

VALIDGRID AI

The warranty companion for every new home.

AI DETECTION IS THE ENGINE. CLAIM-READINESS IS THE PRODUCT.

Stage	Based in	Category	Market
Pre-seed · working MVP	Kitchener, Ontario	Applied AI · PropTech / RegTech	Canada, Ontario first

THE PROBLEM

In Canada's four largest provinces, new-home warranties are mandatory by law — but claiming them runs on strict deadlines, forms, and evidence that most buyers never see coming.

- **The inspection is rushed and one-sided.** Often under an hour, on an active jobsite, led by the builder's own representative.
- **Deadlines silently destroy valid claims.** Ontario runs on a 30-day form, year-end and second-year forms, and a multi-year structural window. Miss one and those items may no longer be claimable.
- **Documentation quality decides outcomes.** The claim-killers are mundane: undated photos, incomplete forms, verbal reports never written down.
- **The everyday cost is dispute economics.** A single contested item — defect or move-in damage — is routinely a \$500–\$5,000 swing, repeated across a dozen items per home.

HOW IT WORKS

01

Capture

A guided phone walkthrough, room by room. No special hardware.

02

Evaluate

AI flags deficiencies against that province's warranty performance guidelines — confidence-scored, human-reviewed.

03

File-Ready

Evidence packaged and mapped to the correct provincial form.

04

Never Miss

A deadline engine tracks every submission window across the warranty term and reminds before each closes.

WHY IT'S DEFENSIBLE

Every incumbent warranty tool is **builder-paid and builder-controlled** — the party responsible for fixing defects also controls the record of them. The consumer side sits structurally unoccupied, and incumbents cannot follow us there without breaking their own business model. **ValidGrid's record is consumer-owned.**

- **Regulatory workflow depth.** Provincial forms, windows, and guidelines encoded as structured criteria — jurisdiction-specific work horizontal tools skip.
- **Compounding claim data.** Every scan builds a labelled, region-specific deficiency dataset; every user correction teaches the model what it's blind to.
- **Built for the lifecycle, not the one-off.** A multi-year relationship per home. Retention is enforced by regulation, not marketing.
- **Filed IP.** Canadian patent application filed 24 July 2026, covering the core capture-gating, statutory milestone, and ownership-preserving transfer methods.

MARKET & STAGE

~105,000

Owner-purchased, warranty-enrolled new homes per year across ON, QC, BC, AB

4 regimes

Tarion (ON), GCR (QC), 2-5-10 (BC), 1-2-5-10 (AB) — Ontario first

Working MVP

End-to-end capture → AI findings → claim-ready PDF, running today

Pre-seed

Founding angel committed — a career residential real-estate developer

The US runs the same 1-2-10 warranty structure at far larger scale — same job, new configuration.

TEAM & APPROACH

- **Debayan Paul, Founder & CEO.** ~15 years in enterprise architecture — workflow, compliance, and long-horizon data retention, now pointed at the individual rather than the institution.
- **Technical advisor → CTO at close.** Senior enterprise architect, currently advising in a personal capacity.
- **Applied AI.** Vision-language models orchestrated inside a proprietary regulatory workflow; C2PA content provenance is on the roadmap.