



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

Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your community runs HVAC, laundry, dining, and pool around the clock — and your municipal meter counts more than actually arrives. **Every demand cycle creates 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. Every resident service stays 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 SENIOR LIVING WATER METERS OVER-READ

The Core Problem: A Senior Living Community Has Multiple Simultaneous Demand Sources All on One Meter

Resident units, kitchen, laundry, HVAC, and pool all draw from the same supply meter — creating continuous variable demand cycling every day. Each high-velocity open-valve event generates air, gas, and turbulence in the line at the meter. Your meter registers it all as billable water. The FCD corrects that without changing any resident service downstream.

THE THREE OVER-READING SOURCES UNIQUE TO SENIOR LIVING



HVAC Cooling Tower Makeup

Cooling tower makeup water cycling with HVAC load creates continuous variable open-valve demand events — generating air, gas, and turbulence at the supply meter around the clock.



Commercial Laundry Demand

Commercial laundry systems cycling through fill-wash-drain cycles create repeated large-volume demand events — each one generating air, gas, and turbulence at the meter throughout every operating day.



Pool & Spa Replenishment

Pool and spa evaporation makeup and backwash cycles create variable high-volume demand surges — compounding over-reading from HVAC and laundry on every billing cycle.



Portfolio Deployment Is Where the FCD Delivers the Strongest NOI Impact in Senior Living

Each community with its own metered supply is a separate FCD installation and savings opportunity. Savings aggregate across the portfolio for REIT investor reporting, GRESB water intensity submissions, and private equity ESG scorecards. The lifetime transferable warranty stays with each property through any sale or ownership change.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ HVAC cycling inflates meter reading
- ✗ Laundry demand compounds over-reading
- ✗ Water intensity per unit overstated
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ HVAC cycling reads accurately
- ✓ Laundry demand measured correctly
- ✓ True water intensity 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 pressure, hot water, dining, laundry, and every care service 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