

Leak Detection Suggestions -
Spring 2023

Re: Estimated Cost: Amazon and Vendor prices may vary. (Cost in March 2023)
Bundle and configuration of number of sensors may vary by needs.
Prices may or may not include shipping. Some Ratings based on specific bundle

Plumbing Inspection w/ proactive valve/fill line replacement schedule (Eg., 1-5 yr plan)	Sensor Point source (eg.,valve locations)					Shut-Off Valve Add to Sensors	Flow Meter on Water Line	Flow Based/Hybrid Whole house/Waterline System		Water Pipe Leak Detector
	Screamers Flood Buzz Set of 6	GoVee Kit + 3 sensors (3pk w/Hub + 5pk sensors)	(1) YoLink 4 Valve Sensors, Starter Kit, old hub, Add 3 Sensors	(2) YoLink Starter Kit 3 Sensors w/Speaker Hub	(3) Yo-Link Kit Valve Controller, Bulldog, Hub, 4 sensors		Flow Meter on water line .5 gal/min or less	Moen 900-006 Flo Smart Water 1"	Phyn Smart Water + Shutoff - Need more info, Limited, mixed and poor ratings	Ultrasonic Water Leak geophone Sensor, Ds-7000 Indoor & Outdoor Pipe Other options available... further review recommended.
*Estimated Cost:	\$40 (6 sensors)	\$105 (8 sensors)	\$130 (7 sensors)	\$120 (6 sensors)	\$400 (4 sensors)					\$2,190
Less than \$150/unit	\$20 (3 sensors) \$40 (6 sensors)	\$105 (\$99 sale)	\$80 sometimes on sale Addl sensors 3/\$50	\$70 Addl sensors 3/\$50	Addl sensors 3/\$50		Seemed primarily for landscaping/hoses, outdoor use. Not as accurate for small leaks, geared more to total water usage when used on pipes.			
\$251-\$500					\$399			\$450 (sale) \$550 reg	\$300 No shut off (\$250 sale) \$579 w/shut off	
\$500-\$1000								recommended		No
Professiol Install Required	No	No	No	No	No			Probably		Yes
Maintenance Install/Use	Yes	Yes	Yes	Yes	Yes			No	No	
Owner Install/Use	Yes	Yes	Yes	Yes	Yes			?	?	
Name location on sensor/app		Yes	Yes	yes	Yes					
# of Sensors capable	as needed	up to 10	200 devices?	200 devices?	200 devices?					
Detection Location										
Point of Source (Valve)	Yes	Yes	Yes	Yes	Yes			Yes	Yes	
In-Wall Leaks								Yes	Yes	Yes
Automatic Shut-Off (Y/N)	No	No	No	No	Yes			Yes	Option	
Optional Automatic Shut-Off	No	No	\$219 *TBD Add Water valve controller & Bulldog	\$219 *TBD Add Water valve controller & Bulldog	Yes			Learning curve for leaks approx 3 wks, inconsistent	Need more info	No
Notification										
Sound Alert	Yes	Yes	No	Yes	Speaker Hub extra			Yes		Sound to locate leak
Text/Email - App	No	Yes	Yes	Yes	Yes			Yes		
Connectivity										
Internet-WI-FI	No	Yes	Yes	Yes	Yes			Yes		
LoRa (Radio Freq) between sensors to Hub			Yes		Yes					
Power Source										
Battery- SENSORS	CR-2	AAA	AAA	AAA	AAA			CR123A		AA
A/C Electric (Hub/Gateway)	No	Yes	Yes	Yes	Yes			A/C Required		12V DC
Control Method										
App	No	Yes	Yes	Yes	Yes			Yes	Yes	
D2D (device2device)	No		Yes	Yes	Yes					
KAK Maintenance	No									Yes
Monitoring:										
Owner	Audible Alert	Yes/App	Yes/App	Yes/App	Yes/App			Yes/App	Yes/App	No
Maintenance										Yes
Subscriptions	No	No	No	No	No			\$5/mo protection plan	No	No
Customer Service										
	No	Yes	Yes	Yes	Yes			Yes	Yes	Yes
Rating Reviews	4.4/5 556 Ratings	4.6/5 3947 Ratings Govee 5pk Sensors	4.7/5 2847 Ratings	5/5 5 Ratings Speaker Hub new 2022	4.6/5 22 Ratings			Learning curve for leak detection aprox 3 wks, inconsistent, Moen Site: Poor Reviews Amazon:4/5 1064 reviews	Need more Info 2.6/5 Customer Reviews 29 reviews Limited Website Reviews	Probably requires training. Might be useful with Plumbing Inspections by expert. Recommend further review before purchase.

