

Wondering what your building's water leak history will be in 2025?

So is your insurance company.

Aware Buildings 

Put our intelligent wireless sensors to work for you.

schedule a free assessment of your building today!

info@awarebuildings.com

CATCH LOTS OF LEAKS! before damages... and deductibles escalate,

using Aware Buildings' wireless, whole-building, water leak detection solution.



Aware wireless sensors are affordable and easy to set up.

Leaks can lead to substantial financial losses, inconveniences, and increasing deductibles - or worse!

Insurance companies have recently started refusing policy renewals for leaky buildings.

Lately boards are getting fed up and turning to Aware Buildings to manage their leaks using our intelligent wireless sensor network.

Since LAST YEAR, MANY buildings nationwide have said ENOUGH to unchecked leaks and insurance hikes.



Our current deployments range from 20 - 3,500+ sensors in a single building.

Wondering what your building's water leak history will be in 2025?

Aware Buildings 

Monitor. Detect. Alert.

So is your insurance company.



A partial list of our customers & the number of floors we protect:

City Federal, AL • 27 floors
Edgewater at Hayden Ferry, AZ • 8 floors
Regatta Seaside, CA • 20 floors
The Ritz-Carlton Residences, CA • 24 floors
The Royal Towers, CA • 29 floors
Atlantic 1 at the Point, FL • 31 floors
Royal Poinciana South, FL • 6 floors
The Placide Condominium, FL • 9 floors
One Waterfront Towers, HI • 90 floors
Waiea at Ward Village, HI • 36 floors
The 990 Lake Shore Drive, IL • 33 floors
Trump International Tower, IL • 98 floors
8101 Connecticut Avenue, MD • 5 floors
The Archer Residence, MA • 7 floors
Park Towers, NV 2 towers • 40 floors
220 Central Park South, NY • 70 floors
50 United Nations Plaza, NY • 44 floors
60 Sutton Place, NY • 19 floors
Museum Tower, NY • 52 floors
The Sovereign, NY • 48 floors
Miranova, OH • 26 floors
The Fairmont, PA • 7 floors
Alexandria Knolls West, VA • 17 floors
Newmark Tower, WA • 24 floors

After a Damaging Leak, Co-op Board Installs Sensors to Avert a Repeat

Bill Morris in Habitat Magazine's Bricks & Bucks on April 26, 2023

It was a perfect storm. A polar vortex had sent frigid air swirling into New York City as Christmas approached last year. Meanwhile, many of the 11 shareholders in a small Upper East Side co-op had left town for warmer shores or to visit family and friends for the holidays.

Then a pipe in a vacated — and renovated — ninth floor apartment started leaking, possibly assisted by the cold weather and the fact that water was not moving in the unused pipe. Water traveled all the way down to the second floor of the 14-story building before a housekeeper entered a vacated apartment on the sixth floor and discovered the disaster. Word went out. The leak was fixed, and the arduous repairs began.

With an eye to the future, the board acted to prevent a leak repeat. It was agreed by all shareholders that staff could regularly inspect vacant apartments and that all apartment renovations would be double-checked by a board-hired plumber and electrician. And most importantly, everyone agreed to having water sensors installed in their apartments....

This job was unique, says Jerry Kestenbaum, founder of Aware Buildings and the software platform BuildingLink.

We delivered the equipment at noon one day, and two hours later they had deployed 79 sensors, attached six gateways to residents' Internet connections, and their warning system was up and running."

The job was not only unique, but uniquely quick. "It was extremely smooth," says Brittney Gates, the director of operations at Aware Buildings who quarterbacked the installation. **"I was prepared to give the staff a tutorial on how to run the installation, but they didn't need it."**



We catch leaks.

Innovations that go beyond expectations

An Educational Guide by Aware Buildings

Empowering high-rise properties to prevent damage, reduce risk, and unlock insurance benefits through intelligent, wireless monitoring.

From Reactive to Proactive: The Evolution of Leak Detection

Gone are the days of waiting for water damage to appear. Today's wireless systems offer 24/7 monitoring, instant alerts, and even remote shut-offs— protecting buildings before damage escalates.

Why Leak Detection Matters More Than Ever

Affordable, IoT-ready technology makes these systems easy to install and integrate. Buildings benefit from lower insurance premiums, fewer claims, and reduced water bills. With sustainability codes tightening and water conservation becoming critical, leak detection is no longer optional.

How It Works: The Basics

Wireless sensors are placed in high-risk areas like units, risers, and mechanical rooms. These communicate via LoRaWAN wireless protocol to gateways installed every 5-7 floors. Gateways transmit data via Ethernet or Tri-band Cellular to a secure server, which triggers alerts by text, email, call, or annunciator when a leak is detected.

Intelligent Systems. Simpler Deployments.

