



Why Your Vacation Rental Pays More for Water Than It Should — and How to Fix It

Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

*Your pool, hot tub, irrigation, and guest facilities all draw from the same supply — but your meter counts more than arrives. **Pool and spa replenishment, irrigation startups, and simultaneous guest 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. Every guest amenity and property 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 VACATION RENTALS WATER METERS OVER-READ

The Core Problem: Vacation Rental Water Bills Come Directly Out of Net Operating Income — Every Over-Read Dollar Reduces What You Keep

Vacation rental operators track NOI per property — and water and sewer are a direct line item against it. Pool replenishment, irrigation systems starting across multiple zones, and full-house simultaneous guest demand at peak occupancy all compound at the same supply meter. The FCD corrects that permanently without changing any guest amenity or property system.

THE THREE OVER-READING SOURCES UNIQUE TO VACATION RENTALS & SHORT-TERM RENTAL PROPERTIES



Pool & Spa Replenishment

Pool and spa evaporation makeup and backwash cycles create variable high-volume demand — generating air, gas, and turbulence at the supply meter on every replenishment event throughout the rental season.



Irrigation System Startups

Multi-zone landscape irrigation startups create high-volume open-valve surges — generating air, gas, and turbulence at the supply meter on every scheduled cycle, especially significant at larger properties with extensive grounds.



Full-House Guest Peak Demand

Simultaneous guest fixture use at peak occupancy — multiple showers, laundry, kitchen — creates high-intensity demand surges at the supply meter, especially pronounced at large rental properties with multiple bathrooms.



The Lifetime Transferable Warranty Stays With the Property — and Shows Up in Your NOI

For vacation rental owners, property managers, and Airbnb or VRBO hosts, the FCD installs once and lowers water and sewer costs permanently across every rental period. The lifetime transferable warranty follows the property through any sale or ownership change — making it a documented utility improvement that strengthens NOI, supports higher valuation in any 1031 exchange or sale, and transfers to any buyer.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ Pool replenishment inflates meter every cycle
- ✗ Irrigation startups compound over-reading
- ✗ Water costs reduce NOI on every rental period
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ Pool replenishment reads accurately
- ✓ Irrigation startups measured correctly
- ✓ Water costs reflect true consumption
- ✓ 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. Pool chemistry, irrigation schedules, guest water pressure, and every property 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