RAEL
FIRE PROTECTION

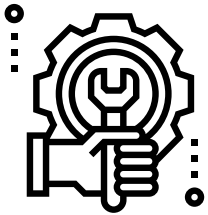
Celebrating 90 Years

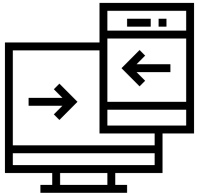
DIGITAL FIRE PROTECTION

THE ROLE OF TECHNOLOGY IN SERVICE VALIDATION & COMPLIANCE MANAGEMENT AT TALL BUILDINGS / HIGH RISES

AGENDA

RAEL FIRE PROTECTION





COMPANY

SERVICES

COMPLIANCE

TECHNOLOGY

Q&A

ABOUT US

90+ Years of Safety, Reliability & Innovation

- **Fourth-generation full-service fire protection company**
  Uninterrupted design, installation, inspection, maintenance, testing, and repair services for over 90 years
- **100+ Years Experience in All Aspects of Fire Protection**
  In-house expertise on wet/dry systems, special hazards, foam, fire extinguisher and fire alarm systems
- **Over 5,000 Construction Projects Completed**
- **Largest Fire Protection Shop in the Northeast**
  80,000 square feet facility, 25 Full Time Engineers, 400+ Employees
- **24/7 Emergency Service Nationwide**

1933: Our first Master Plumber license issued to founder Charles Israel

Today, we deploy **REDi**, the most intelligent service validation and code compliance technology available, differentiating us as a pioneer in digital fire protection.

REDi
RAEL
RAELREDI.COM
EQ00013185

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FIRE PROTECTION

SERVING COMMERCIAL & RESIDENTIAL SITES FOR 90+ YEARS

WORLD TRADE CENTER,
9/11 MEMORIAL MUSEM, & TRANSIT HUB

HUDSON YARDS

ONE VANDERBILT

EMPIRE STATE BUILDING

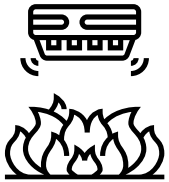
CARNEGIE HALL
L&L HOLDING COMPANY
YANKEE STADIUM
Brookfield Properties
MADISON SQUARE GARDEN
TFCORNERSTONE
BRODSKY
JLL
EMPIRE STATE REALTY TRUST
NEW YORK UNIVERSITY
GUGGENHEIM
ALAMO DRAFTHOUSE CINEMA
ROCKROSE
NYU Langone Health
jetBlue
Newmark Knight Frank
NewYork-Presbyterian
Hines
Mount Sinai
COLUMBIA UNIVERSITY
THE MET
citi FIELD
RELATED
WHITNEY
DELTA
Goldman Sachs
MACERICH
9/11 MEMORIAL & MUSEUM
ROSE ASSOCIATES
JFK JOHN F. KENNEDY INTERNATIONAL AIRPORT
The Durst Organization
TISHMAN SPEYER
CUSHMAN & WAKEFIELD
AMERICAN MUSEUM of NATURAL HISTORY
FISHER BROTHERS
RADIO CITY MUSIC HALL
VORNADO REALTY TRUST
Rudín
SILVERSTEIN PROPERTIES

RAEL
FIRE PROTECTION

OUR SERVICES

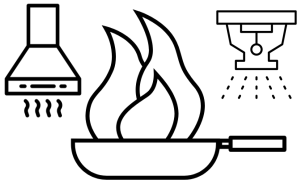
ALL OF YOUR FIRE PROTECTION SERVICES FROM ONE TRUSTED SOURCE

INSPECTIONS, TESTING, MAINTENANCE & REPAIRS



FIRE ALARM & SPECIAL HAZARD SYSTEMS

PORTABLE FIRE EXTINGUISHERS SALES & SERVICE

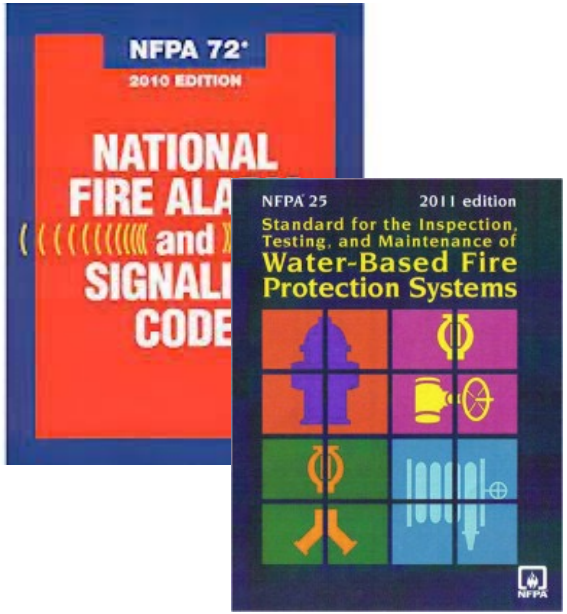


COMMERCIAL KITCHEN FIRE SUPPRESSION, BACKFLOW PREVENTION DEVICE TESTING & HOOD CLEANING

DESIGN, ENGINEERING, FABRICATION & INSTALLATION

RAEL
FIRE PROTECTION

NFPA 25 INSPECTIONS, TESTING, MAINTENANCE & REPAIRS



NFPA®

Certifications

NFPA 25
COMPLIANCE TESTING

NFPA 72
COMPLIANCE TESTING

NFPA 2001
ROOM INTEGRITY TESTING

- NFPA 25, 72 & AHJ Compliance Testing & Reporting
- Sprinkler & Standpipe
- Pre-Action & Clean Agent Systems
- Fire Pump Testing
- Kitchen Hood Fire Suppression Systems
- Sprinkler Leaks & Repairs
- 24/7 Emergency Service
- AHJ 5 Year Testing

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FIRE ALARMS & SPECIAL HAZARD SYSTEMS

AUTOCALL
AUTHORIZED DISTRIBUTOR

NOTIFIER®
by Honeywell

- NICET Certified Specialists
- NFPA 72 & AHJ Compliance Testing & Reporting
- NFPA 2001 Room Integrity Testing
- Factory Authorized Distributor for: **Autocall, Ansul, Xtralis, Stat-X, Potter, Notifier, NAPCO, Viking** & more
- ARC Systems
- Clean Agent Systems (FM-200, Inergen, NOVEC-1230, Halon)
- Elevator MER Aerosol Suppression Systems
- Emergency & Exit Light Testing

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PORTABLE FIRE EXTINGUISHERS

- Test, inspect and maintain fire extinguishers to NFPA standards including **6 year** maintenance and **12 year** hydrostatic testing
- Authorized retailers for a multitude of fire extinguisher brands including **Amerex, Badger, Buckeye**, and **Ansul**
- Including Purple K Extinguishers for E-Bike Fires
- Recondition Fire Extinguishers for Construction Sites
- Approved Repair/Refill Station: Inspected Annually

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COMMERCIAL KITCHEN FIRE SUPPRESSION SYSTEMS

- Test, Inspect and Maintain Commercial Kitchen Fire Suppression Systems to NFPA Standards
- Authorized **Ansul®, PyroChem** and **RangeGuard** Distributors
- Kitchen Fire Suppression System Backflow, Hood & Duct Cleaning
- Kitchen Fire Suppression System Violation Removal
- Kitchen Fire Suppression System Hood & Duct Design/Installation

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KITCHEN EXHAUST SYSTEM HOOD CLEANING – ALL BRANDS

- Cleaning entire exhaust system — from the rooftop fan to the equipment line to the NFPA 96 standard including:
- Removing grease and flammable material from kitchen exhaust hood to bare metal
- Covering sensitive equipment and cleaning surrounding kitchen area
- • Hoods/Fans/Ducts
  • Fan and Belt Repairs
  • Filter Replacements
  • Hinge Kits
  • Access Panels
  • Roof Protection Systems / Grease Containment Systems

RAEL FIRE PROTECTION

CONSTRUCTION

- **Over 5,000 Completed Construction Projects**
- **Rebuilt World Trade Center Fire Suppression System, Post 9/11**
- **First Air System** (b/c of Deutsche Bank fire)
- **First Combo Standpipe**
- **Only fire protection company in NYC certified to install and service ABCV valves** (World Trade Center)

Design & Engineering Services - seamless concept-to completion services with in-depth planning. Our deep experience helps to reduce re-work and overhaul later

Fabrication - Control of fabrication ensures work is on time and to specification. Fabrication via domestic in-house production allows us to manage the entire process

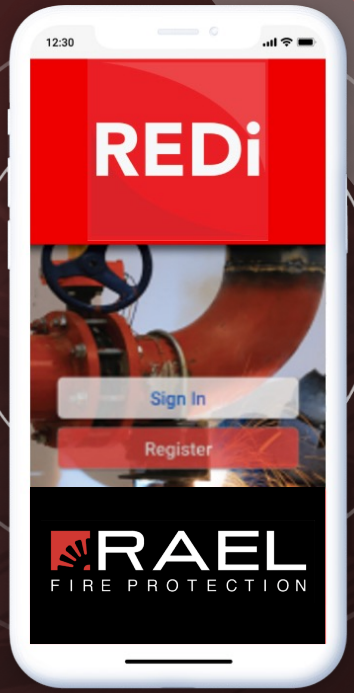
Installation - High-quality installation services keep development timelines on schedule and fully integrated with other simultaneous work processes

NYC BASED – NATIONAL REACH

RAEL NATIONAL

RAEL self-performs in the NY Metro area and our network of RAEL-Certified Affiliates provide the coverage and the capabilities you need nationwide.

