

How to Prepare a Property for Winter

A guide to protecting homes and buildings from the impending frigid temperatures.

WATERSIGNAL

HOW TO PREPARE A PROPERTY FOR WINTER

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PROPERTY WINTERIZATION

WHAT IT IS AND WHY IT'S IMPORTANT

It's autumn, which means frigid temperatures are just around the corner. Whether you're a building owner, homeowner, property manager or maintenance professional, you can never be too prepared for what the winter has in store.

Winter preparation is the name of the game.

As subzero winter temperatures roll in, even the smallest crack or hole left in disrepair can cause detrimental damage to your home or building. The fact of the matter is, winterizing is a vital task, especially for those who own/manage older structures.

You may be asking yourself, "how do I even start the winterizing process on my property?" While it may seem like a daunting task, we've made it easy to stay on top of things with this guide.

Using our checklist, your staff can effectively prepare for winter, and you can take comfort in knowing you've greatly reduced the likelihood of damage on your property.

Now, turn the page and start winterizing!

PROPERTY WINTERIZATION CHECKLIST

Inspect and repair damage to building exterior (roof, walls, doors, windows, etc.)

Clear gutters of any built-up leaves or debris to prevent leaks and ice accumulation

Wrap water lines in insulation (consider heat tape for areas of extreme cold)

Disconnect and drain all garden hose connections

Turn off the irrigation system and flush out any collected water

Inspect all vacant units and interior spaces for leaks

Inspect boilers to ensure they are clean and in good working order

Locate and learn how to use the water shutoff valve in the event a catastrophic leak occurs

Encourage residents/tenants to promptly report maintenance issues

Install a water monitoring system for real time leak alerts, remote monitoring and data analysis

What is WaterSignal?



WaterSignal is a non-invasive technology that provides real time monitoring and management of water usage to save buildings thousands of dollars in wasted water and potential infrastructure damage. By continuously measuring domestic, irrigation, and cooling tower water meters, we can eliminate uncontrolled water loss by alerting building engineers immediately that there is excessive or abnormal water use. This is particularly important after hours and on weekends when no one is there.

We provide accurate and detailed data and analysis about how much water is being used, every hour of the day. This data allows steps to be taken to both increase water efficiency and confirm the effective outcome of any new water conservation measures implemented, such as: replacing outdated fixtures; adjusting irrigation schedules; or tweaking cooling tower levels.

With regard to LEED v4, under the Performance heading of EBOM Water Metering, it states, "All meters, including whole-building meters, must be recorded at least weekly and used in a regular analysis of time trends." This data must also be compiled into monthly and yearly summaries. Unfortunately, manual meter reading is time-consuming and sometimes inaccurate. With WaterSignal, our system does all of this automatically, including the graphing and compiling of data, and can be easily exported into spreadsheets and/or utility dashboards.

WaterSignal's benefits include:

- » Alerting property maintenance and management immediately to any catastrophic or uncontrolled water loss.
- » Utilizing data and benchmarks to identify and confirm existing leaks.
- » Confirming proper irrigation schedules (days and times), alerting immediately to leaks or excessive usage, faulty rain sensors, broken heads, etc.
- » Notifications regarding increases in daily water usage are sent before the bill arrives in order to address and fix the problem immediately.
- » Verifying the ROI for any water conservation measures implemented.

ABOUT US

SAVING WATER FOR A THIRSTY WORLD

Over the past 20 years, private businesses in the U.S. have joined forces with federal and local government to improve the efficiency of water systems, spending billions on infrastructure to reduce waste and save money. Despite their efforts, more than 2 trillion gallons of water are still lost every year to underground leaks, irrigation leaks, and catastrophic pipe bursts according to the American Water Works Assn. (AWWA).

In the past, property owners and managers have dealt with these undetected water leaks in a reactive method after the fact, and typically by checking the bill 30 to 60 days after the last read. This paired with the resulting property damage can carry a huge cost to the bottom line. With WaterSignal, water leak detection is now managed in a proactive way that can save you thousands of dollars.

Through real time viewing of water usage, WaterSignal's breakthrough wireless device reads the pulses of the water meter and sends data immediately for instant analysis and alerts when water spikes/leaks occur.

With WaterSignal, irrigation usage, pool repairs, pressure washing and fire lines can all now be monitored, allowing you to better manage your water consumption and saving you money.

WaterSignal detects three underground leaks for Ohio apartment community

1. BACKGROUND

On September 17th, 2012, WaterSignal installed devices to monitor the main domestic water meter and fire line at an apartment community in Columbus, OH.

Offering both apartments and townhomes, this Columbus apartment home community features 280 updated units within walking distance of shopping and community parks.

2. ANALYSIS

In October of 2014, WaterSignal alerted the property of steadily climbing usage on the main domestic. By January, the property was exceeding the usage benchmark by 30,000 gallons daily.

Prior to the installation of WaterSignal, this Columbus apartment community had been relying on water bills every 60 days to analyze their water use.

3. SOLUTION

When WaterSignal detected water consumption exceeding the hourly/daily preset limit, property managers were instantly notified via SMS text and email.

Following WaterSignal's recommendations, a leak detection company was called to inspect the property. During their tour of the property, three underground leaks were discovered.

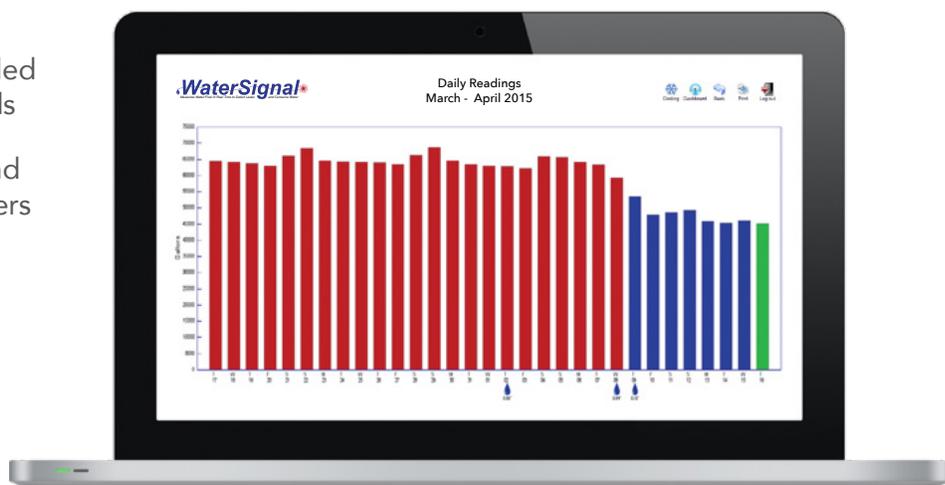
4. BENEFITS & RESULTS

WaterSignal provided property managers with comparable water data, allowing them to see that water usage had greatly increased over a period of time.

Had the leaks remained undetected, the property would have continued to pay an additional \$1,125/week (based on local water/sewer rate of \$8.62/1000 gallons).

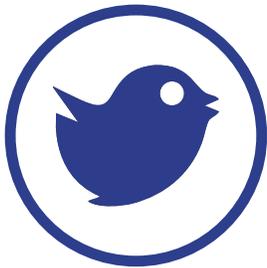
After the installation of WaterSignal's real time water monitoring, the following findings were evident:

- » Real time water monitoring provided instant access to hourly data trends
- » WaterSignal detected the leaks and promptly alerted property managers via SMS and email
- » Three underground leaks were discovered and repaired
- » Water savings of \$1,125/week



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