

# Inspect thousands of buildings in seconds

Through image recognition on satellites, airplanes, drones, cars, and images made by inspectors and tenants.



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## Solar panels

Size (m<sup>2</sup>)

## Materials

Gravel, tiles, tarmac and greenery

## Defects

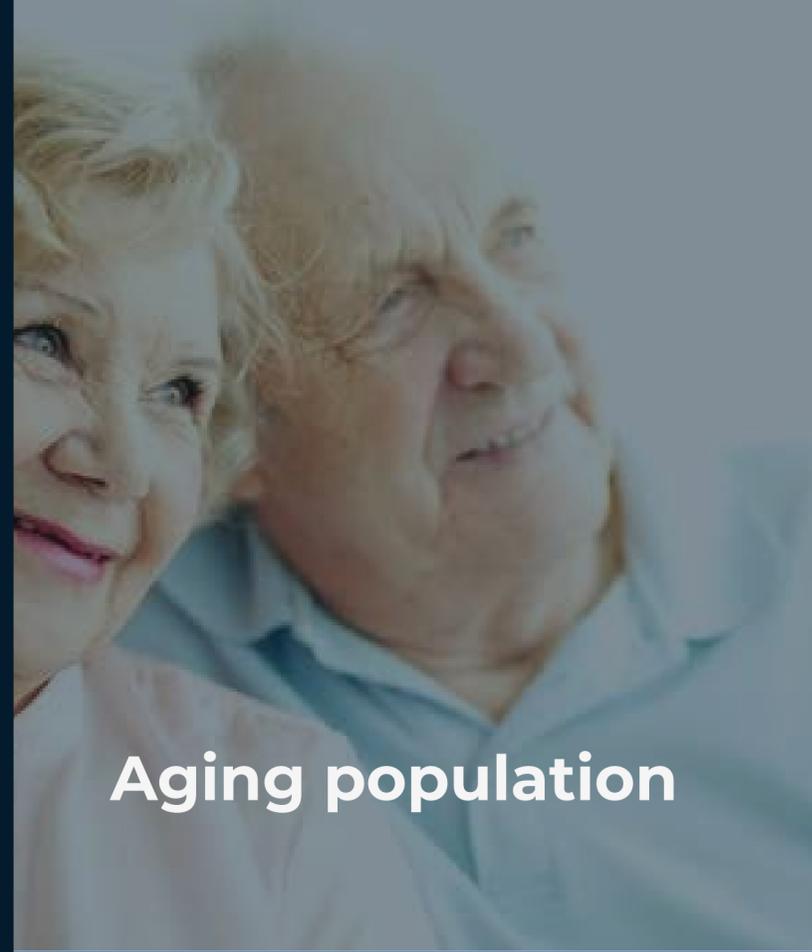
Missing gravel (m<sup>2</sup>)

