



ANNUAL RENEWAL REVIEW | BUILT, AUDITED AND AUTHORIZED BY A URS PRO

Harborview Commons

1180 Harborview Avenue, Briarcliff Manor, NY 10510

SAMPLE

Authorized by Andrew Mason | finalized Sep 30, 2026 | PS-2026-0084-R1

One year after Harborview's initial assessment, the nine-question Readiness Score increased from 49 to 84 and evidence-confirmed readiness increased from 11 to 13 of 20 checks.

VERIFIED READINESS

65%

13 of 20 checks

ACTIVE

0

condition

OPEN

0

priorities

RECORDS

7/7

read

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.

No open priorities

This review did not leave any items open for coordination. Anything URS documented is recorded in the sections that follow.

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 Missing or outdated proof stays open so nothing important disappears behind the percentage.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

65%

verified

VERIFIED

13

controls

OPEN

7

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? | 3 ITEMS OPEN

Documents and systems: 1 of 4

Open: 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? | 2 ITEMS OPEN

Incident learning and follow-through: 1 of 3

Open: FT-01 Prior water incidents are organized into one history; FT-03 Completed corrective work has proof on file

A SERVICE CREDIT TOWARD URS RESTORATION INVOICES

Readiness Response Credit | \$1,980.88

Each item URS verifies adds about \$40.00 to this building's response credit, up to \$2,242.50 fully verified.

Sep 30, 2026 | Verified readiness rose from 11 to 13 - the response credit rose with it.

Zone/riser/branch isolation map: Map isolation points to their served areas. | +\$37.38

Leak-detection coverage: Document zone-level detection coverage and status. | +\$37.38

Applicable critical documents current: Replace, renew, or confirm outstanding documents. | +\$37.38

How the credit works and full terms: <https://propertyshield.unitedrestoration.com/propertyshield/credit>

WHAT CHANGED THIS YEAR

Your progress, in one place

Completed work shows what happened at the building. The readiness checklist shows whether each ongoing practice is supported by current evidence.

THE YEAR AT A GLANCE

4 property items completed | 2 readiness checks completed this year

2 checks in progress | 2 checks scheduled

Scheduled and in-progress checks remain open until URS confirms the completed evidence.

Property work completed

Utility-closet leak repaired and closed: The valve repair, dry-condition follow-up and completed repair record are documented in the Building File.

North roof drain RD-2 repaired: The temporary patch was replaced, drainage was rechecked and the closed work order is recorded.

Paper records moved from the damp wall: The storage zone was cleared and the wall-condition follow-up was added to the property record.

Condensate discharge route confirmed: The termination point was confirmed with building and HVAC records and added to the response map.

Readiness practices put in place

Critical-document register established: Applicable inspections, plans, policies, warranties, and service records now have a documented maintenance owner.

Current readiness gaps have a tracking status: Each of the seven open checks is shown as not started, scheduled or in progress, with its next milestone and ownership where work is underway.

YOUR READINESS CHECKLIST

All 20 checks at a glance

Work still moving: NOT STARTED, SCHEDULED and IN PROGRESS. Evidence confirmed: COMPLETED THIS YEAR and ALREADY CONFIRMED. Only the two green states count toward Verified Readiness.

Response and access | 6 of 6 verified



ALREADY CONFIRMED

RA-01 | Onsite incident lead

Current evidence has been reviewed and confirmed.

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



ALREADY CONFIRMED

RA-02 | After-hours escalation chain

Current evidence has been reviewed and confirmed.

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



ALREADY 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



ALREADY 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



ALREADY 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



ALREADY 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



ALREADY 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



SCHEDULED

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.

Owner: Building manager, on-site staff and plumber

Timing: Scheduled for Oct 22, 2026

Next milestone: Walk the domestic-water system and mark zone, riser and branch isolation points.



ALREADY 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*



SCHEDULED

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.

Owner: Building superintendent and leak-detection vendor

Timing: Scheduled for Oct 29, 2026

Next milestone: Review room-level detection coverage for the building's recurring-risk areas.



ALREADY CONFIRMED

WC-05 | Automatic mitigation/shutoff coverage

Current evidence has been reviewed and confirmed.

Evidence: *Automatic Shutoff Functional Test.pdf, page 1*



ALREADY CONFIRMED

WC-06 | Alert recipient and acknowledgement path

Current evidence has been reviewed and confirmed.

Evidence: *Automatic Shutoff Functional Test.pdf, page 2*



ALREADY 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 | 1 of 4 verified



COMPLETED THIS YEAR

DS-01 | Applicable critical-document register

This check moved from open to confirmed during the year.

Evidence: *Emergency Contact and Access Plan.pdf, page 7*



IN PROGRESS

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.

Owner: Building manager with URS record support

Timing: Next record review: Oct 11, 2026

Next milestone: Collect the current fire, elevator and remaining applicable inspection records into the Building File.



NOT STARTED

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 milestone: Create the critical-equipment register and assign maintenance ownership.



NOT STARTED

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 milestone: Combine roof, HVAC and other critical-system service records into one current maintenance schedule.

