

The
Ultimate
Water Savings
Guide



THE WATER SCROOGE™



The Ultimate Water Savings Guide

by The Water Scrooge™

Every day, property owners are pouring money down the drain.

If your tenants do not pay for their water usage, they have no incentive to minimize waste. Studies show that water wastage accounts for up to a 50% increase in water bills. For property owners, depending on how many properties they own, this can add up to thousands, tens of thousands, or even millions of dollars in wasted water every year.

Astounding Facts of Water Wastage

300%

Water Prices Have Increased Since Year 2000

15%

Chicago Water Prices Increased 15% in 2015 Alone, Double the Price From Just 5 Years Ago.

15%

San Francisco Water Prices Increased 15% in 2015.

31%

Austin Texas Water Prices Are 31% Higher in 2015.

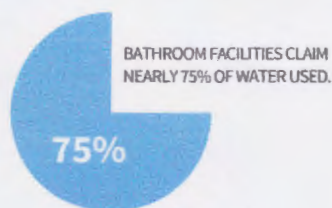
As utility prices skyrocket, so does the property owner's expenses. This is causing a problem in New York City, as rental rates have skyrocketed an astounding 75% to battle the rising costs, while income levels have reduced 5% in the same time frame. This is causing a massive affordability crunch, in which the city is planning on building thousands of affordable housing projects in the next few years.

65% of Water Usage is Hot Water

The cost of water is not relegated only to the water bill. Nearly two-thirds of water usage is hot water, which adds additional impact to electric and gas bills to heat the water. Over the last decade, the cost of energy has increased more than 42%. Wasting hot water not only affects the water bill, but it increases the utilities required to heat it as well.

Bathrooms Account for 75% of Water Usage

The average family flushes the toilet 235 times a week! This equates to the average family using 704.8 gallons of water every week just flushing toilets.



Water flow from showers in the United States averages 4 gallons per minute. One shower a day will account for 128 gallons of water every day for the average family. Remember, this includes hot water usage as well.