Cracking

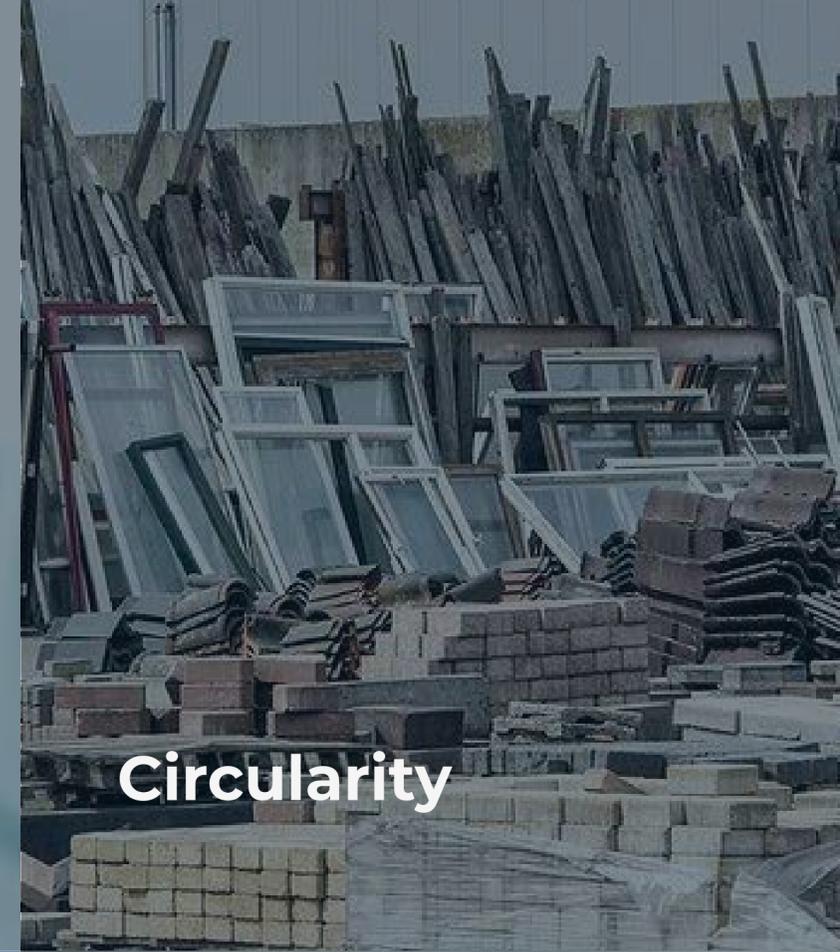
THE CHALLENGE

# Real Estate is facing it's biggest challenges ever

We need to get more work done, with fewer people, at lower cost and in less time but the industry lacks information to optimize their processes.



