

# Miami Oceanfront Condominium Secures Property with Roomsyst Water Leak Detection System

**95%**

reduction in leak-related incidents

**\$1,000,000**

in annual savings

**5,200+**

sensors were installed in high-risk places



# Case Overview

Water and mold damage can be a major issue for property owners, especially in Miami's humid, storm-prone climate. Roomsys provided a water leak detection system for a luxury oceanfront condominium community consisting of two 37-story towers with 260 units that was experiencing major water leaks about every six weeks.

These persistent leaks, mostly stemming from aging valves and hoses, led to skyrocketing repair bills, rising insurance premiums and deductibles, and growing dissatisfaction among residents.

Recognizing the urgent need for a proactive solution, the association and management turned to Roomsys for a state-of-the-art water leak detection system to detect leaks, lower costs, and protect their property.



## Challenges



### ***Lack of centralized monitoring***

Without a centralized system, managing leaks was inefficient, with slow responses and compounding multi-floor damage as staff went from apartment to apartment searching for the source. These searches disrupted operations, taking hours.



### ***Frequent and costly water leaks***

Major leak occurrences happened approximately every six weeks, leading to increasingly costly repairs. Insurance claims became so frequent that premium and deductible hikes threatened the building's overall long-term financial stability.



### ***Complex building layout***

With two towering structures and numerous high-risk areas, such as HVAC closets, laundry rooms, and kitchens, manually monitoring for leaks was inefficient and reactive.



### ***High maintenance costs***

Continuous repairs and emergency maintenance heavily burdened the building's budget, and were going to ultimately result in increased HOA and insurance fees.



# Solution From The Roomsys

The Roomsys water leak detection system has redefined property protection for this Miami luxury condominium. With over 5,200 sensors installed, the building has nearly eradicated leak-related incidents, slashed repair costs, and regained control over risk management.

For property managers seeking a proactive, scalable solution to protect their assets, Roomsys delivers unmatched performance and peace of mind.

## Targeted sensor deployment

**1200+ TEKTELIC COMFORT Rope Sensors** were placed in wide, difficult-to-monitor areas such as HVAC closets, behind laundry machines and refrigerators, offering full-area leak detection coverage.

### **TEKTELIC COMFORT Sensors**

These low-power sensors feature a 6ft rope and send alerts when any part of the rope comes in contact with water. They are ideal for large areas and hard-to-reach places like HVAC closets, underneath dishwashers and refrigerators, and behind laundry machines.



**4,000+ CS1010 Spot Leak Sensors** were installed in high-risk, confined spaces like under sinks and behind toilets. These sensors provided real-time alerts for even the most minor leaks.

### **CS1010 Long-Range Sensors**

These compact and efficient sensors detect leaks, and temperature. Their small profile and sleek design make them perfect for smart building applications.



### **Wireless communication with LoRaWAN® technology**

LoRaWAN® wireless technology provided the needed range and efficiency to deploy a centralized system for the whole building.

### **Real-time alerts and remote monitoring**

The Roomsys mobile app provided instant alerts to residents and to management, allowing immediate response to leak alerts. The app also provided historical data and device health monitoring for proactive maintenance.

### **Cost-efficient installation and long-term reliability**

Wireless installation eliminated the need for costly renovations. Sensors powered by long-lasting AAA batteries (up to 5 years) significantly reduced maintenance demands.

# Results

The Roomsys solution delivered transformative results for the Miami condominium:



## 95% reduction in leak-related incidents

Since installation, water leak repair and remediation expenses have dropped by about 90% and insurance claims related to water leaks have been reduced to 0. Maintenance teams now respond to leaks the moment they occur, avoiding penetration through floors .



## High maintenance costs

Continuous repairs and emergency maintenance heavily burdened the building's budget, and were going to ultimately result in increased HOA and insurance fees.



## Complex building layout

Real-time alerts enabled immediate action, minimizing downtime and preserving resident satisfaction. Role-based access streamlines responsibilities, preventing overlap and confusion.



## Over \$1,000,000 in annual savings

The property saved over \$1,000,000 annually in reduced insurance claims and remediation costs.

## All Data in Single Dashboard and Mobile App

Now, property managers can control all water leak detection sensors in real time with our user-friendly mobile app.

They receive instant push notifications, access historical data, and monitor the status of sensors from anywhere.

This enables them to detect water leaks and respond promptly, ensuring they stay informed and in control at all times.



**Don't wait for the next leak**  
Contact Roomsys today and safeguard your property