Leak Detection Suggestions/Reviews

Plumbing Inspections regular basis

Beepers: Audible Sound Alert Only

[The Flood Buzz Water Leak Detector \(Set of 3\)](#) \$20

[The Flood Buzz Water Leak Detector \(Set of 6\)](#) \$40

- Protect your home from water damage by placing the leak alert in any place that has potential flooding or leaks.
- A simple device that will quickly alert your household or offices to flooding in its vicinity. A loud (95db) alarm sounds with direct water contact and won't stop until removed from the water. The flood sensor is easy to install with no wiring and set-up required.
- The water leak alarm is designed to help mitigate damage and avoid associated liabilities and legal exposure to landlords and management companies caused by a water leak.
- Place the Flood Buzz Sensor on the ground near at-risk areas like washing machines, boilers, laundry area, refrigerator, dishwashers, under sinks, next to toilets, by water heaters to detect leaks. No additional batteries are required and the device can be manually tested and reused throughout its 3-year lifespan. (1 CR-2 battery in sensor)
- Easy installation – battery already inside – just place it and the Flood Buzz will let you know when and if you have a water leak. All Flood Buzz Leak Alarms have a “Replace By” date printed on the product. For best protection, replace the entire unit by that date.
- FLOOD BUZZ - Trusted by homeowners for over 10 years

Leak Detectors with Audible Alert and App Alert

Govee No Valve Shut off Option

Cost: Range @50-\$100 for 3 to 8 sensors, Hub, Adjustable Audible sound, App, Alert/Notifications Can install up to 10 sensors with Hub/Gateway

Several Bundle options

1. [Govee - 3 Pack Sensor w/ Gateway/Hub](#) \$55 (sometimes sale \$47)

2. [Govee – 3 Pack Sensor w/ Hub and 5 pack](#) Sensors \$105 (sometimes \$99 sale)

Additional Sensors:

[Govee 5 Pack](#) \$43-49

[Govee – 2 pack Sensor](#) \$23

2-AAA batteries/sensor (included) May need replacement annually

Up to 10 sensors can be added with Hub (installed at electrical outlet)

- Real-time Alerts: Connect the gateway to WiFi, and the water leak detector will instantly send emails, App notifications & alerts to your phone when water leakage occurs even you're not at home. Water sensors and gateway are paired right out of the box.

- Loud Alarm with Mute: If WiFi is not temporarily available, the 100dB water alarm is loud enough to be heard. Press the Mute button to silence the alarm when you find the leak.
- Drip and Leak Alerts: Water sensor comes with 2 groups of back water detector probes & 1 group of front probes for pipe dripping detection. Use the App to name each sensor with its location.
- Connects to Multiple Sensors: WiFi connection gateway has a stronger and more stable signal transmission & lets you connect with multiple sensors simultaneously (10 max). Remember to upgrade your latest firmware on Govee Home App when updates become available.
- IP66 Waterproof : The completely sealed IP66 waterproof design allows for extended use in high moisture areas. Note: The water leak detector only support 2.4G WiFi, not support 5G WiFi.
- Wireless and Easy to Use: No wire or setup required, the mini size allows you to put it on any place where the water leak may be happening. With kit "B07QP153GT", you are able to monitor leaks on your phone even you're not at home."B07QP153GT" not Included in Package of 5 sensor pack.
- Adjustable Alarm Audio: Each water leak detector features an 0-100 dB adjustable alarm audio. Loud enough to be heard even if leak happens in basement, press the button to mute the sound when you find the leaking place.
- Low Battery Alert: The water sensor alarm will beep and flash a red light when a battery is low, or press the button on it to test the battery level.
- IP66 Waterproof: The completely sealed waterproof design allows for extended use in high moisture areas.