- Fire Sprinkler Inspections
- Fire Alarm Inspections
- Fire Extinguishers
- Emergency Exit Light Testing
- Commercial Kitchen Suppression Systems Inspection and Testing
- Backflow Prevention Device Testing
- Quarterly/ Monthly Hood and Duct Exhaust Cleaning
- AED Sales and Service



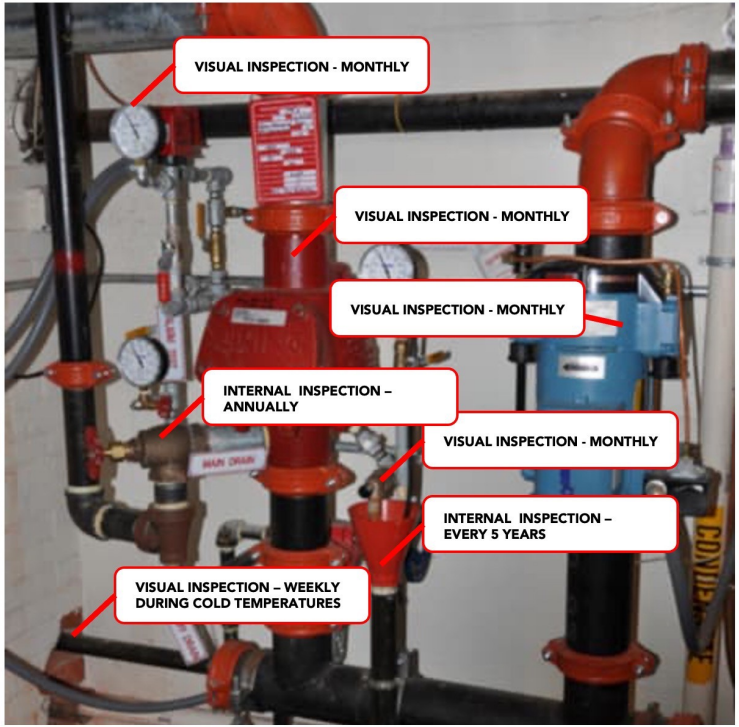
REDi FOR THE FUTURE

SERVICE VALIDATION & COMPLIANCE ASSURANCE PLATFORM

COMPLIANCE IS COMPLEX

Inspection, Testing and Maintenance requirements differ across systems & even components.

Many systems have components that require different frequencies for inspections, testing and maintenance - difficult to track.



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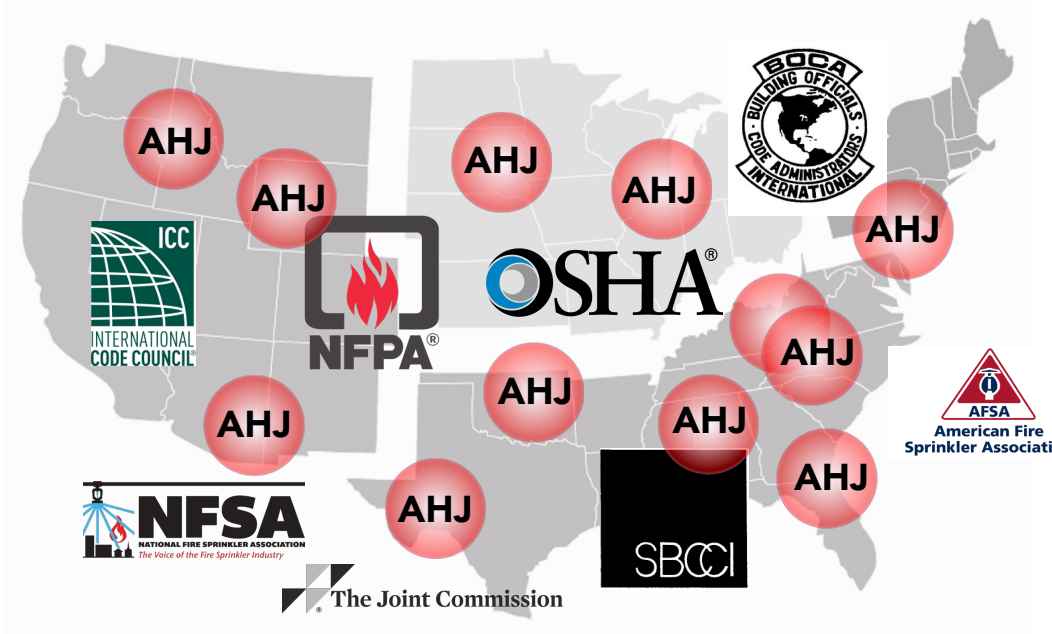
COMPLIANCE IS COMPLEX

Requirements differ across regions, states, and jurisdictions

All local fire codes abide by national regulations as a baseline often adding their own requirements



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COMPLIANCE IS DEMANDING

More than 550 Authorities Having Jurisdiction (AHJs) now require inspections, testing and maintenance reporting to be managed through compliance engines.

Partnership with **MG Engineering**
Philip F. Parisi Jr., P.E., LEED AP
RAEL National Code Compliance Director

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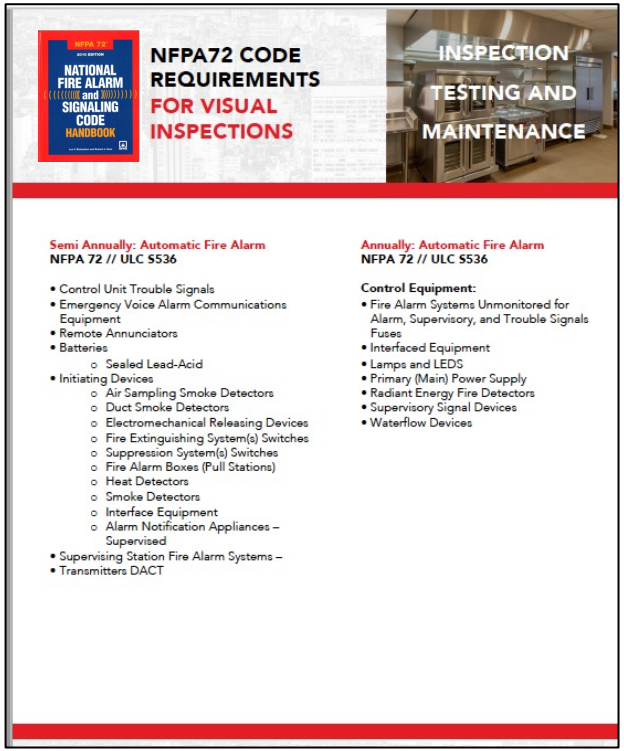
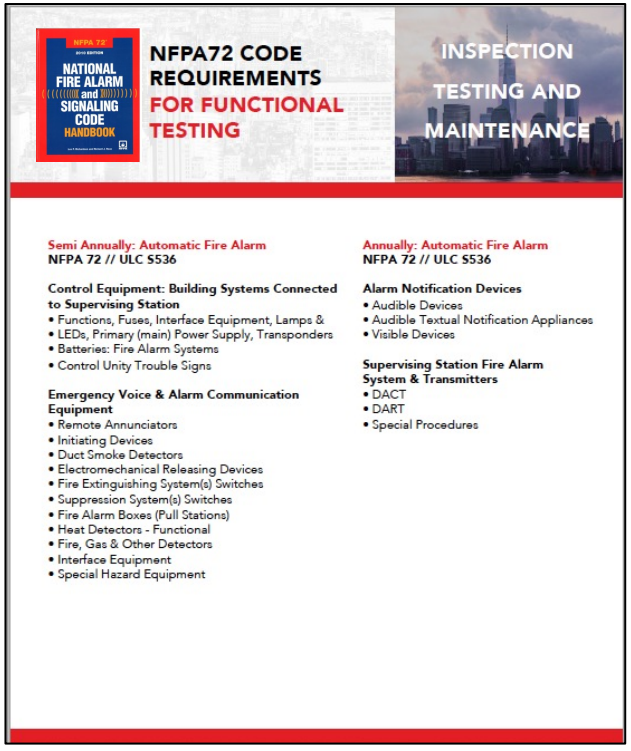
NFPA 25 REQUIREMENTS

RAEL FIRE PROTECTION

NFPA 72 REQUIREMENTS





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NFPA 10 REQUIREMENTS

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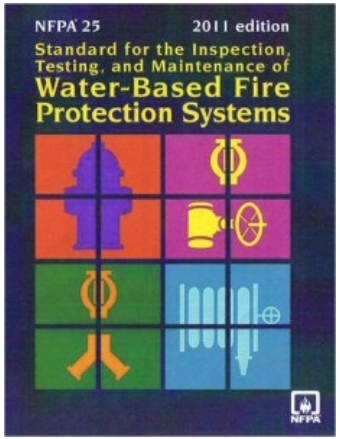
RISKS OF NON-COMPLIANCE

FINANCIAL COSTS



Penalties for failing to meet NFPA 25 requirements include:

- Verbal & Written warnings
- Violations, Fines & Summonses
- Loss of ability to occupy a space, and even forced business closure

If a fire protection system is not working properly:

- The fire department will issue a forthwith notice giving owner 24 hours to remediate before issuing summons.

- Can require the owner to pay for fire watch, which is having a qualified individual monitor a facility 24/7 looking for any signs of fire until the system is back in service.