Incident learning and follow-through | 1 of 3 verified



NOT STARTED

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 milestone: Reconcile prior water incidents and recurring locations into one building history.



COMPLETED THIS YEAR

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

This check moved from open to confirmed during the year.

Evidence: URS Field Inspection Notes.pdf, page 8



IN PROGRESS

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.

Owner: Building manager with URS follow-through

Timing: Reviewed with each work-order closeout

Next milestone: Add final proof for each remaining corrective-work item as it closes.

CLEAR COMPARISONS, BASED ON REVIEWED FACTS

Your Building Benchmark

A clear view of where this building stands, using the reviewed facts approved for this report.

AGAINST THE READINESS STANDARD

13 of 20 controls verified

This building currently has evidence for 65% of the applicable controls in the URS PropertyShield Readiness Standard.

According to URS PropertyShield Readiness Standard | Sep 30, 2026

YOUR PUBLIC BUILDING CONTEXT

5 per 100 units

Open housing violations for this building: 5 per 100 units.

According to NYC HPD Violations | Sep 30, 2026

ACROSS YOUR PORTFOLIO

65%

Portfolio median verified readiness across five compatible buildings in this customer's portfolio: 65%.

According to PropertyShield reviewed portfolio snapshots | Sep 30, 2026

SINCE YOUR LAST REVIEW

+2 controls

Readiness improved since the prior review: +2 controls.

According to PropertyShield reviewed snapshots | Sep 30, 2026

STRENGTHS FIRST

What stands out

Harborview Commons is stronger than its starting point. Verified readiness increased to 65%, every documented clean-water event was dried within 48 hours, no unresolved repeat water location remains, and all six installed monitoring devices were tested working. The clearest opportunity is to extend monitoring to the two uncovered priority locations and close the two overdue readiness actions.

Strengths to build on

- Readiness improved by 15 percentage points since the prior compatible review.
- All 4 documented clean-water events were dried within 48 hours.
- No unresolved mold/moisture condition, fire event, or accidental sprinkler discharge is documented in the five-year review window.
- All 6 installed monitoring devices were tested working.

Best next moves

1. Add monitoring at the two remaining priority water-risk locations.
2. Close and document the two overdue readiness actions.
3. Share the verified device record with the building's broker or insurer and ask which commercial loss-control programs apply.

15 REVIEWED MEASUREMENTS

All building measurements

BUILDING PROFILE

Practical comparison profile

Pre-war multifamily | 80 units | 92,000 sq. ft.

Compare first with the same use, 51-100 units and construction-age group; use local geography when the source supports it.

The profile supplies honest denominators and a useful peer match without pretending two buildings are identical.

This building + matching criteria

BUILDING PROFILE

Lead-based paint

No lead-based paint confirmed for the documented tested scope
Reviewed building evidence takes priority over the age-based category.
The result applies only to the documented tested scope.
This building

READINESS

Verified readiness

13 of 20 controls verified | 65%
Synthetic matched PropertyShield group median: 58% across 42 compatible buildings.
Above this synthetic matched-group median; five controls still need evidence or completion.
This building + synthetic future peer

PUBLIC BUILDING CONTEXT

Housing violations

4 open | 5.0 per 100 units
Synthetic matched public-record median: 7.0 per 100 units.
Fewer open housing violations per unit than this synthetic matched group.
Public record + synthetic future peer

PUBLIC BUILDING CONTEXT

Building-department violations

1 open | 1.1 per 100,000 sq. ft.
Synthetic matched public-record median: 2.4 per 100,000 sq. ft.
Fewer open building-department violations per square foot than this synthetic matched group.
Public record + synthetic future peer

WATER AND MOISTURE

Documented water events

4 events in 5 years | 0.8 per building-year
No unresolved repeat location.
The declared five-year window makes the count reusable as the peer cohort grows.
This building

WATER AND MOISTURE

Drying response

4 of 4 documented clean-water events dried within 48 hours
EPA commercial-building guidance uses a 24-48 hour response window.
Every documented event met the published response window.
This building + published context

WATER AND MOISTURE

Mold and moisture follow-through

0 unresolved | 1 prior condition documented closed
Closed history remains visible without being presented as current open work.
No unresolved mold or moisture condition is documented in the reviewed record set.
This building

FIRE AND SPRINKLER

Fire readiness

0 documented fire events in 5 years | alarm and sprinkler evidence current
National nonresidential fire context appears below.
The zero is shown because the reviewed five-year records support it.
This building + published context

FIRE AND SPRINKLER

Accidental sprinkler discharge or leakage

0 documented events in 5 years
Freeze monitoring and valve supervision documented.
Future records separate heat-triggered head operation from leakage, freezing and physical damage.
This building

TECHNOLOGY COVERAGE

Priority-location coverage

6 of 8 locations covered | 75% | 6 of 6 devices tested working
2 priority locations remain uncovered.
Coverage uses the locations that should be monitored, not a flattering raw device count.
This building

TECHNOLOGY COVERAGE

Insurance opportunity

Verified device record ready to share

Current commercial carrier programs include equipment, monitoring, preferred-vendor and policy incentives.

