Protect Second Homes with a Complete Remote Monitoring Solution

It's exciting when you have another home as a perfect getaway for renters or your relaxing vacations. However, a home away from home can be a source of stress—especially if you don't have anyone or anything watching over it for you. Worry can increase when it's your rental property too.

This is where a property management company and remote monitoring from the Internet of Things (IoT) can help alleviate second and vacation home ownership concerns. People can enjoy their properties more fully—even when they're not living in them—with a remote second home monitoring solution.

A system of sensors can give property managers a better way to serve home owners by knowing the status of their properties in near real time. Read how Monnit® can help you remotely monitor second and vacation home properties 24/7.

Spoiler alert: The ROI is significant by avoiding water leak damage, managing temperatures, detecting break-ins, and optimizing property maintenance and energy use. It's all easily managed using an online dashboard on a mobile device or computer. Plus, alerts via email, text, or call from a wide variety of fast-install IoT sensors and meters.

Challenges

A residential property management company that oversees an extensive portfolio of second and vacation homes needed a more modern solution to its daily in-person home check-in service.

The primary service of the property managers and their staff involved visiting each property once a day to make sure the homes were secure and ready for either rental or a visit by the homeowner. However, they were missing many critical issues at the homes that occurred between daily check-ins.

Costly problems came up at the company's managed homes, such as:

- Heating, ventilation, and air conditioning (HVAC) malfunctions
- Trespassing leading to exterior damage and even break-ins
- Water leaks from sprinkling systems, water heaters, and plumbing

For example, a property manager had an incident of a plumbing leak in one high-end home that wasn't detected for at least 12 hours and resulted in thousands of dollars in damage. After some research, the property managers found that Monnit Remote Monitoring Solutions are perfect for putting proactive and preventive measures in place before they become more significant.

Solution

The property management company decided to be a reseller of Monnit Sensor Solutions. The company resold and set up solutions with ALTA® by Monnit Wireless Water Detection, Temperature, Humidity, Motion and Occupancy, Light, Open-Closed, and HVAC Sensors.

Property managers self-installed:
- Wireless Water Detection Sensors—Water Rope, Water Detect Plus, and Water Detection Puck—throughout their properties to monitor leaks from water heaters, sprinkling systems, bathrooms, laundry rooms, and kitchens
- Temperature, Humidity, and Light Sensors in various rooms of homes to monitor HVAC systems, protect heat-sensitive assets, and save electricity
- Accelerometers, Differential Air Pressure Sensors, Vibration Meters, and AC Current Meters on HVAC air circulation fans, pumps, motors, and ducts
- Open-Closed Sensors on the main floor and basement doors and windows and Motion and Occupancy Sensors strategically placed in homes to detect break-ins
- The iMonnit Sensor Management and Remote Monitoring Software on property manager and maintenance staff smartphones, tablets, and computers
- Gateways to protect and communicate data sent from every Monnit Sensor and Meter

Sensors sent data wirelessly to gateways in each home. The gateway then sent aggregated sensor data to iMonnit. Using iMonnit, property managers uploaded a graphic showing a home's layout of the monitored areas.

This allowed the managers to drag and drop sensor tags onto the design or map with live data. Then, they could see the performance of the home's plumbing, doors, HVAC systems, and more from an aerial view. Managers set up notifications to alert them if readings or assessments fell outside of set ranges and signified any potential issues, allowing them to respond immediately.

Results

Monnit makes it easy for resellers and, in this case, homeowners to realize an immediate return on their investment in Monnit Solutions. Partnering with Monnit as a reseller enabled this property management company to offer a reliable remote monitoring solution as part of its services.

Since becoming a Monnit Reseller, the company has responded quickly to every incident detected in their monitored homes—maintaining security, reducing damage costs, saving energy, and mitigating HVAC malfunctions.
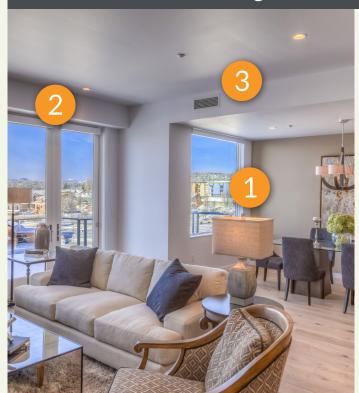
Vacation homeowners place a high value on the service from the property manager because it can potentially save them thousands of dollars by preventing significant repair and restoration from water leaks, humidity and heat, and break-in damage. A Monnit Solution can also help them save energy and maintenance costs if lights are left on and HVAC units run.
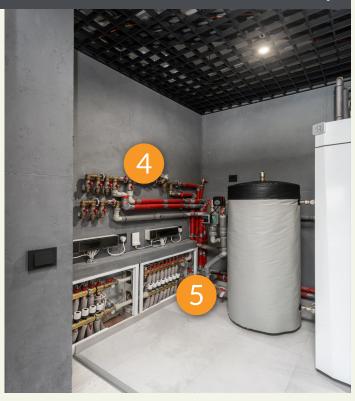
Using Monnit's comprehensive monitoring solution as a reseller, the property management company can:

- Privately brand and sell Monnit products and services as their own.
- Offer simple yet robust monitoring as part of its property management services.
- Expand the offering with any new Monnit Wireless Sensors, Gateways, and Accessories.

ROI: After only a couple of weeks of reselling, installing, and using Monnit Solutions, the company optimized its second and vacation home monitoring with preventive measures and reduced energy, operational, and capital expenses.

Monnit Remote Monitoring Takes the Stress out of Second Home Ownership

① Open / Closed Sensors

Maintain security across properties by monitoring doors and windows. ALTA Wireless Open-Closed Sensors use a switch and trigger magnet to detect status. Be alerted when the status changes from a threshold in iMonnit.

② Motion / Occupancy Sensors

Know if someone broke into a rental or vacation property immediately with an ALTA Motion Detection Sensor. Monitor movement in virtually any room, entryway, or area in and around homes using passive infrared technology.

③ Duct Temperature Sensors

Monitor an HVAC system right in its ducts. ALTA Duct Temperature Sensors with 8-foot leads can be inserted between vents, near fans, and under small spaces to track temps while maintaining a sealed environment.

④ Temperature Sensors

Chart your room and HVAC systems' fluctuating environmental conditions. The ALTA Wireless Temperature Sensor measures various room and HVAC unit and ductwork temperatures with a waterproof lead up to 100 feet.

⑤ Water Detection Sensors

An ALTA Wireless Water Detection Puck Sensor is ideal around toilets, sinks, boilers, and water heaters. A Wireless Water Rope Sensor along walkways, walls, and pipes can detect water and help prevent damage from leaks.

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