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RISKS OF NON-COMPLIANCE

INJURY/LOSS OF LIFE • DAMAGED REPUTATION

In the event of a fire, non-compliance could have severe implications including:

- Injury/Loss of Life
- Damaged reputation as operator of "unsafe buildings"

AP U.S. News World News Politics Sports Entertainment Business Technology Health Listen

Families sue building owners over Bronx fire that killed 17

By BOBBY CAINA CALVAN and TED SHAFFREY February 8, 2022

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BENEFITS OF NFPA 25 COMPLIANCE

- **Maximize system integrity** to avoid failure
- **Ensure fast, effective response** in a fire emergency
- **Avoid violations, fines, penalties and building closures**
- **Brand Reputation** – better buildings attract better tenants, get higher rents
- **Avoid risk of voiding insurance policy** and subsequent drop by insurer
- **Potentially save millions** in damages
- NFPA standard can be used to establish **an important element in a negligence suit**
- **Support better payouts** on insurance claims

RAEL ALSO DOES ITM FOR NFPA 10 and NFPA 72

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RISKS OF NON-COMPLIANCE

LOSS OF INSURANCE

"Standards and fire protection guidelines issued by insurance carriers are generally more stringent than those issued by NFPA."

"The NYC Construction Codes utilize specifically reference standard NFPA 25 of 2011 and will be compared against the current requirements of FM Global Property Loss Data Sheet 2-81"

Source: MG Engineering

- **Failure to provide annual test reports to insurance carrier:**

- Can result in reduced claim settlement payment.

- Some insurance companies will drop coverage if a building is not adequately protected or maintained.

- Other insurance companies will negotiate insurance pricing based on what upgrades the owner makes to protect the facility from fire loss.

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WHAT INSURERS WANT

MOST COMMON TESTS REQUESTED

- **Most recent 5 Year Hydrostatic Test**
- **Annual Fire Pump Test**
- **Annual Dry system Test**
  (usually in buildings with a garage)
- **Monthly Pump Churn & Visual Inspection Log**
- **Annual backflow preventer**
- **Installation of a test header**
  (in larger buildings with roof level booster/fire pump) as insurance will not cover flowing water on the roof for testing.

Also Note:

- Any roof level booster/ fire pumps will require the installation of a low-level test header (if not already existing).

- Insurance carriers will not cover flowing large amounts of water on the roof.

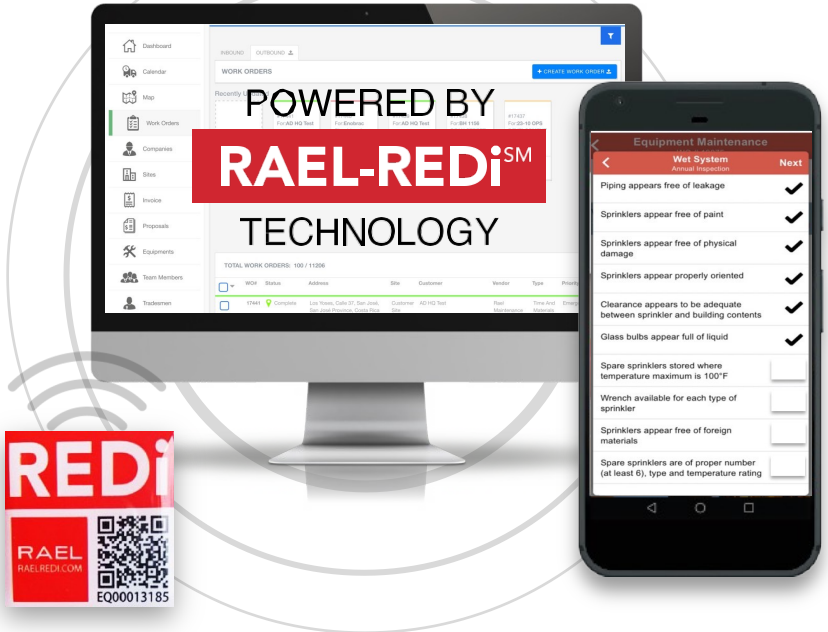
RAEL
FIRE PROTECTION

WE'RE REDi

RAEL's Technology Platform is REDi℠
Readable Equipment Data Interface

Compliance Assurance & Service Validation Platform

RAEL-REDi is the only app-based compliance platform providing real-time, digital validation of work completed as well as proof-of-presence.



RAEL
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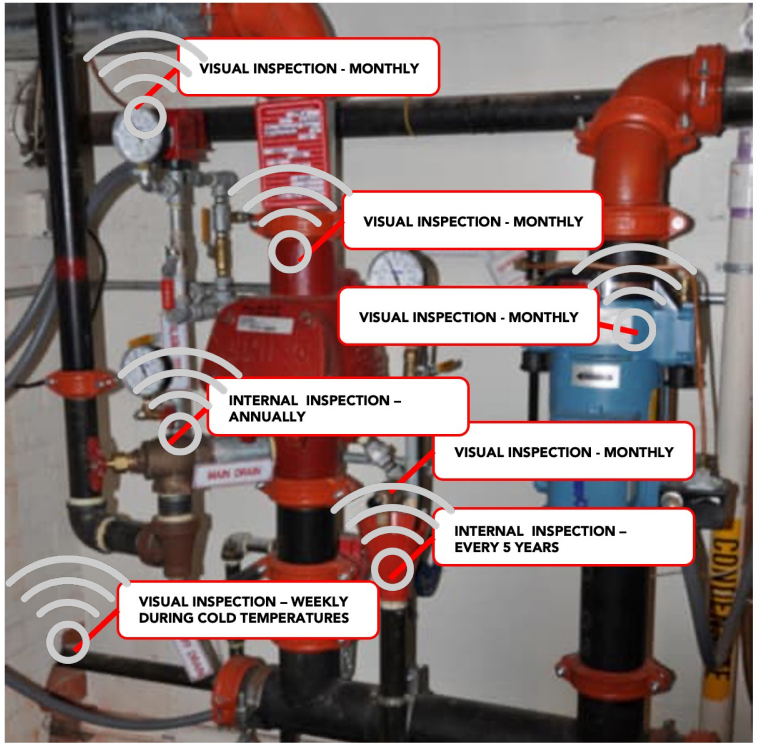
COMPLETE FIRE SYSTEM MANAGEMENT

Manage your ITM schedules so your team can focus on daily demands and not worry about compliance.

- **Track** - Set and track proper frequencies by asset, system and component level.
- **Simplify** -Track all asset-specific inspections, testing, and maintenance regardless of whether they are handled by RAEL or your internal staff.
- **Monitor** – See where you are across your portfolio in real-time with progress snapshots.
- **Leverage** - detailed reporting keeps you in compliance with insurance carrier requirements providing support to negotiate lower rates



RAEL FIRE PROTECTION

REDi TO TRACK

REDi Tags provide:

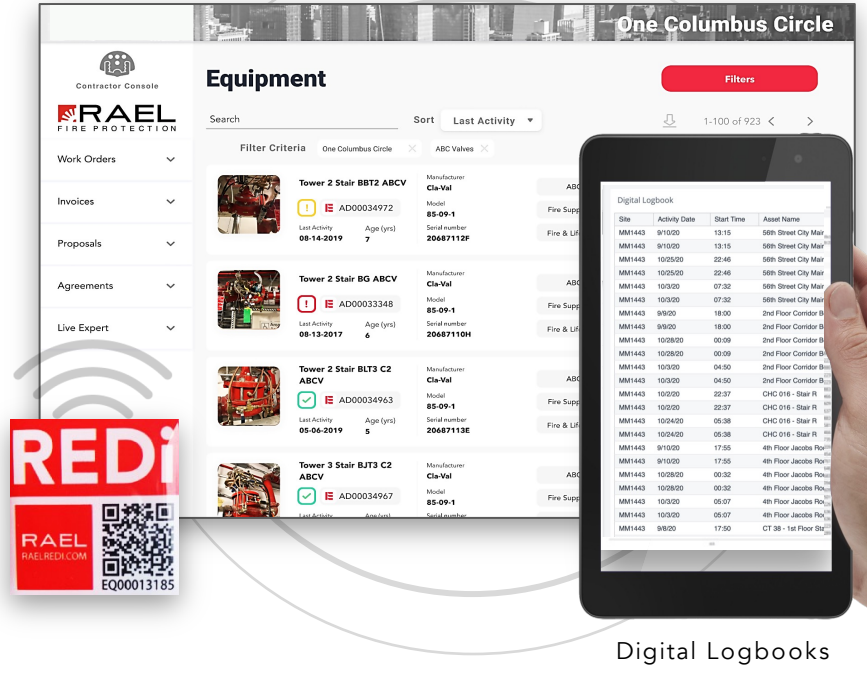
- **Digital Equipment Inventory**
- **Real Proof-of-Presence**
- **Security** - can't be duplicated, not easily damaged
- **Time-stamp validation**
- **Flexibility** - reprogrammable, large data capacity
- **Ease** – doesn't require proper lighting or alignment
- **Trusted NFC technology** - used by Apple Pay and Google Pay

RAEL FIRE PROTECTION

REDi TO MANAGE

REDi Portal provides you and your customers with tools to:

- **Get Better Visibility** - Digital equipment inventory
- **Get Real-Time Event History** - Work Order Status
- **Get Proof of Presence/Better Manage Inspections** - validates all ITM services on a single platform
- **Streamline compliance** – Digital Logbook provides redundant, digital backup for NFPA & AHJ Compliance Verification and Reporting, easily export to PDF for printing



