Tidewell

Leak sensors and a shut-off valve for landlords with 2 to 40 units

Seed round, 2026

Small landlords find leaks days late

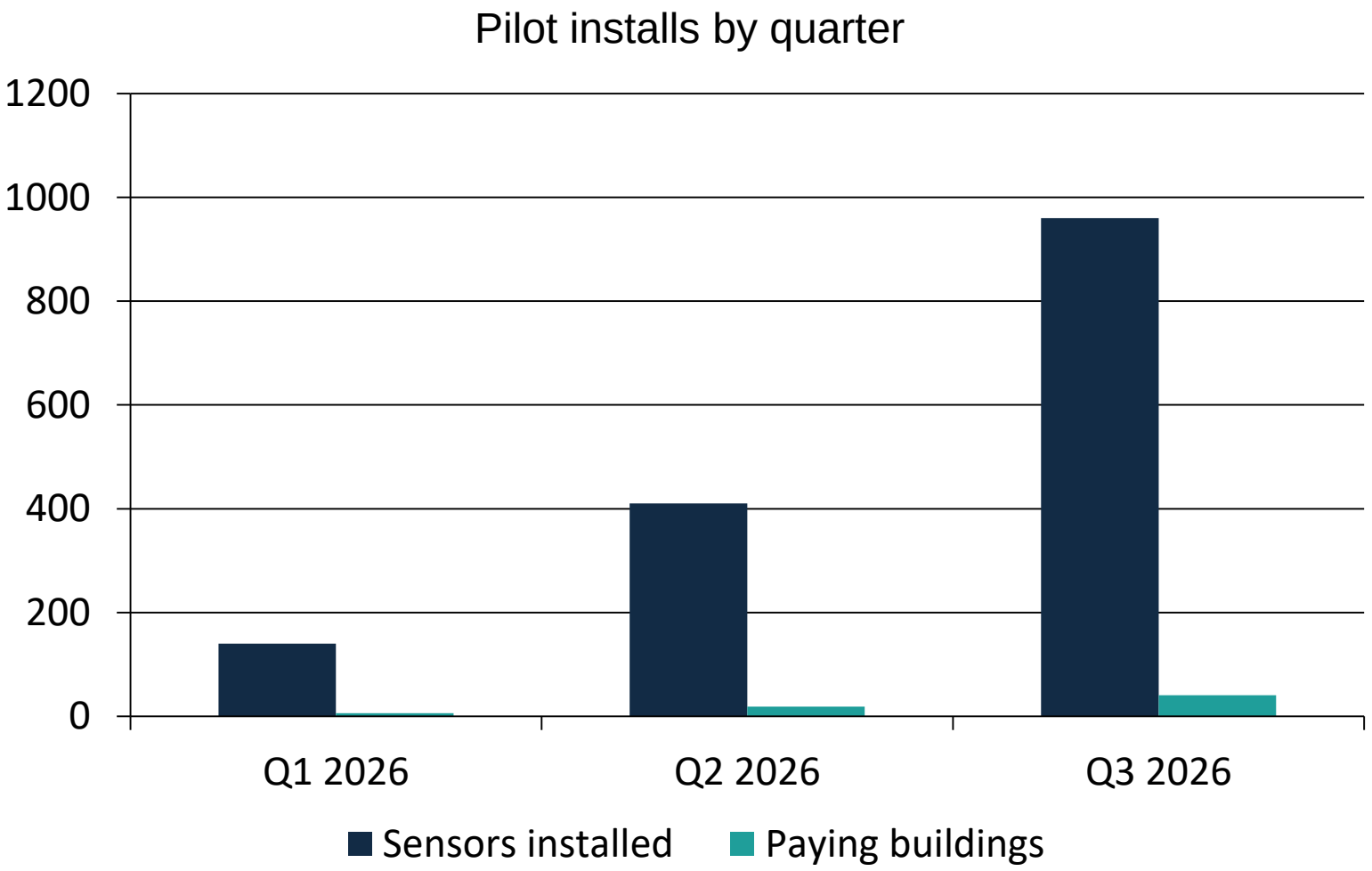
- A slow leak under a sink runs for 4 days on average before a tenant reports it
  - Water damage was the largest repair cost in 9 of our 12 pilot portfolios
- Smart-home leak kits are built for one house, not 12 units across 3 buildings
- Property managers want one alert, with the unit number in it