Real-time alerts and analytics lead to faster response times and reduced damage. Networks can be live within hours and integrate seamlessly into building operations, enabling predictive maintenance and long-term protection.

Insurance and Risk Management Benefits

Proactive monitoring often qualifies buildings for 3%–20% reductions in insurance premiums. Early detection helps avoid costly “escape of water” claims, especially in vacant units. Major leak events in multi-unit buildings can easily cost \$100,000 to \$300,000 or more—costs that early detection helps avoid.

Regulatory and Sustainability Drivers

Cities are tightening water conservation laws and encouraging infrastructure upgrades. Wireless leak detection supports ESG goals and helps older buildings meet compliance standards.

What's at Stake: Potential Costs

- Per-unit leak: **\$10,000–\$30,000+**
- Multi-unit stack: **\$50,000–\$100,000+**
- Elevator/mechanical room: **\$75,000–\$150,000+**
- Insurance deductible: **\$5,000–\$25,000**
- Total major event: **\$100,000–\$300,000+**

Conclusion

Leak detection is an intelligent, sustainable, and financially sound necessity. With advances in sensor technology, insurance incentives, and regulatory momentum, it's become a cornerstone of efficient property management.

With Aware Buildings' adoption of LoRaWAN™ technology, Wireless Leak Detection Solutions are now within reach.

Engineered specifically for high-rise living, Aware Buildings delivers fast-to-deploy, scalable systems that support operational efficiency, reduce risk, and protect assets for the long term.

Our Technology - Components

Affordable, effective, easy technology that just works!



MOBILE APP



- Apple & Android
- Used to scan and name sensors for rapid set up
- Manages alerts and notifications
- Offers remote shut-off valve capability

GATEWAYS



- Placed throughout the building
- Typically one every 5 - 7 floors
- Placement is sometimes staggered
- “Listens” to multiple sensors
- Connected either via cellular or POE
- Tri-band cellular: Automatically picks the carrier network with the strongest signal

SENSORS



- Placed throughout the building
- Battery operated (10 year life- tested)
- Battery levels centrally monitored
- Sensors measure multiple conditions: water leaks, humidity, temperature, room activity and occupancy
- Non-pairing
- Can be delivered pre-labeled and already turned on

ANNUNCIATOR



A voice alert tablet typically placed in the lobby, discreetly informs on-staff building personnel of any alerts

DASHBOARD



- Data-rich analytics
- Daily network health reports

LABEL PRINTER



Brother P-Touch Label Printer

The Klondike LK-207 sensor is our basic LoRaWAN wireless sensor for multiple forms of monitoring and alerting, including water leak detection.



5-year warranty



Description

The LK-207 third generation leak sensor (nicknamed "Klondike") brings all the best features of our previous generation of leak sensors and combines them with new enhancements to provide truly best in breed leak detection, energy conservation, reliability, and flexibility, allowing customization and feature activation remotely via LoRaWAN signals.

The sensor features bottom detection pins, a 3.5 mm audio extension jack, a projected 10-year battery life and easy configuration and naming via QR code and mobile app.

Specifications

Wireless Technology

Network protocol	LoRaWAN version 1.0.3 rev B
Frequency	US 915MHz, global variants available EU, Canada, Australia
Redundancy	Unlimited gateway redundancy
RF Noise Mitigation	Ultra low-traffic sub-band assignment
Wireless range	Within-building range: 5 to 10 floors from gateway Outdoor range: 0.5 miles or more.
Adaptive Data Rate	10x faster than industry standard.
Signal Quality Reporting	SNR, RSSI, SF, gateway routing

Sensing

Water presence	10 second interval, adjustable
Button press	Yes
Temperature	Operating range: -40°C to 125°C. Accuracy +- 0.3°C
Humidity	Operating range: 0-100%. Accuracy +- 3RH
Magnetometer	Optional variant
Accelerometer	Optional variant
Barometer	Optional variant
Reed switch	Optional variant

Specifications | cont.

Technical Specifications	Hardware	32-bit processor
	Piezo beeper	60dB for audible power on/off, leak status.
	Battery	2x 1.5V AA Li-ion battery (10Wh)
	Sleep efficiency	< 4 μ A
	LED Status light	Power ON/OFF, Alert
Firmware	5.0.30	
Expansion	3.5mm jack – for adding 1 or more leak ropes, leak probes, float switches, or power-loss detectors.	
Advanced Features	Adjustable height for targeting specific water levels. Anti-electrolysis sensor pin protection. Lost-sensor beep activation. Optional sound channel base for 10dB increased volume.	
Physical Properties	Dimensions: 88mm L x 50mm W x 23mm H Weight: 80g with batteries. Enclosure: Waterproof- fully gasketed. Leak Pin Clearance: 0.75mm from ground. Leak Pin Spread: 8mm	