Digital Logbooks

RAEL FIRE PROTECTION

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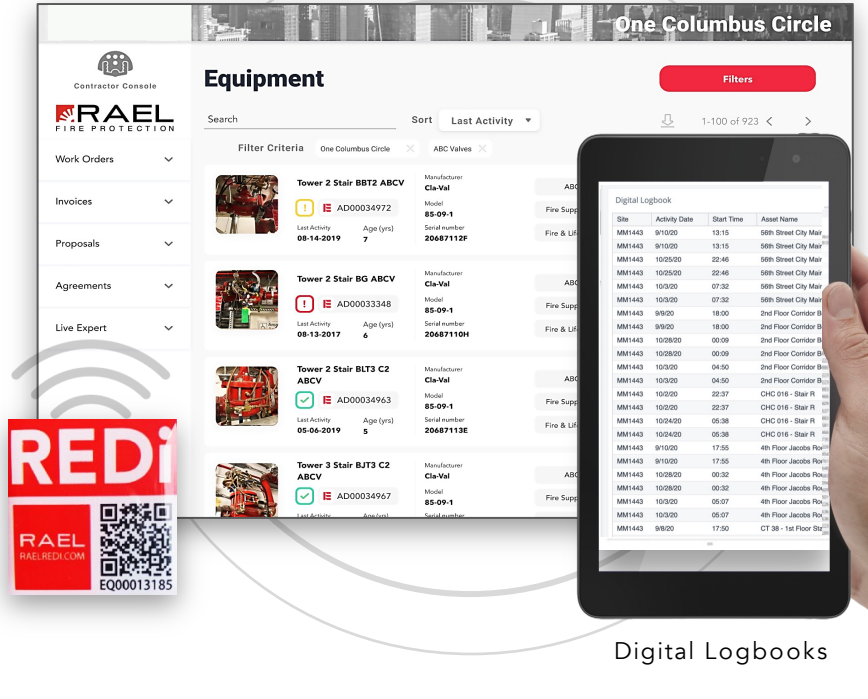
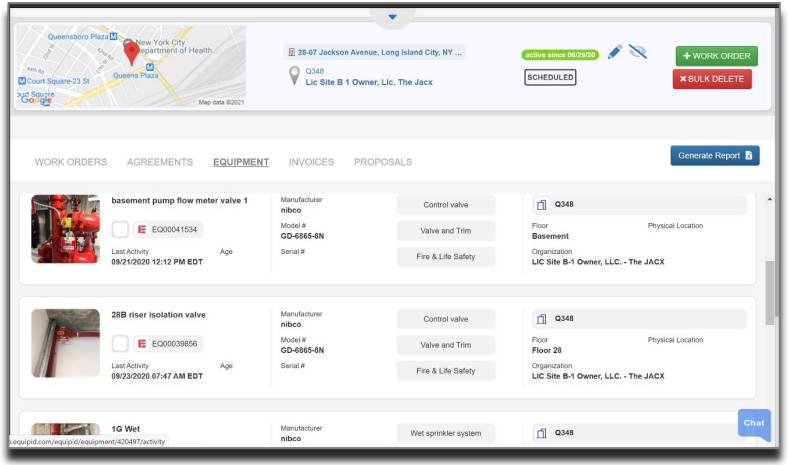
The REDi platform can be used to manage other trades such as HVAC – fees may apply.



Digital Logbooks

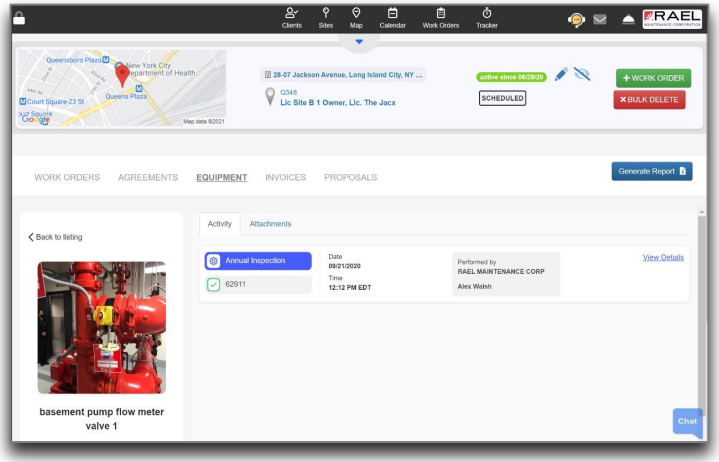
RAEL FIRE PROTECTION

REDi TO MANAGE EQUIPMENT



EQUIPMENT LIST OVERVIEW

- Codification via Category & Type
- Photos
- Asset Searching & Filter - Name, ID, Make, Model, Serial, Floor, Physical Location, Trade, Type, Status, Not Tagged
- Parent-Child Asset relationships (i.e. Multi-Asset Systems & Components)
- Activities remaining to perform
- Activities recently performed



EQUIPMENT PROFILE

Activity Detail:
Annual Inspection Timestamp

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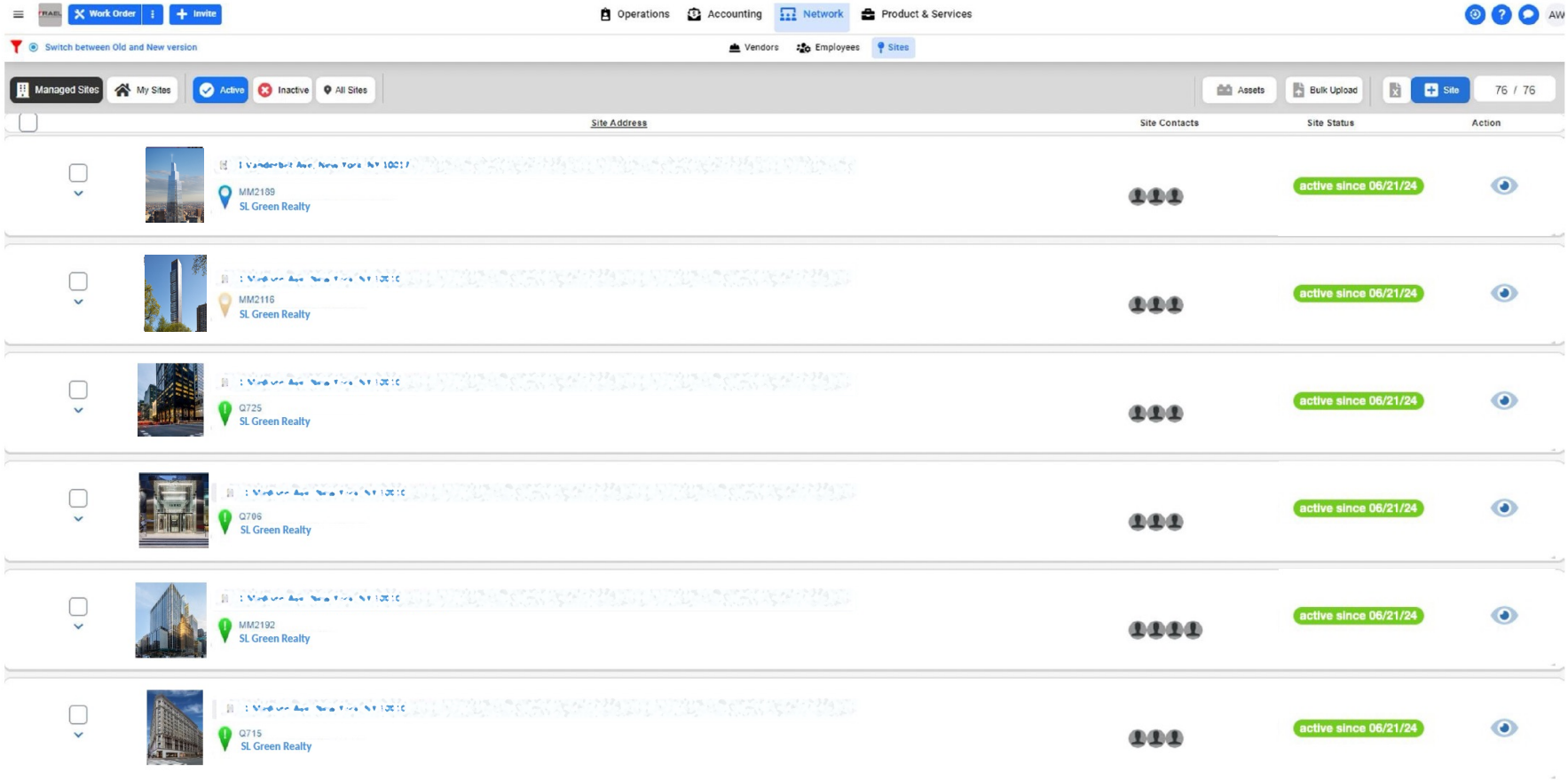
PORTFOLIO OVERVIEW - SITE LIST VIEW



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SINGLE SITE VIEW - WORK ORDER LIST

Work Order | Invite | Operations | Accounting | Network | Product & Services | AW

Switch between Old and New version

Vendors | Employees | Sites

0.0 (0hrs) 0.0 (0hrs) active since 02/16/23

EDIT | WORK ORDERS | SCHEDULED SERVICES | ASSET | INVOICES | PROPOSALS | ATTACHMENTS

10 / 54

Status	Custom Status	WO #	Work Order Name	Trip	Client Name	Sites	Address	Client	Vendor	Age	Priority	Description	Trade	Call	Type	Assignee	Created	Due	Follow up	Service	Actions
Complete	Complete	#223977		1	[redacted]	MM1872	[redacted]			9	Non-Emergency	Walkthrough for f...	Repair		Repair - Non Billable	2 Team Members	10/18/2024	10/23/2024		10/22/2024	
Action Required	Pending	#220098		24	[redacted]	MM1872	[redacted]			45	Non Emergency	Annual ITM of Spr...	I, T & M		Equipment, Testing, Maintenance & Inspection	2 Team Members	09/13/2024	12/31/2025			
Action Required	Pending	#220015		2	[redacted]	MM1872	[redacted]			47	Non-Emergency	Walkthrough with ...	I, T & M		Repair - Non Billable	2 Team Members	09/11/2024	09/19/2024		09/18/2024	
Complete	Complete	#216667		1	[redacted]	MM1872	[redacted]			73	Non-Emergency	We were on site o...	Repair	REPAIR	Repair- Proposal	2 Team Members	08/15/2024	09/07/2024		09/06/2024	
Complete	Complete	#216565		1	[redacted]	MM1872	[redacted]			76	Non-Emergency	Customer reports ...	Repair		on-demand - T&M	2 Team Members	08/13/2024	08/15/2024		08/13/2024	
Action Required	Pending	#215993		20	[redacted]	MM1872	[redacted]			82	Non Emergency	Annual ITM of Spr...	I, T & M		Equipment, Testing, Maintenance & Inspection	2 Team Members	08/06/2024	12/31/2024			
Complete	Complete	#213930		1	[redacted]	MM1872	[redacted]			88	Non Emergency	Quarterly Inspect...	I, T & M		Equipment, Testing, Maintenance & Inspection	Rael Fire Alarm LLC.	08/01/2024	09/30/2024		09/05/2024	