Sensors with App Alerts, Optional Valve Controller, Bulldog, Speaker Hub

YoLink: Multiple configurations available (# sensors, hub vs speaker hub)

1. [Starter Kit w/ 4 Sensors, & Hub](#) (\$80...sometimes on sale \$63)
2. [Starter Kit, 3 Sensors, w/Speaker Hub](#) \$70

YoLink w/ Shutoff

3. [YoLink Water Leak Protection Kit: 4 sensors, Hub, Valve Controller Bulldog \\$400](#)

[YoLink Speaker Hub](#) \$30

[YoLink Sensors 3 pack](#) \$50

Operates even after loss of internet and AC power, LoRa

2-AAA batteries in each sensor

Purchase of Speaker Hub required for audible sound alert

- YoLink Hub & Water Leak Sensors
- The Hub connects your YoLink devices to the Internet and to the user-friendly YoLink app, and is the central controller for your YoLink wireless home automation system

FEATURES:

- Wi-Fi (2.4 GHz only) or wired network connection options YoLink's industry-leading long range communication (up to ¼ mile open air) based on LoRa long range technology

BENEFITS:

- Very easy plug & play initial set-up – no special network or computer knowledge required. Simply plug the included Ethernet patch cord into an available working network port on your router (suggested) or use a 2.4 GHz Wi-Fi connection and be up and running in moments
- While many smart home devices rely on the home Wi-Fi system and may crowd your network or harm your Wi-Fi performance, the YoLink devices communicate with the Hub via the proprietary YoLink Protocol at the 923.3 MHz frequency (only your Hub connects to the Wi-Fi/network and Internet)
- Homes with devices on Wi-Fi, or other protocols, with access to the Internet, are each, individual, potential safety, privacy, and security risks. Acting as the internet gateway the YoLink Hub connects your YoLink devices to the internet via one encrypted connection, providing safety and security for your network and home

Whole House Detection w/Shutoff

Moen Very mixed reviews Amazon vs Moen

[Moen 900-006 Flo 1" Smart Water Shutoff](#), \$448 (sale) – 550 (reg price)

May require [extension cable](#) for electric \$12

[Moen 3 pack Sensors](#) \$130

- PROTECT YOUR HOME FROM WATER DAMAGE: Can be placed in the home wherever there is a risk for potential water damage, such as a flooding basement, washing machine leak, hot water tank failure, etc
- 24/7 PROTECTION: Smart technology detects leaks to help reduce the risk of water damage by providing 24/7 monitoring
- REAL-TIME NOTIFICATIONS: Connects to the Moen Smart Water App to notify you of moisture through notifications to their smartphone. The Moen Smart Water App can also be customized to monitor moisture levels, humidity, and temperature
- WHOLE HOME PROTECTION: Offers the ability to use and connect multiple detectors for whole-home protection. Available in single or multi-packs, providing the opportunity to achieve home water management on any budget
- COMPATIBILITY: Use the Smart Leak Detector as a standalone monitoring device or connect it to the Flo Smart Water Monitor and Shutoff (sold separately) for whole-home protection
- REMOTE SENSING DISC: Includes an extension cable with Remote Sensing Disc that can extend up to 48 inches, making it perfect for reaching tight spaces like under a washing machine or next to a dishwasher
- CONNECTION: 2.4 GHz Wi-Fi is needed to connect to the Moen Smart Water App
- BATTERY TYPE: CR123A – 3-volt lithium metal battery that lasts up to 2 years
- WARRANTY: Includes a 1-year warranty

Phyn Water Smart With or Without Shut Off - Monitors water flow rates to detect leaks. Mixed reviews, device must “learn” the pattern of water flow from each fixture.

1. [Phyn Smart Water Assistant: DIY-Installed Smart Home Water Usage Monitor & Leak Detector No Shut Off](#) \$300

2. [Phyn Plus 2nd Generation](#) Smart Water Assistant \$579

Water Pipe Leak Detection – Possible use by Maintenance (Facility Experts)

The following detector was the only modestly priced pipe leak detector that seemed to detect leaks as small as pinhole leaks, in indoor and outdoor pipes.

Other options may be available and should be reviewed as to their capabilities.

Ultrasonic Leak Detector DS-7000 \$2190

- The DS-7000 is the latest leak detector produced by Daeseong Engineering, which has 30 years history of manufacturing leak detection. Leakage detectors are available both outdoors and indoors, and are essential equipment for facility experts.
- The sound range of the product is divided into high, mid, and low, and can be controlled in detail with the knob. The screen displays a sound level graph, which can help detection. Usually, the mid and high range are used for indoor detection, and the low range is used for outdoor detection.
- For the best matching of equipment and sensors, the parts in the sensor were made from Germany, and the external headphones were imported from Japan. The rest of the products are made from Korean parts. With all of these combinations, it provides the best sound quality.
- 2 years warranty/ Repair service available for 24 hours. If some failure happens by rough use, some cost could occur.
- Contents 1. Portable Bag 2. Indoor Headphone 3. Outdoor Headphone 4. Palm sensor 5. Geo Sensor 6. Amplifier 7. Cable 8. Hearing stick.