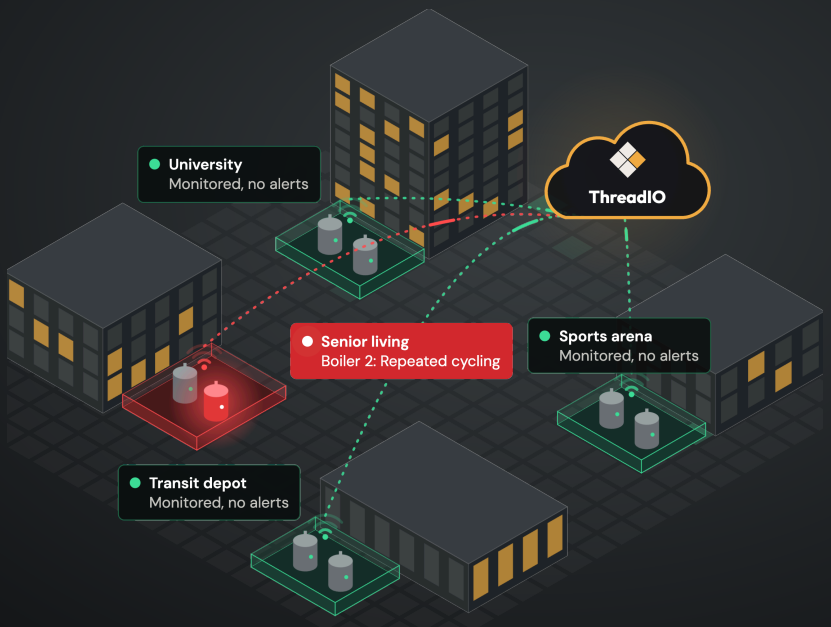
ThreadIO

Equipment intelligence for essential facilities

Remote monitoring and predictive analytics

# Catch hidden equipment problems. Reduce downtime.

**ThreadIO connects your boilers, controls, and sensors to the cloud.** It tracks performance, surfaces unusual patterns, and gives your facility and service teams the information to act earlier.




How it works

## From the boiler room to a better-informed response.

**Your equipment** Boilers, controls, sensors → **ThreadIO Edge** Connects operating signals → **Cloud intelligence** Monitor, trend, analyze → **Your service team** Investigate, plan, respond

### Monitor

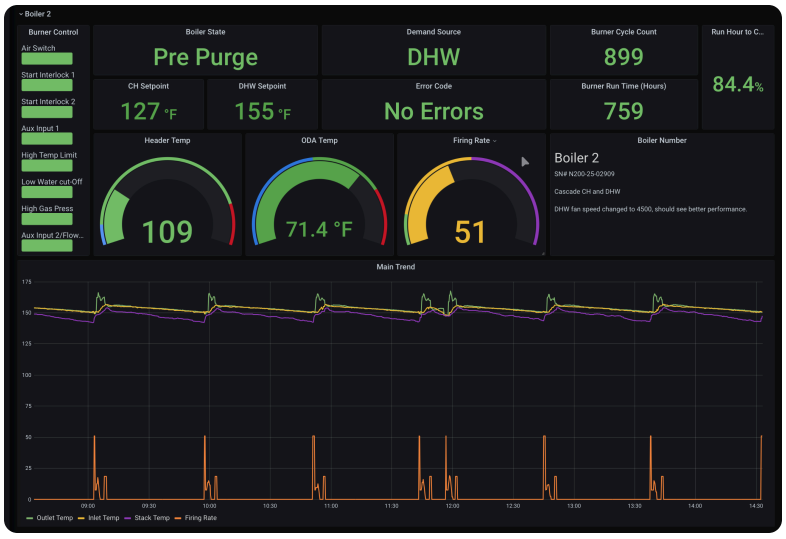
Near-real-time status and historical trends give owners and service providers a shared view, without being on site.

### Analyze

Historical monitoring, predictive analytics, and performance models help reveal unusual operating behavior.

### Respond

Bring operating data to failure analysis, troubleshooting, and maintenance planning, so technicians start with context.




Dashboard example from the ThreadIO overview.

Why ThreadIO

## An alarm tells you something is wrong. ThreadIO helps show why.

- ✓ Monitors for issues before equipment breakdown
- ✓ Records what happens between service visits
- ✓ Points to the underlying cause, making repairs faster
- ✓ Potential to eliminate diagnostic-only service calls
- ✓ Owners and service providers share one view

Scene illustrated. Not every failure can be predicted or prevented.

When it makes sense

## Built for teams responsible for critical facilities.

**Campuses**
Universities and schools, including student housing

**Senior living**
Resident comfort and hot-water continuity

**Transit facilities**
Plant equipment serving stations and depots

**Arenas and venues**
Changing schedules and event-day demand

- ✓ Shortage of knowledgeable local maintenance staff
- ✓ A BMS that monitors equipment but cannot fix the problem
- ✓ Information gap between service provider and BMS
- ✓ Recurring problems that return after each service visit

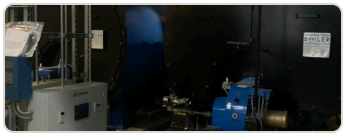
Equipment ThreadIO monitors

## Built for what is in your plant room.


Commercial boilers


Domestic hot-water systems


Condensing boilers


Steam boilers


Heat exchangers


Control valves


Gas boosters


Heat pumps

Example equipment shown. Available signals and compatibility are confirmed during your site evaluation.

Results: Shaker Place, Albany, NY

## Three hidden problems. One connected operating history.

Six Sonic 4000 boilers and two Duration exchangers, with overheating sections of the building. Operating history pointed the investigation to specific conditions.

**3–4**
**boiler cycles per hot-water call**
Parallel piping reported to reduce flow by 50%. **Opportunity:** correct the piping to reduce cycles and wear.

**150°F**
**water entering a 100°F header**
Heating pumps ran during hot-water calls. **Opportunity:** address unwanted heat transfer and expansion control.

**50 psi**
**against 30 psi valve ratings**
Valves were replaced repeatedly and bypassed. **Opportunity:** evaluate reducing pressure to the valve rating.

Findings and corrective opportunities from the 2026 proof-of-concept overview. Not verified post-repair savings; results depend on the work completed and operating conditions.

Getting started

**Step 1**
### Evaluate the site
Identify the assets, signals, and inputs and outputs to connect.

**Step 2**
### Agree on the connection
Choose a hardwired or cellular uplink and review IT security requirements.

**Step 3**
### Install and verify
Install the hardware, establish the cloud connection, and verify the data.

ThreadIO

## Know what needs attention.

New York Office, New York, NY. Serving facilities and service professionals nationwide in the U.S.

518-723-3373
dgolen@threadio.ai
threadio.ai