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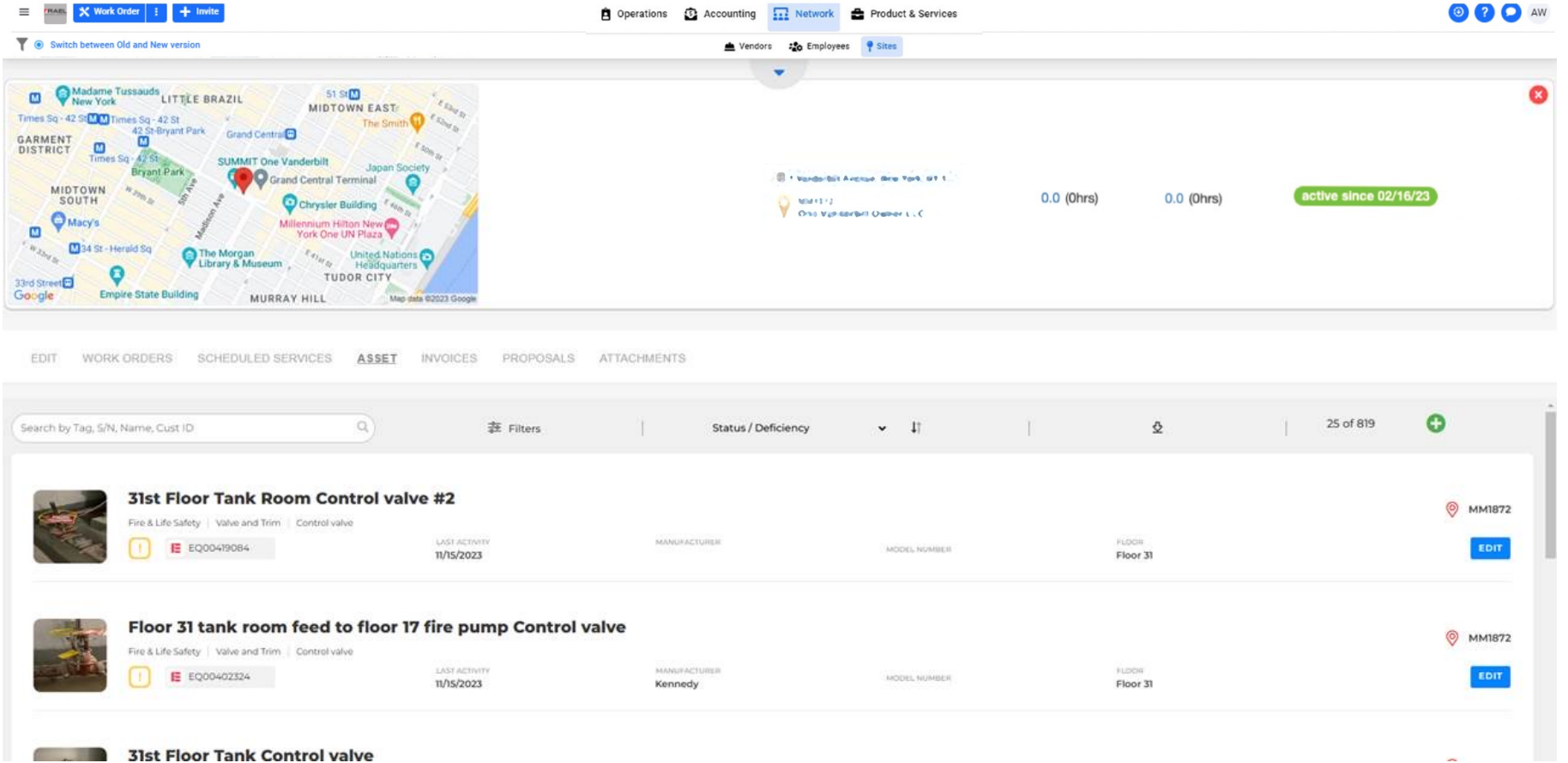
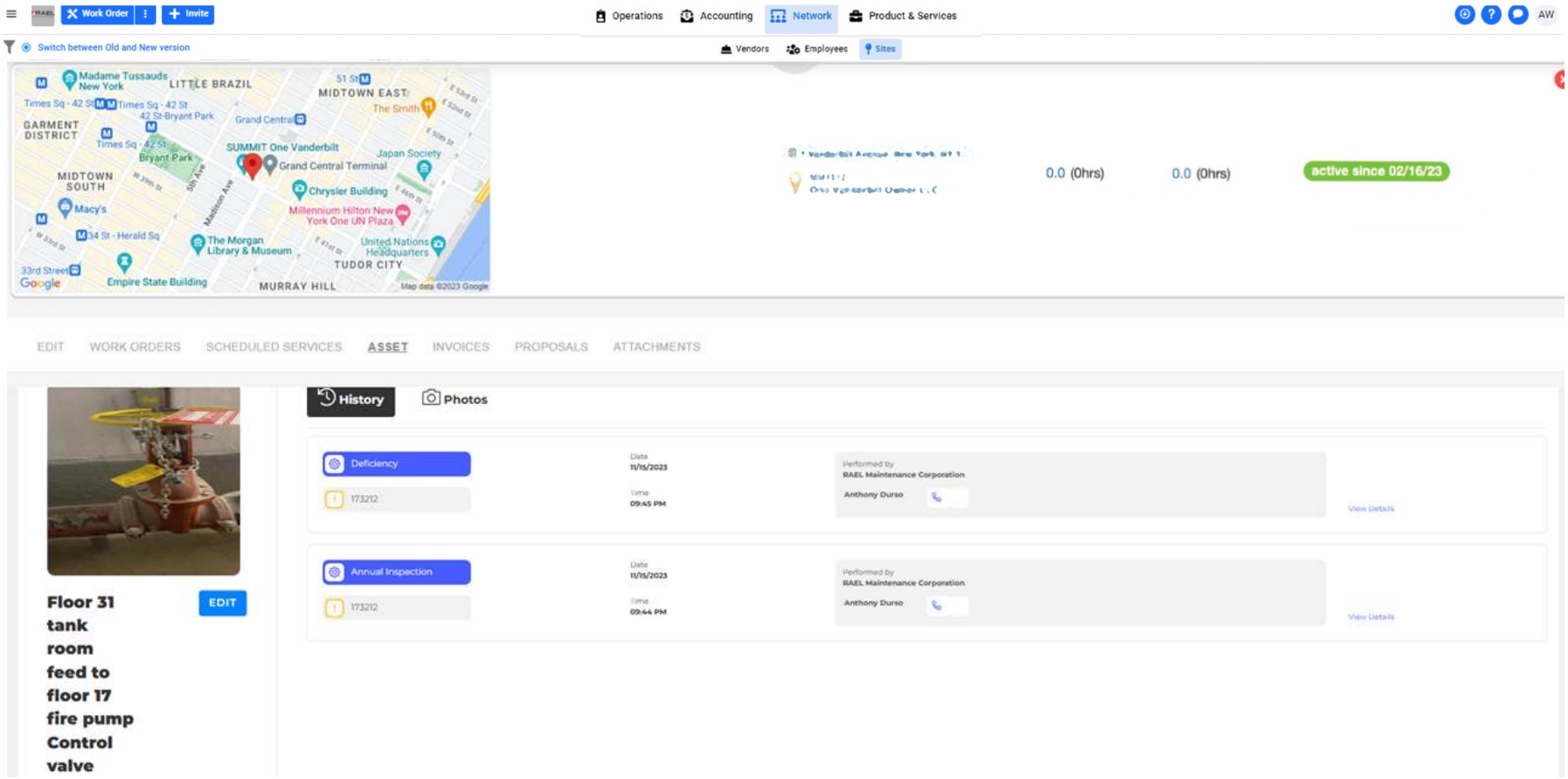
SINGLE SITE VIEW / ASSET LIST