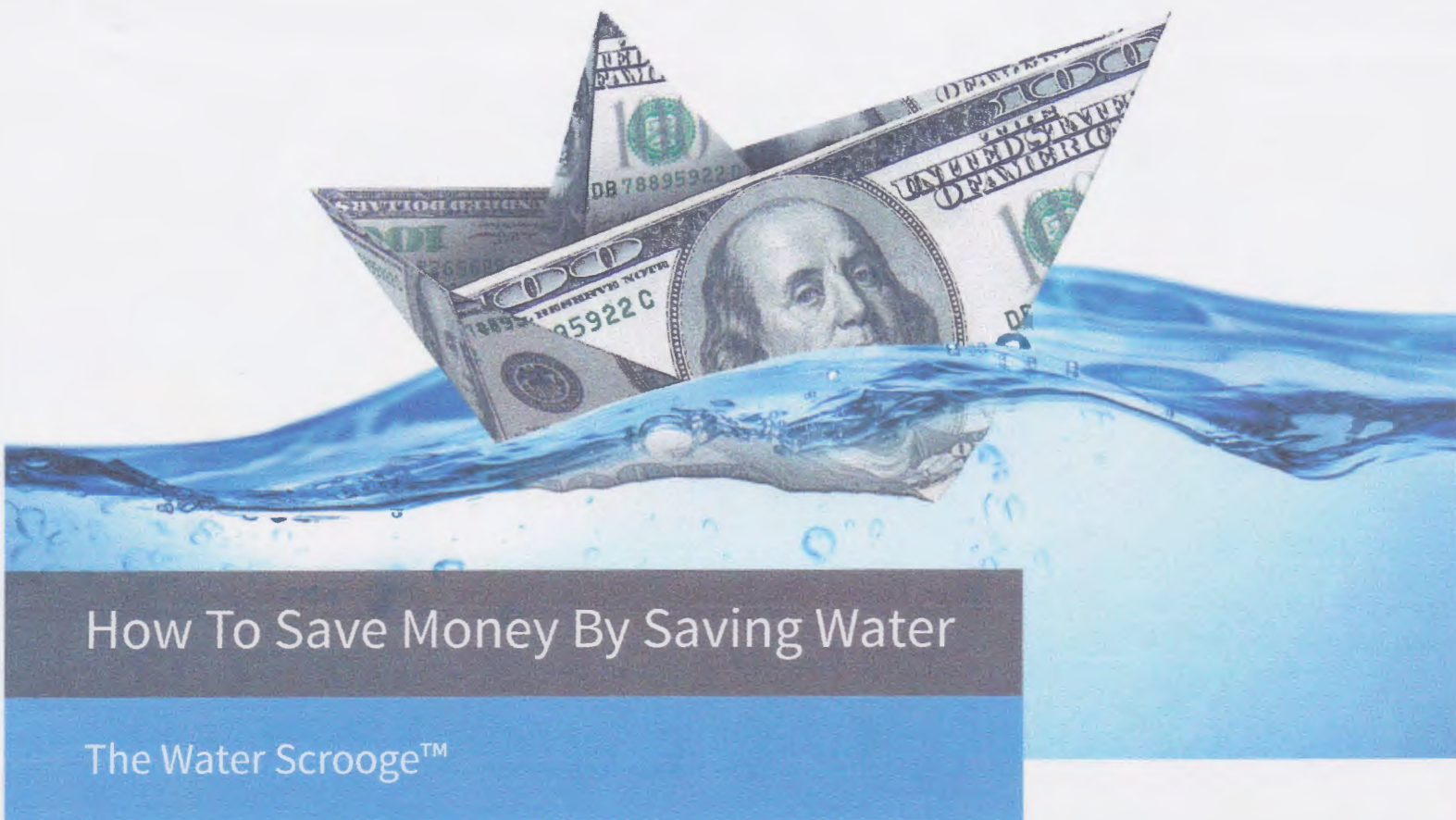
In the United States, the average household will account for 127,000 gallons of water down the drain.

127,000 GALLONS/YEAR
AN AVERAGE AMOUNT OF WATER USED
BY A U.S. HOUSEHOLD.



Small Problems Have Large Price Tags

If a drippy faucet that drips once-per-second goes unfixed, it will waste 27,000 gallons of water every year. Water is billed in units of 100 cubic feet, which is 748 gallons of water. The price of 100 gallons of water is around \$1.45. Which means, a single dripping faucet can cost around \$391 per year. If it is dripping hot water, the price increases significantly.



How To Save Money By Saving Water

The Water Scrooge™

There are many ways to cut down on water usage. For landlords or property owners who pay the water bills, some of these options will make more sense than others. There is always a tendency to spend money and time on the cheapest fixes. Most of the time, these alone will not result in significant savings.

In this eBook, we will list the most common ways to reduce water wastage along with the pros and cons. That way you can have a better idea of what might be the best option to save on your water bills.

1. Sub-Meter Every Unit



Even if the tenants are not paying for water, putting in a sub-meter will allow you to monitor water usage. You will be able to see which unit is using the most water, and when it is being used. This can empower you to detect illegal appliances, new leaks, or even if someone forgets to turn off the water at night, or when they are away.

While this gives you valuable information on usage, and the ability to define problem spots, you will still need to find solutions to address each issue you discover. This means there are additional costs to this method, which alone is very expensive to implement and requires a lot of modification to the infrastructure.

To install sub-meters, you often need access to pipes behind walls, in floors, and ceilings. The cost and sophisticated implementation make this option prohibitive to most existing buildings. However, for new construction it is becoming more common.

Again, this equipment gives you the power of discovery, but not the power of fixing the issue. Alone, it will not help to reduce normal water usage or most causes of wastage.

2. Installing Low-Flow Fixtures



Low-flow fixtures and faucet aerators are the first options many landlords choose in trying to reduce water usage in a building. The fixtures are inexpensive and easy to install. There are usually no modifications necessary in installing low-flow fixtures, and every option is marketed with a promise of hundreds of gallons of water saved every year.

