

Why Your Apartment Community Pays More for Water Than It Should — and How to Fix It



Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your HVAC, common area laundry, pool, and irrigation all run from one master meter — but it counts more than arrives. **Cooling tower makeup, irrigation startups, and simultaneous resident demand peaks create the conditions for air, gas, and turbulence to form in the line at your meter — and you're billed for it.** The FCD (Flow Conditioning Device) corrects the measurement. Resident pressure and every amenity stay the same. Your water bill drops — and so does your sewer bill, because sewer charges are calculated from the same inflated meter reading. One device. Two bills fixed.

WHY MULTIFAMILY WATER METERS OVER-READ

The Core Problem: A Master Meter Serving Hundreds of Units Amplifies Every Over-Reading Event

A multifamily master meter aggregates demand from every unit, common area, and amenity simultaneously. Morning and evening peaks create massive demand surges. Irrigation startups create sudden high-volume events. HVAC cycles continuously. Each generates air, gas, and turbulence in the line at the meter. The FCD corrects that without changing any resident's pressure or amenity service.

THE THREE OVER-READING SOURCES UNIQUE TO MULTIFAMILY COMMUNITIES



Resident Morning & Evening Peaks

Hundreds of simultaneous unit fixtures at peak hours create the highest-intensity demand surges of any residential property type — generating maximum air, gas, and turbulence at the master meter twice daily.



Irrigation System Startups

Landscape irrigation systems starting across multiple zones create high-volume open-valve surges — generating air, gas, and turbulence at the supply meter on every scheduled irrigation cycle throughout the season.



HVAC Cooling Tower Makeup

Centralized HVAC cooling tower makeup cycling with building load creates continuous variable demand — compounding resident peak and irrigation over-reading throughout every operating day.



Portfolio Deployment Is Where Multifamily Operators See the Strongest NOI Impact

Each property with its own master meter is a standalone FCD installation and savings opportunity. Savings aggregate across the portfolio for GRESB water intensity submissions, ENERGY STAR Multifamily reporting, and REIT investor ESG disclosure. The lifetime transferable warranty stays with each property through any sale, refinancing, or ownership change — making it a permanent cap rate improvement.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ Morning peak inflates meter twice daily
- ✗ Irrigation startups compound over-reading
- ✗ Water cost per unit overstated
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ Resident peak demand reads accurately
- ✓ Irrigation startups measured correctly
- ✓ True water cost per unit revealed
- ✓ Sewer charge based on real usage

5–30%

Average water & sewer bill reduction

46%

Highest documented single-site reduction

~1 Hour

Install time — water off about 1 hour

6-Mo

Money-back, no questions asked · install non-refundable

How the FCD Works — Four Steps

1

Installs between two pipe joints right after your water meter — water off about one hour

2

Creates a slight back-pressure that extends back through the meter, reducing air, gas, and turbulence

3

Delivers a laminar-like flow profile through the meter — the condition it was calibrated to read

4

Meter reads accurately. Bill drops. Resident water pressure, HVAC performance, pool, and every amenity are effectively unchanged.

FREE SAVINGS ESTIMATE

Instant estimate — takes 30 seconds, no contact info required.

waterflowinnovations.com/water-bill-savings-calculator

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CERTIFICATIONS

IAPMO NSF/ANSI/CAN 61 KIWA GMP SQF

316L Stainless Steel · Made in USA
Under 0.8 psi pressure loss
Lifetime Transferable Warranty