RAEL FIRE PROTECTION

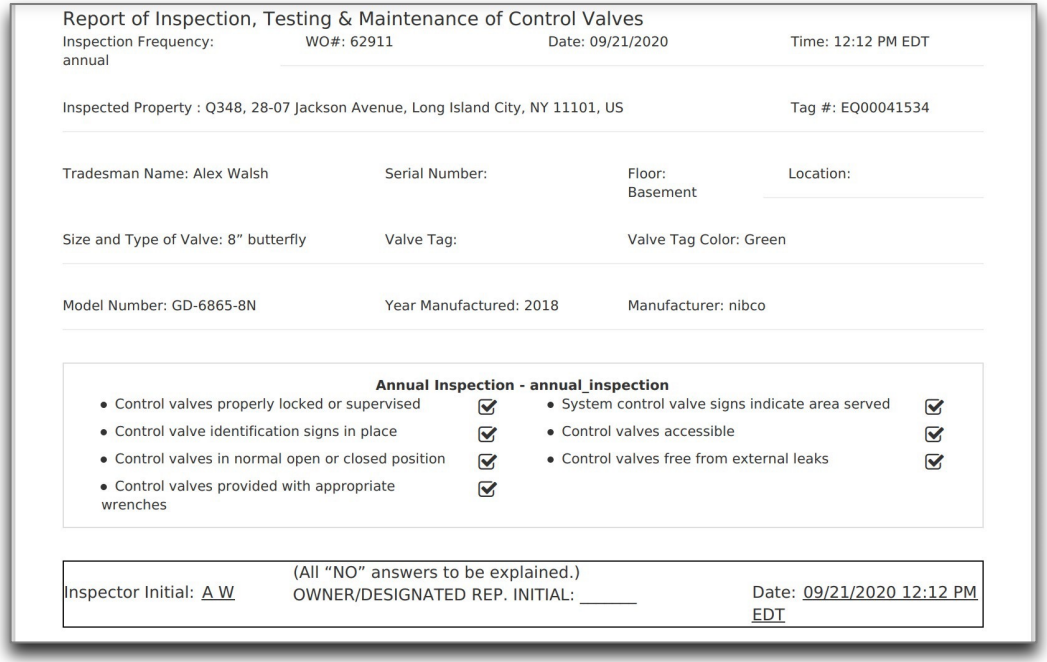
SINGLE SITE VIEW / SINGLE ASSET



RAEL FIRE PROTECTION

REDi TO MANAGE INSPECTIONS

ACTIVITY DETAIL:
ANNUAL INSPECTION REPORT



Report of Inspection, Testing & Maintenance of Control Valves

Inspection Frequency: annual | WO#: 62911 | Date: 09/21/2020 | Time: 12:12 PM EDT

Inspected Property : Q348, 28-07 Jackson Avenue, Long Island City, NY 11101, US | Tag #: EQ00041534

Tradesman Name: Alex Walsh | Serial Number: | Floor: Basement | Location:

Size and Type of Valve: 8" butterfly | Valve Tag: | Valve Tag Color: Green

Model Number: GD-6865-8N | Year Manufactured: 2018 | Manufacturer: nibco

Annual Inspection - annual_inspection

- Control valves properly locked or supervised ☑
- Control valve identification signs in place ☑
- Control valves in normal open or closed position ☑
- Control valves provided with appropriate wrenches ☑
- System control valve signs indicate area served ☑
- Control valves accessible ☑
- Control valves free from external leaks ☑

Inspector Initial: A W

(All "NO" answers to be explained.)
OWNER/DESIGNATED REP. INITIAL: _____

Date: 09/21/2020 12:12 PM EDT

RAEL FIRE PROTECTION

SAMPLE - ANNUAL INSPECTION REPORT

RAEL
MAINTENANCE CORPORATION

TEL: 516-593-2000
FAX: 516-593-9634

Annual ITM Of Sprinkler System Report

[redacted]

December 2023

1750 Plaza Avenue, New Hyde Park, NY 11040-4946
www.raelsprinkler.com

RAEL
MAINTENANCE CORPORATION
Plaza Avenue, +1 516-593-2000

Report of Inspection, Testing & Maintenance of Standpipe Systems

Inspection Frequency: annually | WO#: 173212 | Date: 11/06/2023

Inspected Property: [redacted]

Tradesmen Name: Anthony Durso | Tag Name: Stairwell C Floor OB3 Firehose valve

Tag #: EQ00206994 | Location: Stairwell C

Valve Tag Color: yellow

Manufacturer: giacomini

Custom ID: S12 COF#85749778 EXP 02/07/2026,S13 COF#87207288 EXP 11/17/2025

Annual Inspection and Testing for Standpipe Systems

- [x] System in service before inspection and testing
- [ ] Adequate drainage provided before flow testing
- [ ] Hose storage device inspected in accordance with NFPA 1962
- [ ] Dry pipe valve internally inspected (during trip test)
- [ ] Main drain test conducted at low point drain or main drain test connection where supply main enters building (when provided)
- [ ] Backflow prevention assembly forward flow test conducted
- [ ] Hose nozzle tested in accordance with NFPA 1962
- [ ] Hose tested in accordance with NFPA 1962 (3-year testing requirement)
- [ ] PIVs opened until spring or torsion felt in rod
- [x] Forward flow test conducted at maximum rate possible (only where connections do not permit full flow test)
- [ ] Backflow prevention assembly internal inspection conducted (where shortages last more than 1 year and rationing enforced by AHJ)
- [ ] Dry pipe valve trip tested (at full flow every third year)
- [ ] Current trip test results compared to previous trip test results
- [ ] Tag showing date of trip test and name of person and organization conducting test attached to valve
- [ ] Hose connection PRVs flow tested at partial flow adequate to move valve from seat
- [x] Pertinent parties notified of inspection and testing conclusion
- [x] Pertinent parties notified before inspection and testing
- [ ] Cabinet inspected in accordance with NFPA 1962
- [ ] Hose inspected in accordance with NFPA 1962
- [ ] Main drain test conducted
- [ ] Fill flow pressure (residual) < 10 percent reduction from prior or original test
- [x] System demand flow was achieved through the device
- [ ] Hose storage device tested in accordance with NFPA 1962
- [ ] Control valves (including backflow and PIVs) operated through full range and returned to normal position
- [ ] PIVs and OS&Ys backed 1/4 turn from full open
- [x] Forward flow test conducted without measuring flow (device < 2" and outlet sized to flow system demand)
- [x] Forward flow test satisfied by annual fire pump flow test
- [ ] Backflow preventer flow test conducted as required by the AHJ
- [ ] Separate records of initial air and water pressure, tripping air pressure, and dry pipe valve operating conditions available on premises for comparison
- [x] Current results correlate with previous results
- [ ] Low temperature alarms tested at beginning of heating season
- [ ] Automatic air pressure maintenance device tested in accordance with mfg. inst.
- [ ] Hose rack assembly PRVs flow tested at partial flow adequate to move valve from seat

Annual Maintenance for Standpipe Systems

- [x] System in service before conducting maintenance
- [x] Pertinent parties notified before conducting maintenance
- [x] Manual, semiautomatic, or dry standpipe hose connection valve operates smoothly
- [ ] Operating stems of OS&Y (including backflow) valves lubricated
- [x] Valves completely closed and reopened
- [ ] Adequate drainage provided before flow testing
- [ ] Main drain test conducted
- [ ] Low point drains drained prior to onset of freezing weather conditions
- [x] Pertinent parties notified after conclusion of maintenance

The pertinent items above have been completed and the system status is a follows:

Results	
Alarm panel is clear	N/A
System returned to service	N/A
	Y / N

(All "NO" answers to be explained.)

Inspector Initial: A D | OWNER/DESIGNATED REP. INITIAL: _____ | Date: 11/06/2023

(AFSA Form 108A)

RAEL
FIRE PROTECTION

SAMPLE - ANNUAL INSPECTION REPORT

RAEL
MAINTENANCE CORPORATION
Plaza Avenue, +1 516-593-2000

Report of Inspection, Testing & Maintenance of Automatic Breach Control Valves

Inspection Frequency: annually | WO#: 173212 | Date: 11/21/2023

Inspected Property: [redacted], US

Tradesmen Name: Anthony Durso | Floor: Floor 2 | Tag Name: Stair C floor 2 ABCV

Tag #: EQ00298818

Valve Tag Color: green

Custom ID: S12 COF#85749778 EXP 02/07/2026,S13 COF#87207288 EXP 11/17/2025

Annually Inspection, Testing and Maintenance | Field adjustable valves for Automatic Breach Control Valves

• Readings indicate valve is set properly	Yes
• Valve was reset in accordance with manufacturers instructions	Yes
• Readings indicate valve is functioning properly	Yes
• Valve was repaired or replaced	N/A
• Readings indicate system hydraulic demands are satisfied	Yes
• Valve was reset, repaired or replaced	Yes
• Readings indicate system component pressure ratings not exceeded	Yes
• Valve was reset, repaired or replaced	N/A

Annually Inspection, Testing and Maintenance | Nonadjustable valves (check all that apply): for Automatic Breach Control Valves

• Readings indicate valve is functioning properly	Yes
• Valve was repaired or replaced	N/A
• Readings indicate correct model valve is installed at location and system hydraulic demands are satisfied	Yes
• Valve was replaced with correct model	N/A
• Readings indicate system component pressure ratings not exceeded	Yes
• Valve was repaired or replaced	N/A

Annually Tasks | Pressure control and reducing valves for Automatic Breach Control Valves

• Static inlet	75
• Static outlet	75
• Residual inlet	70
• Residual outlet	70

Annually Tasks | Pressure relief valves for Automatic Breach Control Valves

• Inlet pressure	75
• Side system	N/A
• Comments	Trip point 7 psi
• Factory certified gauge kit present	No
• Trip test conducted successfully	Yes
• (PSID) differential pressure trip point reading from gauge at time of flow drain point matches the assigned settings per the valve tag	Yes
• Alarm panel clear	Yes
• System returned to service	Yes

(All "NO" answers to be explained.) OWNER/DESIGNATED

Inspector Initial: A D | REP. INITIAL: _____ | Date: 11/21/2023

RAEL
MAINTENANCE CORPORATION
Plaza Avenue, +1 516-593-2000

Report of Inspection, Testing & Maintenance of Dry Sprinkler Systems - 3 year

Inspection Frequency: annually | WO#: 173212 | Date: 12/11/2023

Inspected Property: [redacted]

Tradesmen Name: Anthony Durso | Floor: Floor 39 | Tag Name: Floor 39 "Stair pressure room" Nitrogen Dry sprinkler system