The problem with these fixtures is that they are easily tampered with, or completely removed or replaced by tenants who are unhappy with their water flow. When this happens, you lose the hope of any savings, and also lose the time and money invested into purchasing and installing the fixtures. In many cases, our clients who tried low-flow fixtures as their first resort experienced an increase in their water bills after installing low-flow fixtures.

Ideally, you will find tamper-proof options to conserve water per unit. There aren't many options available, and many "tamper-proof" fixtures are pretty simple to tamper with or remove altogether. And the truth is, they are tampered with and often removed.

The best option for installing any kind of water-saving fixture is to consult an expert who has a proven track record of saving his clients' money on water. With an established expert, you can have the confidence the products they choose will work. Otherwise, you are probably just pouring money down the drain.

3. Convert Toilets to Use Less Water-Per-Flush!

A lot of old toilets use 3.5 gallons of water for each flush. Converting them to the newer, 1.6 gallon-per-flush toilets is required by law, and it will save you money over the long term.

Up to 27% of water feeding into the toilet tank goes directly into the bowl, resulting in a waste of up to a 1.5 gallons of water every flush. Installing a diverter is a simple way to address this problem, but it's not always the best option for all toilets.



How do you know your toilet is actually using the correct amount of water per flush? There is no accurate way to know without highly specialized tools that aren't available to the public. We have found that a majority of toilets we work on are way out of spec and using much more water than intended (usually due to wear and tear and improper maintenance).

This is another area where hiring a water savings expert will save you money in the long term. They can inspect the toilets in your building and ensure you have the right solution for the right problem. It might be expensive to hire someone to do this alone. It will be more cost-effective to hire someone who can provide water saving solutions to the entire building, not just the toilets.

4. Provide Proper Maintenance



Even if your toilets are designed to save you money, maintaining them should be a priority. Many of the parts and seals inside the toilet tank can wear out quickly. Sometimes, the manufacturer's calibration methods can cause problems, and chemicals in the water supply also aid in wearing out the rubber seals. The best example is the flapper, which opens when you flush and is designed to close when a specific amount of water has passed through. It's the flapper and not the size of the tank that regulates the amount of gallons-per-flush on most toilets.

A common mistake most maintenance personnel make is to replace factory flappers with universal flappers. Often, they buy the cheapest one they can find, or the first one they see. Doing this can have a significant impact on water wastage.

If the flapper doesn't allow enough water-per-flush, tenants will flush multiple times. If too much water passes through, you can be wasting up to 100% more water for every flush.

A Quick Guide to Flappers

- For 1.6 gallon toilets, make sure you buy only early closure flappers.
- For 3.5 gallon toilets, you want non-early closure flapper.
- Make sure you buy flappers made from durable composite material rather than standard, generic rubber flappers. This will increase the lifetime of the product while also reducing toilet leaks in your building.

5. Find and Stop the Leaks!

Addressing leaks is a must! Even a small leak will cost you more than you think.

Landlords often have no way of knowing when there is a leak. In most cases, the only way a landlord will learn of a leak is if the tenants report it.



Most tenants fail to report small leaks, drips or running toilets because they don't pay the water bill; it's not affecting their comfort level. Some tenants fail to report leaks because they don't want to be a nuisance or feel like they are complaining.

You should have an education campaign that helps tenants understand the importance of reporting leaks or defects. Consider hanging fliers around the mailboxes, or on the doors asking them to report leaks as soon as possible. You will receive an increase in reports simply by showing your tenants you care about the issue.

Another option to make sure your building isn't leaking money away is to hire inspectors to go through the entire building and ensure everything is up to par. This can be expensive, time-consuming, and annoying to your tenants. If you can avoid this, it's best to do so.

6. Tenant Education on Water Wastage

When landlords pay the water bill, most tenants never consider the impact their water usage has on the building and the environment. Education is an option all landlords should pursue.