**Aging population**



**Circularity**



**Energy transition**



**Regulatory Compliance**

# Complete information improves your quality of work



Spot opportunities for improved sustainability



Reduce travel for on-site inspections



Track unauthorized changes to buildings



Identify compliance issues

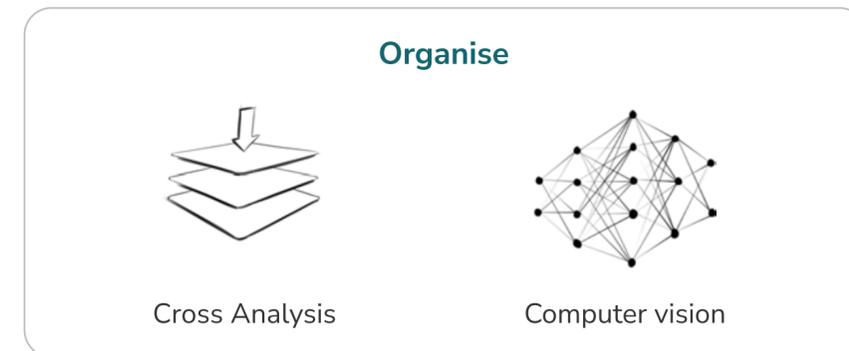
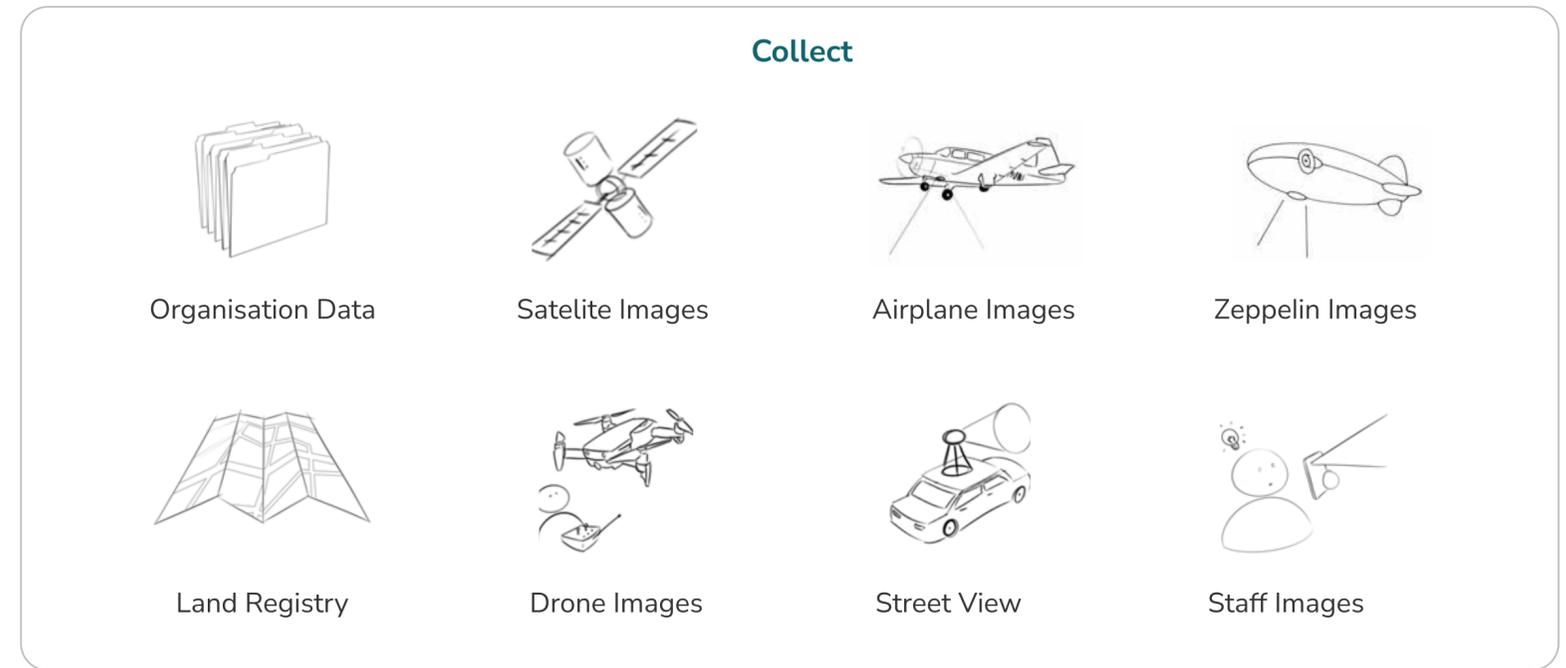


Perform extensive due diligence

# Automatically scan Real-Estate with AI

All we need is an Excel sheet with addresses and then the magic happens! We gather information from all available sources and analyse them with artificial intelligence.

- ✔ 60% fewer site visits
- ✔ Save time when planning work
- ✔ Identify self-applied changes by tenants
- ✔ Reduce costs through predictive maintenance



# What we detect

In a matter of seconds.



## Roof

**20** OBJECTS

Dormer  
Skylight  
Gutter  
Chimney

Moss  
Dirty gutter  
Sagging gutter  
Insulation leaks

## Facade

**35** OBJECTS

Door  
Window  
Glazing  
Ventilation roster

Flaking paint  
Cracking  
Pollution  
Leak marks

## Interior

**15** OBJECTS

Living room  
Bedroom  
Toilet  
Tap

Circuit breaker  
Fungus  
Leakage  
Cracks

## Context

**9** ELEMENTS

Plot  
Green garden  
Trees  
Orientation

Wind area  
Heat stress  
Water

# Accurate measurement of building elements

We recognize and measure all ILS elements on the front, back, sides and the roof of buildings. Have all information you need for accurate budgeting, planning and analysing at your fingertips.

- ✓ 100% of the portfolio updated each year
- ✓ Within 10% error margin
- ✓ No site visit needed



SAVE ADMINISTRATION TIME AND A SITE VISITS

# Automatic measurements

Our computer vision algorithms assist in measuring quantities of all materials in a building portfolio.