Tag #: EQ00042372 | Location: Floor 39 Fire Pump Room

Valve Tag Color: green

Custom ID: S12 COF#85749778 EXP 02/07/2026,S13 COF#87207288 EXP 11/17/2025

Annually Inspection for Dry Sprinkler Systems - 3 year

• System in service on inspection	Yes
• Hangers and seismic bracing appears undamaged and tightly attached	Yes
• Piping appears free of mechanical damage	Yes
• Piping appears free of leakage	Yes
• Piping appears free of corrosion	Yes
• Piping appears free of external loading	Yes
• Sprinklers appear free of leakage	Yes
• Sprinklers appear free of corrosion	Yes
• Sprinklers appear free of foreign materials	Yes
• Sprinklers appear free of paint	Yes
• Sprinklers appear free of physical damage	Yes
• Sprinklers appear properly oriented	Yes
• Clearance appears to be adequate between sprinklers and building contents	Yes
• Glass bulbs appear full of liquid	Yes
• Spare sprinklers are of proper number (at least 6), type, and temperature rating	N/A
• Wrench available for each type of sprinkler	N/A

Annually Maintenance for Dry Sprinkler Systems - 3 year

• System in service before conducting maintenance	Yes
• Pertinent parties notified before conducting maintenance	Yes
• Adequate drainage provided before flow testing or draining	Yes
• Operating stems of OS&Y (including backflow) valves lubricated	Yes
• Valves completely closed and reopened	Yes
• Main drain test conducted	Yes
• Dry pipe valve interior thoroughly cleaned and parts replaced/repaired as necessary	Yes
• Grease or other sealing materials not applied to seating surfaces of dry pipe valve	Yes
• Dry pipe system low points drained after operation and before onset of freezing weather conditions	Yes
• Pertinent parties notified after conclusion of maintenance	Yes

Annually Testing for Dry Sprinkler Systems - 3 year

• System in service before testing	Yes
• Pertinent parties notified before testing	Yes
• Adequate drainage provided before flow testing	Yes
• Dry pipe valve trip tested with control valve fully open	Yes
• Dry pipe valve protecting freezers trip tested in manner not introducing moisture into piping in freezer	Yes
• Tag or card showing trip test date and name of person and organization conducting test attached to DPV	Yes
• Separate records of initial air and water pressure, tripping air pressure, and dry pipe valve operating conditions maintained on premises for comparison	Yes
• Tag or card showing results of previous 3rd year full flow test present	Yes
• Automatic air pressure maintenance devices tested in accordance with mfg. inst.	Yes
• Control valves (including backflow and PIVs) operated through full range & returned to normal position	Yes
• PIVs opened until spring or torsion felt in rod	N/A
• PIVs and OS&Ys backed 1/4 turn from full open	N/A
• Main drain test conducted	Yes
• Alarm panel is clear	Yes
• System returned to service	Yes
• Supply water gauge reading before flow (static)	100
• Gauge reading during stable flow (residual)	80
• Starting water pressure	100
• Starting air pressure	22
• Low air setting	15
• Air pressure at valve trip	8
• Compressor On/Off air pressures	N/A
• Comments	Nitrogen generators must return to check the nitrogen level in 10 days
• Time for supply pressure to return to normal	00hr:00min:01sec
• Time to valve trip	00hr:00min:08sec
• Water delivery time to inspector's test valve	00hr:00min:23sec

(All "NO" answers to be explained.) OWNER/DESIGNATED

Inspector Initial: A D | REP. INITIAL: _____ | Date: 12/11/2023

SAMPLE - MONTHLY INSPECTION REPORT

RAEL MAINTENANCE CORPORATION

Plaza Avenue, New Hyde Park, NY 11040, US

[redacted]

Work Order 217203 Trip 1

Priority: Non Emergency

30 September 2024

Status: Verification Required

Contact
billing

Site
MM2189

Address [redacted]

Client's NTE: $0.0

Type: Inspection

Job Description
Monthly visual inspections of wet sprinkler system, compactor

Services Performed
Trade: Building Inspection |
Service: INSPECTION > Trade: Building Inspection
Task: Task 1 > Service: INSPECTION > Trade: Building Inspection

Team Members

Jose Torres

2 hours 0 minutes
Time : - **Time :** 10:59 am - 11:11 am

Contact
victoriam@raelsprinkler.com
+1 516-593-2000
After Hours Emergencies:
+1-(855)-RAEL911

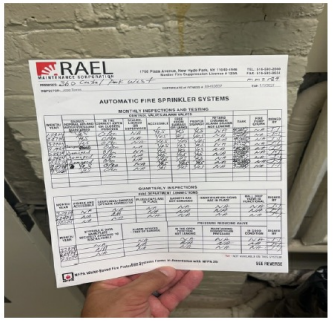
Client Signature

www.raelmaintenance.com

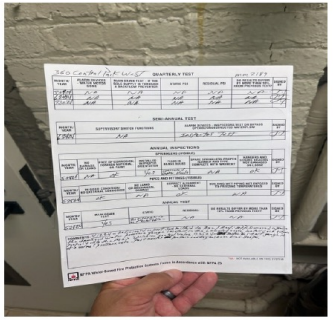
SIGNATURE

Category: Client Signature

Name: Jose T



Trip#: 1
DateTime: 09/30/2024 11:08 AM EDT
Name: Inspection Cards 1
Description:
Service(s): INSPECTION
Task(s):
Service Action: Inspection Cards
lat and lng: 40.791211, -73.965514



Trip#: 1
DateTime: 09/30/2024 11:08 AM EDT
Name: Inspection Cards 2
Description:
Service(s): INSPECTION
Task(s):
Service Action: Inspection Cards
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RAEL FIRE PROTECTION

SAMPLE - MONTHLY INSPECTION REPORT

RAEL
MAINTENANCE CORPORATION
Plaza Avenue, +1 516-593-2000

Report of Inspection, Testing & Maintenance of Monthly Building Inspection of Sprinkler System- NFPA 25

Inspection Frequency: monthly WO#: 217203 Date: 09/30/2024

Inspected Property: [redacted]

Tradesmen Name: Jose Torres Floor: Basement Tag Name: Sprinkler system

Valve Tag Color: green

Custom ID: S12 COF#89492607 EXP 01/01/2024,S13 COF#89492995 EXP 01/01/2024

Monthly Testing for Monthly Building Inspection of Sprinkler System- NFPA 25

- All Gauges appear to be in good condition: Yes
- All gauges are 5 years old or less (Must replace every 5 years): Yes
- Gauges indicate normal Pressure Reading: Yes
- Condition of fire sprinkler piping (Rusty/Corroded/Leaking): Yes
- All Joints, Fittings & Mechanical Couplings in good satisfactory condition: Yes
- All Fire Sprinkler Identification Signs Present and or in Good Condition: No
- All Fire Sprinkler Heads in good condition: Yes
- System Tripped: N/A
- Water motor gong exists: N/A
- Electric Bell Existing: N/A
- Head Guard on Fire Sprinkler head in Compactor: N/A
- Ball Drip Valve is operational: N/A
- Tamper Switch operational: N/A
- Flow Switch(s) Activated: N/A
- Spare Fire Sprinkler Head Cabinet Present: N/A
- Spare Wrench Inside Head Cabinet: N/A
- Breakable Locks & Chain Present: No
- Lock needed: Yes
- Chain needed: Yes
- If no, what size flow switch exists
- If no, what type of head wrench is needed
- What Type of head wrench is needed
- How many feet of chain

Monthly Valve Area for Monthly Building Inspection of Sprinkler System- NFPA 25

- Are the control valves (including valves on backflow preventers) with locks or electrical supervision in correct (open or closed) position? Yes
- Are the control valves (including valves on backflow preventers) with locks or electrical supervision accessible? Yes
- Are the control valves (including valves on backflow preventers) with locks or electrical supervision have the appropriate wrenches? N/A
- Are the gauges on system in good condition and showing normal water supply pressure? Yes
- Are the control valves (including valves on backflow preventers) with locks or electrical supervision locked or is supervision in place? No
- Are the control valves (including valves on backflow preventers) with locks or electrical supervision free from any leaks? Yes
- Are the control valves (including valves on backflow preventers) with locks or electrical supervision properly identified? Yes
- Are all check valves externally inspected, operating properly, and are in good condition? Yes

Monthly Alarms for Monthly Building Inspection of Sprinkler System- NFPA 25

- Is the alarm valve free from physical damage: N/A
- Is there no leakage in the retarding chamber or drains?: N/A
- Is the trim in correct (open or closed) position?: N/A

Monthly FDC for Monthly Building Inspection of Sprinkler System- NFPA 25

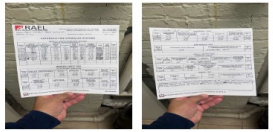
- Is the FDC plainly visible?: N/A
- Is the FDC swivels and couplings not damaged?: N/A
- Are the FDC gaskets in place and in good condition?: N/A
- Is the clapper and automatic drain valve in place and properly operating? N/A
- Is the FDC easily accessible?: N/A
- Are the FDC caps and plugs in place?: N/A
- Is the FDC check valve drip free?: N/A
- Is the FDC identification sign(s) in place?: N/A

Monthly Reading for Monthly Building Inspection of Sprinkler System- NFPA 25

- System side water pressure PSI: 90 psi
- Supply side water pressure PSI: Good

Monthly Inspection Card Photos for Monthly Building Inspection of Sprinkler System- NFPA 25

- Please Swipe Left to Add Photos of Inspection Card: 1



Inspector Initial: JT (All "NO" answers to be explained.) OWNER/DESIGNATED REP. INITIAL: _____ Date: 09/30/2024

RAEL
MAINTENANCE CORPORATION
Plaza Avenue, New Hyde Park, NY 11040, US

Equipment Deficiency

Client Name: [redacted] Date of Report: 10/22/2024

Site Name: MM2189 Site Address: [redacted]

Green Valve Tag Color: 1 pieces of equipments

Basement - - Sprinkler system - Sprinkler system - Green
Yes

RAEL Maintenance Corporation

REDi TO MANAGE COMPLIANCE

REDi Mobile provides Equipment Intelligence and Compliance Management in the Field/Portfolio Level.

