS-03 Critical equipment, ownership, and maintenance details are documented; DS-04 Critical systems follow one current maintenance schedule

ARE FIXES DOCUMENTED AND CLOSED? | 3 ITEMS OPEN

Incident learning and follow-through: 0 of 3

Open: FT-01 Prior water incidents are organized into one history; FT-02 Open readiness findings have an owner and disposition; FT-03 Completed corrective work has proof on file

YOUR READINESS CHECKLIST

All 20 checks at a glance

Green checked boxes are confirmed with current reviewed evidence. Light-red open boxes show exactly what still needs work. Eligible evidence references open the secure customer-visible source file.

Response and access | 6 of 6 verified

CONFIRMED

RA-01 | Onsite incident lead

Current evidence has been reviewed and confirmed.

Evidence: Emergency Contact and Access Plan.pdf, page 1

CONFIRMED

RA-02 | After-hours escalation chain

Current evidence has been reviewed and confirmed.

Evidence: Emergency Contact and Access Plan.pdf, page 2

CONFIRMED

RA-03 | Restoration and critical-trade response contacts

Current evidence has been reviewed and confirmed.

Evidence: Emergency Contact and Access Plan.pdf, page 3

CONFIRMED

RA-04 | After-hours entry and key/access process

Current evidence has been reviewed and confirmed.

Evidence: Emergency Contact and Access Plan.pdf, page 4

CONFIRMED

RA-05 | Crew arrival, parking, staging, and service route

Current evidence has been reviewed and confirmed.

Evidence: Harborview Emergency Access and Utility Floor Plan.pdf, page 1

CONFIRMED

RA-06 | Current floor plan or equivalent response map

Current evidence has been reviewed and confirmed.

Evidence: Harborview Emergency Access and Utility Floor Plan.pdf, page 1

Water control and containment | 5 of 7 verified

CONFIRMED

WC-01 | Main domestic-water shutoff

Current evidence has been reviewed and confirmed.

Evidence: Harborview Emergency Access and Utility Floor Plan.pdf, page 2

NEEDS WORK

WC-02 | Shutoffs are mapped by zone, riser, and branch

The main shutoff is mapped, but the zone, riser, and branch isolation points are not. Until that map is complete, a crew would need to shut off water to the entire building for any incident.

Next: Map isolation points to their served areas.

CONFIRMED

WC-03 | Known water-risk areas and recurring locations

Current evidence has been reviewed and confirmed.

Evidence: URS Field Inspection Notes.pdf, page 4

NEEDS WORK

WC-04 | Leak detection covers the building's known risk areas

The main automatic shutoff is tested. Room-level detection coverage is not documented for the recurring-risk areas.

Next: Document zone-level detection coverage and status.

CONFIRMED

WC-05 | Automatic mitigation/shutoff coverage

Current evidence has been reviewed and confirmed.

Evidence: Automatic Shutoff Functional Test.pdf, page 1

CONFIRMED

WC-06 | Alert recipient and acknowledgement path

Current evidence has been reviewed and confirmed.

Evidence: Automatic Shutoff Functional Test.pdf, page 2

CONFIRMED

WC-07 | Device test/status evidence

Current evidence has been reviewed and confirmed.

Evidence: Automatic Shutoff Functional Test.pdf, page 2

Documents and systems | 0 of 4 verified

NEEDS WORK

DS-01 | Applicable critical-document register

Current evidence remains open.

Next: Decide which inspections, plans, policies, warranties, and service records apply.

NEEDS WORK

DS-02 | Critical inspection and compliance records are current

The backflow test is current. Current copies of the remaining critical inspections still need to be placed in the building file.

Next: Replace, renew, or confirm outstanding documents.

NEEDS WORK

DS-03 | Critical equipment, ownership, and maintenance details are documented

The emergency trades are named, but the critical-equipment register and maintenance ownership are incomplete.

Next: Complete the system/equipment register.

NEEDS WORK

DS-04 | Critical systems follow one current maintenance schedule

Roof and HVAC service records are present, but they are not tied to one current maintenance schedule.

Next: Confirm the schedule, last service, and responsible party.

Incident learning and follow-through | 0 of 3 verified

NEEDS WORK

FT-01 | Prior water incidents are organized into one history

Prior water notes identify recurring locations, but the event history has not been fully reconciled into one record.

Next: Complete the event history and resolve duplicates.

- [ ] NEEDS WORK

FT-02 | Open readiness findings have an owner and disposition

Current evidence remains open.

Next: Assign ownership and the next status.

- [ ] NEEDS WORK

FT-03 | Completed corrective work has proof on file

Open corrective work has owners and timing. Completion evidence will be added as each item is closed.

Next: Obtain completion evidence or reset the disposition.

TODAY'S TWO-PART STARTING POINT

Readiness Score 49 | Verified Readiness 55%

Nine-question Readiness Score: Not Response-Ready | Jul 27, 2025

Verified Readiness Attainment: 11 of 20 checks confirmed

Why there are two readiness numbers

Your Instant Readiness Diagnostic was the starting point. Your answers to the nine-question quiz produced the PropertyShield Readiness Score and pointed URS toward likely gaps. Verified Readiness Attainment separately shows how many of the building's 20 readiness checks are supported by current evidence confirmed by URS. The two results stay separate because they use different inputs.

YOUR NEXT PROGRESS REVIEW

What your annual review adds

This Readiness Report establishes today's baseline. The annual review will compare progress against it without blending the two readiness measures.

Compare progress

Revisit the nine-question Readiness Score and the 20 evidence-confirmed readiness checks against today's starting point.

Document completed work

Record repairs, updated maps, current documents, and closed priorities so the value is visible.

Set the next priorities

Identify what remains open and agree on the next customer-led or URS-coordinated steps.

PropertyShield Plus annual service

a refreshed record review, updated report, live Emergency Action App, secure Building File, annual onsite readiness inspection, and refreshed annotated floor plan

KEPT CURRENT

Readiness assets and deadlines

Reviewed records and installed controls that support the response plan.

TRACKED RECORD

Backflow prevention assembly test

Status: Current

Next due: Mar 2, 2026

Evidence: 2025 Backflow Test Report.pdf, page 1

AUTOMATIC WATER SHUTOFF

Domestic-water automatic shutoff

Status: Verified working

Location: Main mechanical room

Coverage: Domestic-water risers

Response: Automatic shutoff

Alerts: Building superintendent, Property manager

Last tested: Jun 18, 2025

Evidence: Automatic Shutoff Functional Test.pdf, page 2

WHAT THE REVIEW COVERED

Records, scope, and limitations

7 of 7 records read

Every record in scope was read, with no unreadable, unsupported, failed, duplicate, or size-limited files.

- This report reflects the records and observations in scope at finalization. It is not a code determination, engineering opinion, safety certification, insurance determination, or prediction of future loss.

USEFUL CONTEXT

Report boundaries

Built, audited and authorized by Andrew Mason. AI-assisted extraction and drafting support the review; they do not make client-final decisions.

The nine-question Instant Readiness Diagnostic produces the PropertyShield Readiness Score. Verified Readiness Attainment counts separate URS-reviewed evidence checks. The two measures are never blended into one number.

Fictional sample property and evidence, created to demonstrate the PropertyShield report experience.