HOUSING ASSOCIATIONS

“Paintwork makes up 60 - 70% of our maintenance budget. Accurate amounts allow for optimal planning and cost saving.”



GOVERNMENTS

“Insights in the transmission areas and building year of houses allows us to see which buildings can be renovated.”



CONTRACTORS

“When we make an offer it’s crucial to know the amount and typology of window frames so we won’t run into problems later in the project.”



SAVE ADMINISTRATION TIME AND A SITE VISITS

# Contextual Analyses

Environmental objects like trees can cause a need for more intensive maintenance, prevent heat stress or safety issues.



HOUSING ASSOCIATIONS

“We place loads of solar panels to meet the paris agreement. Trees block sunlight and prevent a optimal yield.”



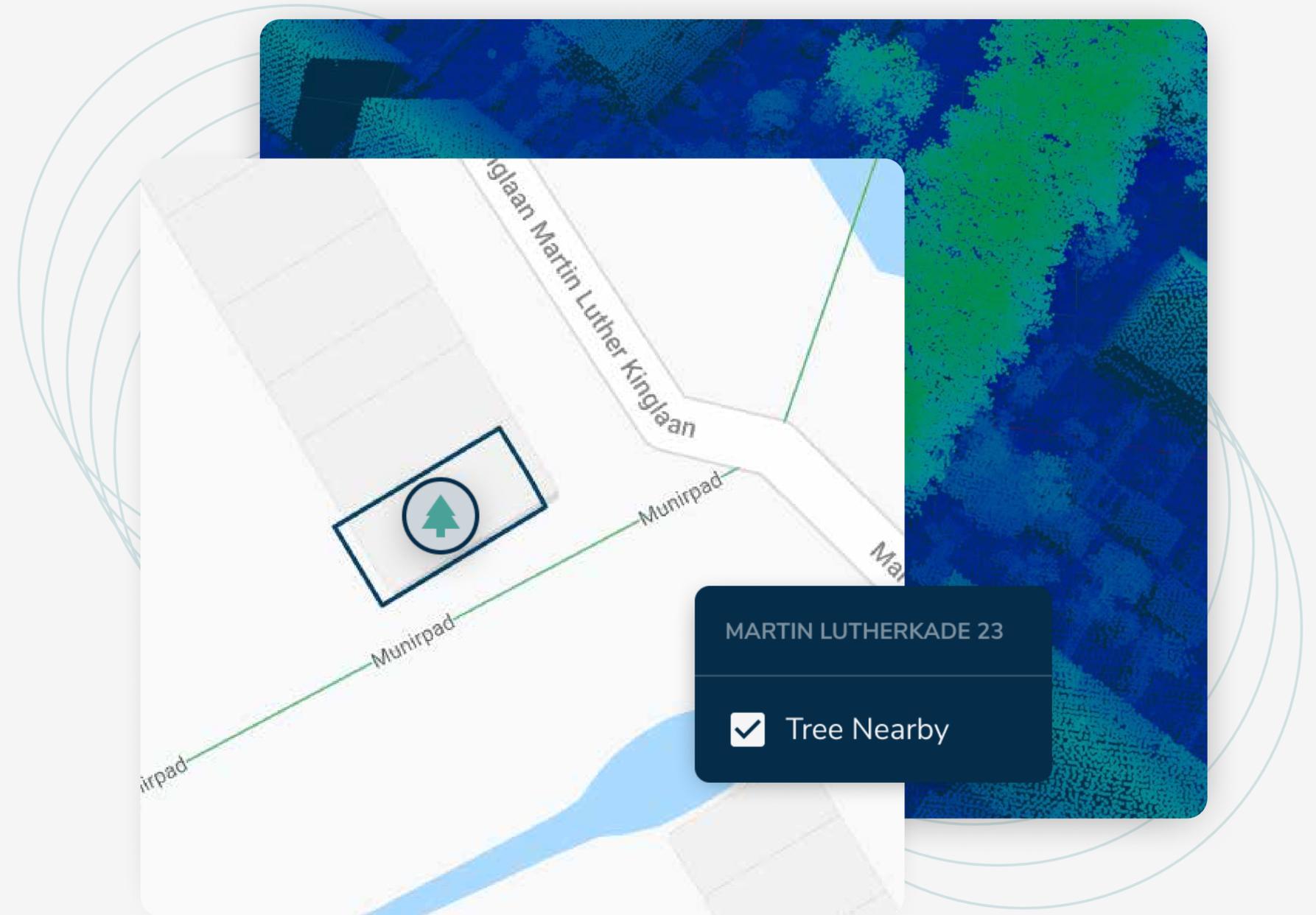
GOVERNMENTS

”Heatstress is becoming a big problem. Trees prevent direct sunlight from entering keeping the house cool.”



CONTRACTORS

“Leaves clutter gutters which clog the pipes resulting in water damage. Regular sweeping wil prevents this.”



# Defect detection

We collect images from every source we can possibly find and neatly organise them in Spotr.



HOUSING ASSOCIATIONS

“Up-to-date images help us shorten the telephone tree. We don’t have to ask tenants what we see on screen.”



GOVERNMENTS

“Images help us to make a calculation of the accessibility of a plot and all the facades and roof.”



CONTRACTORS

“We get a lot of claims from our customers. With every image taken of a house we can check it fast!”



Chimney, brick wall, Mainstreet 

HOUSING IS EVERYWHERE

# Our markets

250.000 homes



Housing Associations



Contractors



Government



Insurance



Banks



# Feedback from industry experts



## Let's paint the future

Akzonobel - 2019

out of 160 international startups



## Green Brick

JLL - 2016



## Builtworld Battlefield

ExpoReal - 2020

out of 400 international startups

## Just one Excel sheet

"With Spotr.ai you only need one Excel sheet with my addresses and then I'm done. As asset managers, we're used to outsourcing things, so we like the idea of simply providing an Excel sheet and being done on our side."



**Kaj Bakker**

Sustainability Manager, Europe

## Open and Agnostic

"What I liked about Spotr.ai in particular was that it's an open platform and it is agnostic. It takes inputs from a range of hardware and images which is going to be key for a lot of this solutions scaling. The idea is really creative."



**Anthony Liu**

Head of Technology and Innovation, Asia

## Easily scalable

"I absolutely like Spotr.ai because I see how easily scalable it is, and how it is needed everywhere. I also like their business model and that you can either have a subscription plan or a one-time payment. I think it's cool."