One sensor per wet area, one valve per building

- Battery sensor: 3-year life, sticks under sinks and water heaters
- Valve closes the main within 30 seconds of a confirmed leak
- Alerts by text and email, with the unit and the room

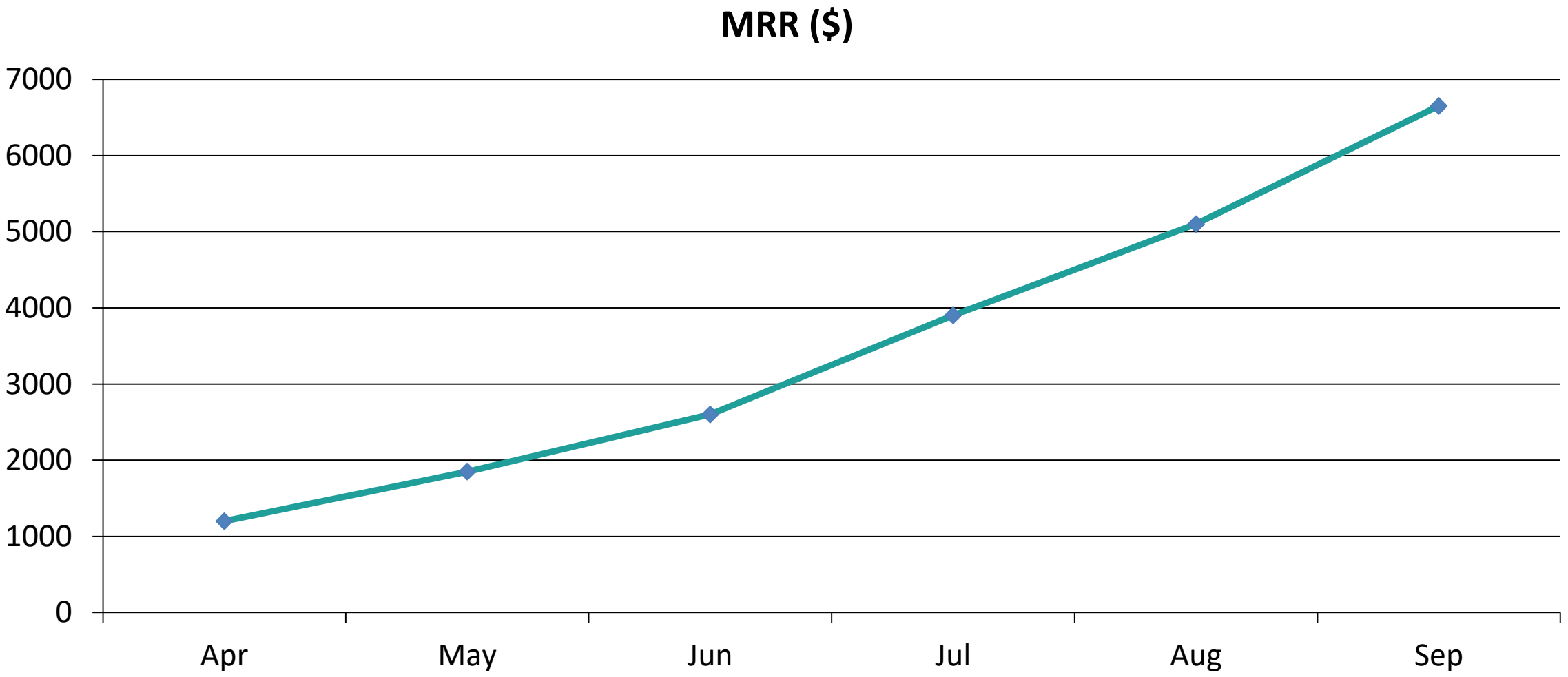


Traction: 9 months of pilot installs



- 41 paying buildings
- 3 leaks caught before tenant reports
- 0 churned buildings

Monthly recurring revenue



Pricing

Plan	Per unit / month	Includes	Buildings
Starter	$4	Sensors, alerts	1 to 3
Portfolio	$3	Sensors, alerts, valve	4 to 15
Manager	$2.50	Everything, plus API	16+

Team

Dana Okafor

CEO. 8 years running a 60-unit portfolio

Luis Ferreira

CTO. Built firmware for a smart-meter maker

Priya Raman

Ops. Led installs for a regional plumbing firm

The ask: $1.2M seed

- 18 months of runway to 400 paying buildings
- Hire 2 installers and 1 firmware engineer
- UL certification for the valve

Data room: example.com/tidewell