Provide information in leaflets or booklets, and post fliers explaining the water wastage issue. It impacts the environment, and it leads to higher costs for the building, which could result in higher rental rates as well.

Some property managers host small workshops to explain water wastage and how each tenant can help minimize their contribution to the problem. This is an excellent idea, but these workshops must be ongoing as new tenants move in and out of the building.

It is also sometimes difficult to generate a high attendance rate. Offering incentives like free food, family fun, and children activities will help.



7. Upgrade Your Appliances

When upgrading or replacing appliances, make sure they meet the newest efficiency ratings, which can translate to up to 50% less water usage every cycle. Doing this all at once can have a huge price tag attached, so most landlords choose to make this change over an extended period of time.

8. Install a Shower Flow Controller

Tenants are tampering with low-flow showerheads to feel "Niagara falls" on their heads just because they can. Landlords must overcome one big challenge when it comes to regulating shower water usage:

Tenants are inclined to tamper with the low-flow fixtures. In order to get stronger water pressure, tenants will most likely tamper with low-flow showerheads, as they are easily accessible and exposed. This means that installing low-flow showerheads are a huge waste of time and money for landlords. .

Fortunately, we have a solution! The Water Scrooge™ offers a patented, tamper-proof shower flow controller. The only effective long-lasting solution for saving WATER & HOT WATER in showers.

The Water Scrooge system features patented advanced regulators not available in stores. These regulators are placed in all showers and faucets and are the only, completely tamper proof solution. They reduce the amount of water used while maintaining a consistent water flow for maximum comfort. By reducing the amount of water used, you save both water costs, and energy costs required to heat hot water. In typical households, hot water equates to 65% of total water usage.



Buy Now

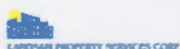
Savings Case Studies



Parkchester Condominiums had The Water Scrooge™ install its system in over 12,000 units in 2013. The result was a **30% reduction** in water and hot water usage and savings of **\$3,000,000 annually**. Their investment in the Water Scrooge™ system took only eight months to realize a positive ROI.



KATZ Realty Group experienced a **37% reduction** in water and hot water usage after installing the Water Scrooge™ system. Their investment returned a positive ROI in five months, saving **\$489 per unit**, per year.



Langsam Property Services Corp. experienced a **30% savings** in water and hot water usage. **Saving \$505 per apartment**, per year, and only took five months to realize a positive ROI.



Nelson Management Group Ltd saw a **30% reduction** in water and hot water usage, saving nearly \$825 per apartment, per year. Their investment was paid back in only **three months**.

The Water Scrooge™ By The Numbers

The Water Scrooge™ has been installed in over 40,000 units, and that number is increasing steadily. Our clients realize incredible savings after the Water Scrooge system has been installed.

6 months

The average time to positive ROI is six months after installation.

25%

Our customers are experiencing a 25% average reduction in water and hot water usage.

\$500

Our customers are saving an annual average of \$500 per unit on water and hot water costs.

The Water Scrooge™

Are you ready to reduce your monthly water bill by 50%?

How We Tamper-Proof Savings

The first way to make sure a tenant can't remove something is for them to not know it's there.

Our shower regulators are installed behind the shower wall and our faucet regulators fit like they came from the manufacturer.

You can not remove our products without a special key that we provide your management and maintenance staff with.

Install System Yourself

Our products do not require modification to walls, pipes, or fixtures. Your maintenance crew can install it themselves.

Using our installation app, you can plan and schedule your installations, track them in real-time, and get verified confirmation for each and every unit install.

You can see that the products were installed and working, and monitor the savings from each of your projects individually or as a whole through The Water Scrooge™ web app.

We keep it simple. very simple!

We will provide you with everything you need to make the installation of our products a success from start to finish.

Buy a Water Scrooge™
Shower Flow Controller
or Wireless Leak Detection /
Submetering Solution

[CLICK HERE](#)

or visit www.TheWaterScrooge.com