

BuildPaid OS

Lender Brief — What You're Buying, and Proof It's Real

For construction-lending credit & risk teams · SP Prospective Partners LLC dba BuildPaid · July 7, 2026 · No NDA required

Construction lenders don't lose money on the projects that looked risky. They lose it on the ones that looked fine — until they didn't. The warning is almost always already on record (violations, work contrary to approved plans, unverified labor and scope) while the draws keep clearing, because draw administration governs on progress, not truth. BuildPaid closes that gap: it sits between you and the projects you fund and gates every draw on verified conditions before capital moves.

WHAT A LENDER IS ACTUALLY BUYING

- **A deterministic go/no-go on every draw**, derived from governed rules over an immutable, provenance-hashed event log — reproducible and auditable line by line. Same inputs, same verdict, every time. No probabilistic model on the capital path.
- **Fail-closed protection**. When a condition can't be verified, the draw resolves to BLOCKED or HELD — never a permissive default. A blocked draw is always cheaper than a wrongly-released one.
- **An exam-grade record**. Every decision is a SHA-256-anchored kernel event; a provenance-hashed audit bundle can be exported for any project for third-party review.

WHAT IT BLOCKS, AND WHEN

A draw is gated on verified conditions across labor, compliance, documentation, and the public record — each with the reason shown in plain language and paired with the fix:

- **Prevailing-wage underpayment** — certified payroll checked against the wage determination before the draw advances.
- **Compliance gaps** — insurance (COI), lien-waiver, and contract completeness verified before funding.
- **Public-record red flags** — an active DOB stop-work on the parcel blocks disbursement upstream.
- **Missing structural documentation** — on a change-of-use or structural-modification job, the structural package (EOR sign-off, load-path analysis, shoring, sequencing, DOB filings) must be present; work filed contrary to approved plans blocks the draw.
- **Unverified scope & quantities** — quantities are governed from the drawings and priced only from whitelisted, sourced rates; nothing is fabricated.

PROOF IT'S REAL — LIVE, NOT SLIDES

Every figure below is produced live by the running system today. A skeptical reviewer can watch each one:

Claim	Live proof
A wage violation stops the money	A Davis-Bacon project resolves PREVAILING_WAGE_VIOLATION → draw BLOCKED, eligible \$0, on the record —
Identity is the parcel, not the name	"1700 Jerome Ave" exists in two boroughs; the system resolves the real one to Brooklyn, BBL 3074620067, from the
The public record is governed truth	The NYC DOB pull on 235 East 42nd St: 152 violations, \$32,530 in outstanding ECB penalties — matching the publ
Governed dollars on a real building	Project governed pricing on 1700 Jerome: \$304,094.70 across ceiling + flooring, each priced from a sourced RSMean
It governs a portfolio, continuously	5 projects under continuous governance sweep; every decision reads one canonical verdict; a provenance-hashed

WHAT BUILDPAID DOES NOT DO (SO YOU CAN TRUST WHAT IT DOES)

- It does **not** predict structural failure or collapse — that's an engineer's determination, not software's.
- It assigns **no** risk grade to a building. It reports facts and governs money against them.
- It is **not** yet SOC 2 certified. Assurance today rests on deterministic, provenance-anchored auditability; SOC 2 Type II is on the roadmap. We would rather be accurate about what exists than impressive about what does not.

HOW A PILOT WORKS — ZERO RISK, ZERO INTEGRATION

BuildPaid runs in **shadow mode** against your own book, on draws you've **already closed**, with no integration required. You watch it govern your real portfolio and compare its verdicts to outcomes you already know — before changing one step of your process. Success is simple to judge: did it flag, on your historical draws, the labor, compliance, and record issues you'd want caught before the wire went out? A pilot runs under a mutual NDA, MSA, and DPA.

Truth gates money. Every dollar anchored to something you can point to.

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