**Julia Artl**

Global Digital Real Estate Leader

## Our ambition

**Inspect every building  
in the world to enable a  
sustainable and  
circular future.**



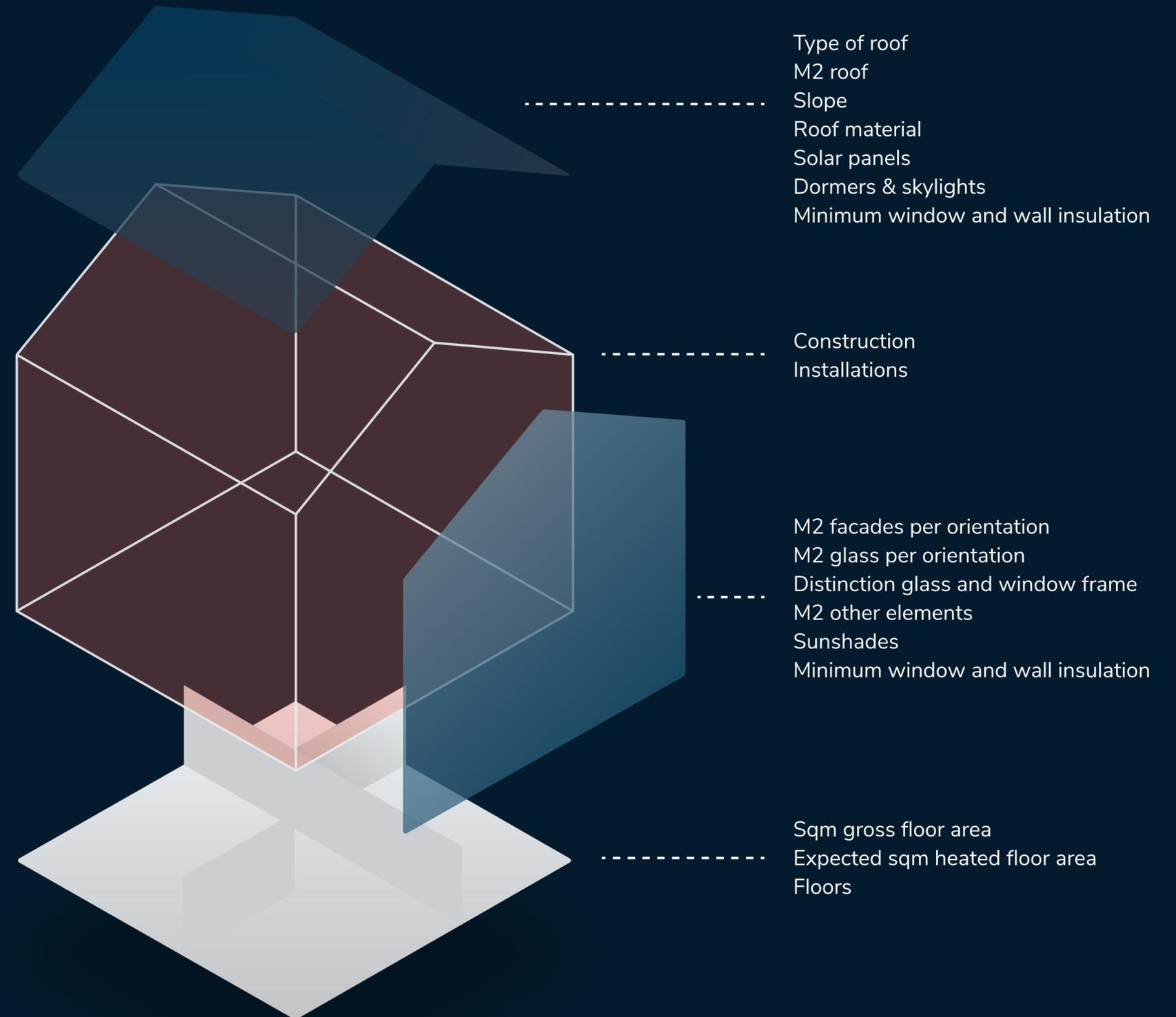
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# Energy label

Manually assessing the geometry of a building is difficult, time consuming and prone to mistakes. Spotr.ai revolutionizes the way we can measure buildings and elements.

With image recognition technology in combination with open data the energy performance of a building can be calculated automatically.

- ✔ No site visit needed
- ✔ Save 80% in assesment and administration costs
- ✔ User-friendly method



# Green cities & Heat stress

Cities need to become greener. Based on LIDAR scans of the city we can recognise all greenery and water and indicate where green can be added. This data is crucial for different stakeholders to effectively decide where to improve biodiversity in cities.



HOUSING  
ASSOCIATIONS

*“To effectively appoint places to restore and improve nature based objects municipalities need the right information to get started.”*



GOVERNMENTS

*“We have an obligation towards the municipality to provide our building complexes with a percentage of greenery”*



CONTRACTORS

*“Figuring out if a roof is suitable for moss sedum used to take days. Now all research is done by computer networks which saves us a lot of time.”*