Ask the broker or insurer which current programs apply to this building and policy.

This building + carrier program context

FOLLOW-THROUGH

Due actions verified complete

9 of 10 | 90%

2 current actions are overdue.

Completion credit requires evidence, not a note that work was planned.

This building

PROGRESS AND PORTFOLIO

Change since prior review

50% to 65% | +15 percentage points

+3 verified controls.

The building is measurably improving.

Same building

PROGRESS AND PORTFOLIO

Customer portfolio

65% verified readiness

Synthetic five-building company median: 65%.

This building is at the middle of the customer's own compatible portfolio.

Same customer portfolio

NATIONAL SOURCE FACTS

Published building context

Water damage and leaks

EPA's BASE study reported past water damage in 85% and current leaks in 45% of the 100 public and commercial office buildings studied.

According to U.S. EPA BASE study | <https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=P101F95O.txt>

Mold-prevention timing

EPA commercial-building guidance uses a 24-48 hour clean-water response window for mold prevention.

According to U.S. EPA | <https://www.epa.gov/mold/water-damage-table-mold-prevention-mold-remediation-schools-and-commercial-buildings>

Nonresidential fire

USFA's 2023 national estimates report 110,000 nonresidential building fires, 1,200 injuries and \$3.1644 billion in dollar loss.

According to U.S. Fire Administration | <https://www.usfa.fema.gov/statistics/nonresidential-fires/>

Sprinkler performance

NFPA reports sprinklers operated in 92% of fires large enough to activate them and were effective in 97% of the fires in which they operated for 2017-2021.

According to National Fire Protection Association | <https://content.nfpa.org/-/media/Project/Storefront/Catalog/Files/Research/NFPA-Research/Suppression/ossprinklers.pdf>

EXACT SMALL-SET PREVIEW

Early three-building comparison

This building's verified readiness is 65%. Of the two other buildings reviewed under the same standard version, one was higher and one was lower.

This is an exact three-building statement. It is not an average, percentile, market benchmark or claim that the three buildings are identical.

ONE YEAR LATER

Your annual renewal review

This review compares the confirmed Sep 30, 2025 starting assessment with the confirmed Sep 30, 2026 follow-up assessment for Harborview Commons, then shows what URS evidence confirms today.

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.

NINE-QUESTION READINESS SCORE

49 to 84 (+35 points)

Initial assessment - Sep 30, 2025: Not Response-Ready

Follow-up assessment - Sep 30, 2026: Response-Ready

Answer comparison: Last year's answer - Sep 30, 2025 | Today's answer - Sep 30, 2026

Question: It's 2 AM. You're woken with news of an active flood. Can you produce your emergency and vendor contacts (restoration, plumber, the person who knows the water shutoff) in under 30 seconds?

Last year's answer: I'd have to dig | Today's answer: Yes, instantly (+12 points)

Question: If someone asked for this building's full loss history, inspection records, and vendor files today, how fast could you produce them, organized?

Last year's answer: They're scattered | Today's answer: In minutes (+12 points)

Question: Have all your building's records been analyzed into a clear, written readiness plan your whole team could open from a phone tonight?

Last year's answer: Partially | Today's answer: Yes (+11 points)

Keep this progress moving

PropertyShield Plus | \$588 / year

This report remains actively updated by URS through Sep 30, 2026.

Annual service includes all your current building data run through our proprietary RiskSignal engine; a full report build, audit and authorization performed by a URS pro; a new report created for comparison with the original report; your live Emergency Action App and secure Building File; an annual onsite readiness inspection; and a new annotated floor plan showing documented updates.

We want to show you exactly how valuable PropertyShield has been. Our goal is to improve your building's Readiness Score, confirm more readiness checks and keep critical information current throughout the year.

For each annual review, RiskSignal assembles the current Building File - including retained approved information, new or replaced records and inspection updates - into a fresh report draft. A URS pro audits the current evidence and authorizes a new report version; the prior report remains preserved.

This annual review shows the measurable progress. If we cannot demonstrate meaningful value, we have not earned your renewal.

The cost of one serious property incident can far exceed many years of PropertyShield Readiness Updates.

\$49/month equivalent, billed annually. Nothing is charged until you confirm.

Your records remain yours. If Readiness Updates become inactive, you keep view access to the existing file and can reactivate future updates.

Preview the Plus Renewal - \$588/year

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: May 6, 2027

Evidence: 2026 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: Aug 22, 2026

Evidence: Automatic Shutoff Functional Test.pdf, page 2

INSURANCE SAVINGS OPPORTUNITY

Put the verified device record to work

Insurers offer equipment programs and policy incentives for connected loss-control devices.

Depending on the insurer and policy, these include premium discounts, free or reduced-cost equipment, preferred-vendor pricing, and loss-control support.

Share this verified device record with your broker or insurer and ask what applies to this building.

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.

SAMPLE JOURNEY

How this two-report sample works

The initial Readiness Report is the first report a new customer receives. This Annual Renewal Review is a separate synthetic example showing what the same property could look like one year later.

The dated follow-up result and recorded improvements belong only to this renewal example; they are not part of the initial report.

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.