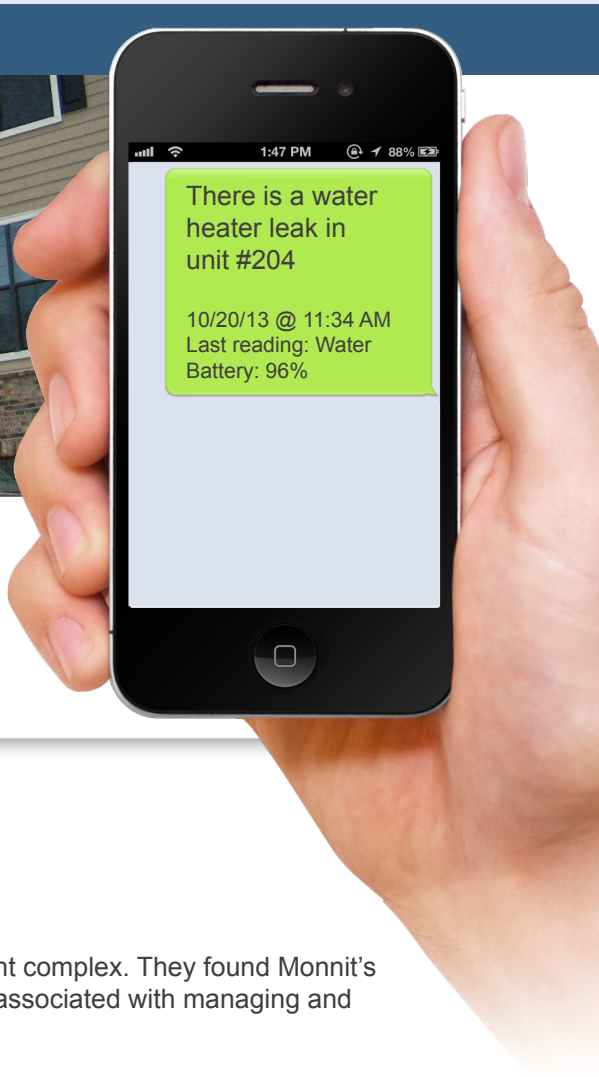
MONNIT™

The Leader in Low Cost Monitoring Solutions



Wireless Sensors Use Case:
Property Management

The Problem:

Monnit was contacted by the property manager for an apartment complex. They found Monnit's wireless sensor solution while looking for a way to lower costs associated with managing and maintaining their properties.

They recently had an issue with a vacant apartment water heater. The 2nd floor apartment had a water heater leak which resulted in water damage to itself and the unit below. The office got a call in the morning from the occupant of the lower unit notifying them of the damage, but unfortunately it was too late to avoid costly damage.

The Solution:

Monnit provides a reliable remote monitoring solution that includes wireless water detection sensors as well as a variety of other useful sensors. The property manager decided to deploy a trial system in one of their apartment buildings, consisting of wireless water sensors on each water heater to monitor for water leaks. Since each Monnit wireless gateways support up to 100 wireless sensors, they also decided to deploy additional wireless sensors in the building's vacant apartments to monitor temperatures.

The sensor data is sent wirelessly to a MonnitLink™ cellular gateway placed in the building's main utility closet. The gateway sends the information to iMonnit™, the online sensor monitoring system. The wireless water sensors detect immediate presence of water and the temperature sensors were set to check temperatures every 2 hours. Notifications were setup to alert the property manager immediately, via text message, if water is detected or if temperatures fall outside of a set range.

Wireless Sensors Used

Wireless sensor used:	How it was used:
Water sensors	To detect immediate presence of water around water heater and plumbing in each apartment water closet.
Temperature sensors	To monitor the temperature of vacant apartment units.

The Result (Cost Savings)

Before implementing Monnit wireless sensors, the property management company had to repair the water damage to the two affected units. This included replacing carpets and baseboards in both units as well as having to replace damaged belongings for the occupied downstairs unit, costing them over $12,000. The total cost of the remote monitoring solution for the 12 unit apartment building was ~$900.

Since installing the system, water sensors detected an incident where a third floor apartment's air conditioning unit had a build up of condensation which did not drain properly due to a clogged drain line. The water overflowed the drain reservoir and ran into the water heater pan, triggering the water sensor alert. Maintenance staff was able to respond immediately to prevent any water damage. Had the water sensor not notified them, there was a high probability that water would have overflowed the water heater pan, and seaped through the flooring into a downstairs unit. After two months of using the system, they decided to implement sensors throughout the remaining buildings of their complex.

Using Monnit's comprehensive monitoring solution this property management company is now able to:

- Prevent costly damage due to plumbing and water heater leaks.
- Ensure that vacant apartments have adequate heating and cooling.

"Coming out of our past experience, we were very excited to start using Monnit wireless sensors. We use them in all of our vacant units now, and every time I get an alert, I am relieved to know we can take care of any issue before it disrupts our other tenants. I love these little sensors!"

It doesn't matter where in the world you are or what time it might be, deploying a Monnit wireless sensor and monitoring solution connects you from anywhere, 24/7 so you'll know immediately when a problem starts.

MONNIT™