For RAEL service personnel, facilities management, and building engineers

- Compliance forms and guidance
- Supportive content (task lists)

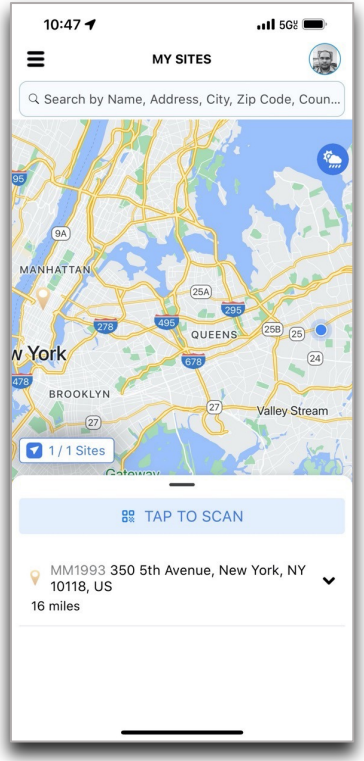
NFPA® OSHA® **LOCAL AHJ**

One tap access to equipment-specific inspection, testing & maintenance requirements

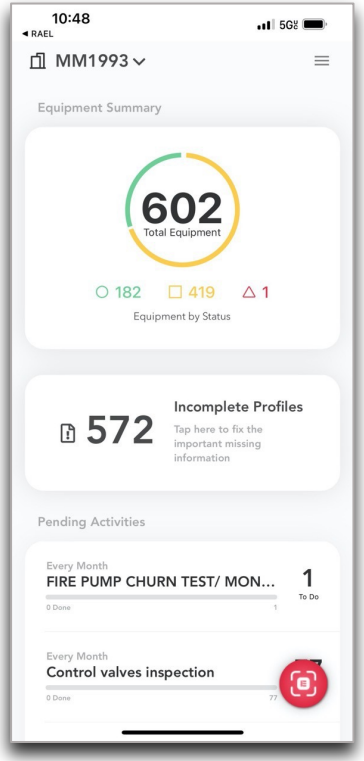
RAEL FIRE PROTECTION

REDi MOBILE SCREENS

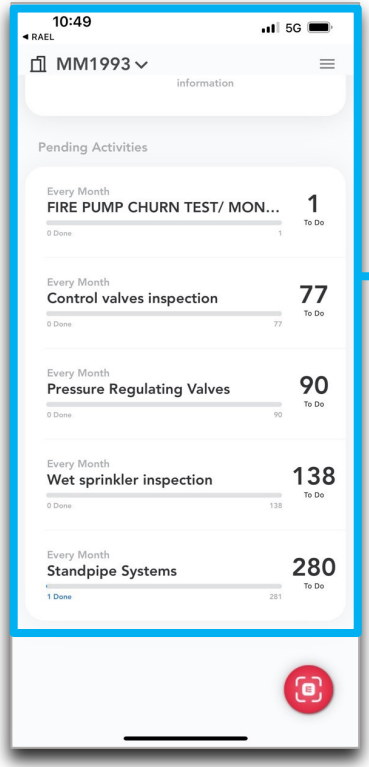
Home Page



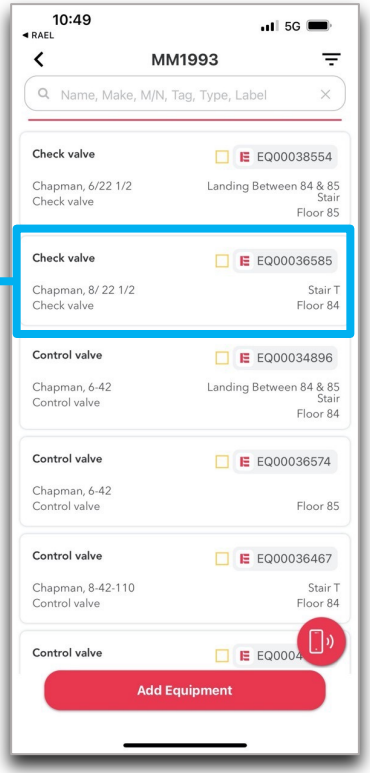
Location Overview



Activities Due per Equipment



Equipment Status - List



RAEL FIRE PROTECTION

REDi TO INTEGRATE

It's easy to add REDi.

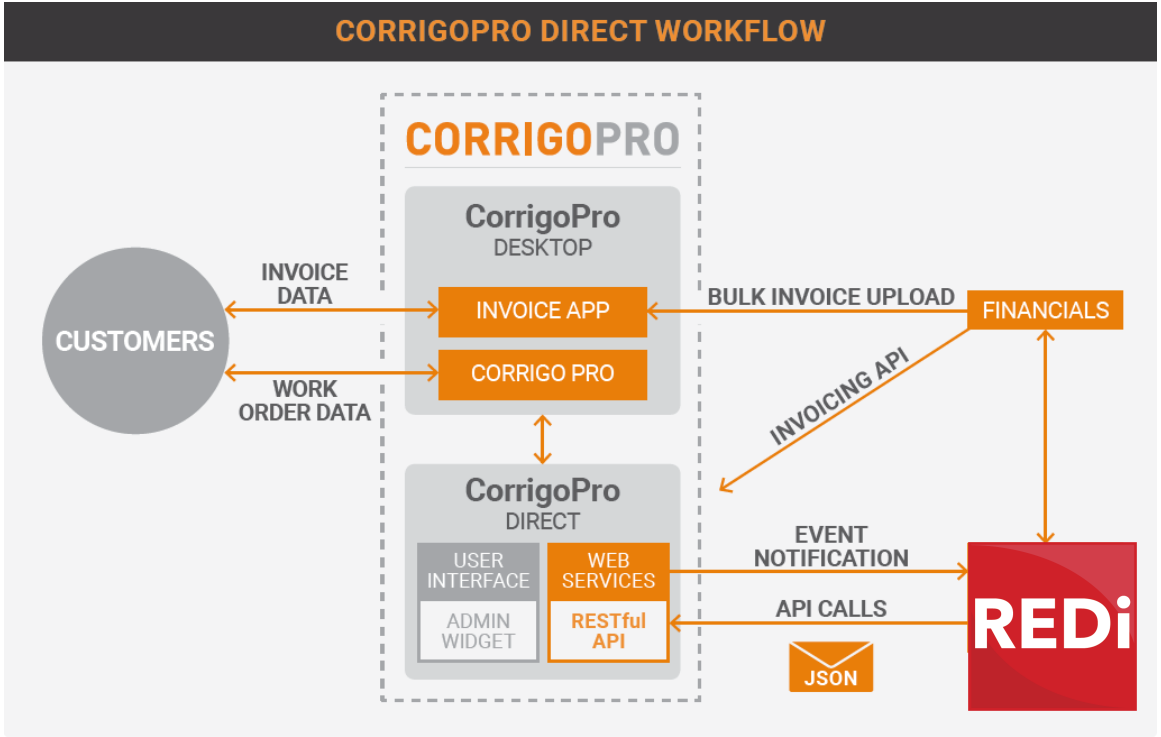
RAEL's REDi platform works as a standalone program or can integrate with your existing work order management system

Essentially a 'bolt-on' to your current platform, once set up, it's as easy to use as Apple Pay or Google Pay

RAEL
FIRE PROTECTION

EXAMPLE: CORRIGO INTEGRATION

RAEL's REDi platform integrates with the JLL CorrigoPro work order management system



RAEL FIRE PROTECTION

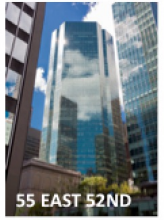
THEY'RE REDi


WORLD TRADE CENTER
TRANSIT HUB


HUDSON YARDS


1345 AVE OF
THE AMERICAS


285
MADISON AVE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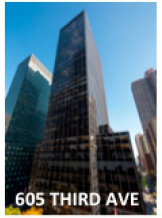
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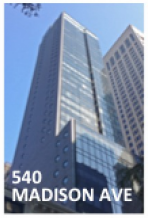
7 WEST 21ST


PSAC II


299 PARK AVE


250
W 55TH ST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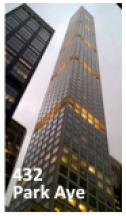
MADISON AVE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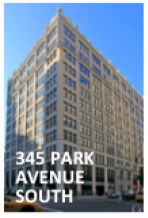
Park Ave


17 STATE ST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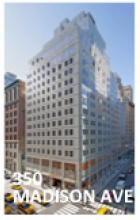
AVENUE
SOUTH

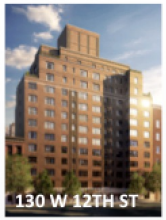

350
MADISON AVE


390 PARK AVE


JFK
JetBlue
JFK AIRPORT


ONE
WHITEHALL ST


ONE BATTERY
PARK PLAZA


130 W 12TH ST


WHITNEY MUSEUM


CARNEGIE HALL

RAEL
FIRE PROTECTION
Celebrating 90 Years

Q&A

RAEL
FIRE PROTECTION

Celebrating 90 Years

THANK YOU

FOR MORE INFO CONTACT PATRICK O'NEILL

PATRICKO@RAELSPRINKLER.COM
C: 917-334-6970
O: 516-593-2000 x136