

HVAC System Monitoring

CASE STUDY

Two years ago, PointCentral launched an HVAC (Heating, Ventilation, Air Conditioning) System Monitoring algorithm that learned what HVAC issues to look for and alerted property managers of potential issues before they became costly problems. This helped property managers run their operations more efficiently by shifting work orders from reactive to proactive.

Earlier this year, we launched a second algorithm that only looked for critical issues – problems we think are severe enough to warrant addressing within the immediate future. Tricon who offers single family rental homes, tested this in a market and found that over 15% of homes in a test market (74 out of 478) had severe alerts. 43% (32 of 74) of the homes with critical alerts had a workorder opened over the test period.

RESULTS

Hardware & Installation	One time CAPEX to cover cellular hub + connected lock + smart thermostat in each housing unit	\$16,000
Operating Expense	Annual recurring charge to cover software updates, apps, cellular connectivity and integrations	\$5,760
Payback	Average annual savings of \$250/home by identifying maintenance needs earlier and being able to fix at a lower cost point. Does not include savings from managing thermostat in vacant units, helping to prevent water damage by ensuring temperatures don't drop below freezing, and more efficiently scheduling maintenance teams as workorders shift from reactive to proactive. Also does not include resident amenity fees or savings from insurance companies and lower asset damage costs.	\$8,000

Sample HVAC System Monitoring chart for a healthy heating system

