



● COMMERCIAL HEATING/COOLING

Residential Building Hot-Water Boiler Treatment London, Ontario

Boiler tubes remained free of scale and corrosion, chemical dosing was eliminated and minimum annual savings were calculated at \$11,639.

\$11,639

Minimum Annual Savings

\$139,670

Calculated 12-Year Savings

2 yrs

Payback Period

\$7,500

Annual Chemical Cost
Avoided



BEFORE & AFTER

● BEFORE

- Visible scale build-up within three months
- Scale affected boiler heat-transfer surfaces
- Parafoss chemical dosing was required

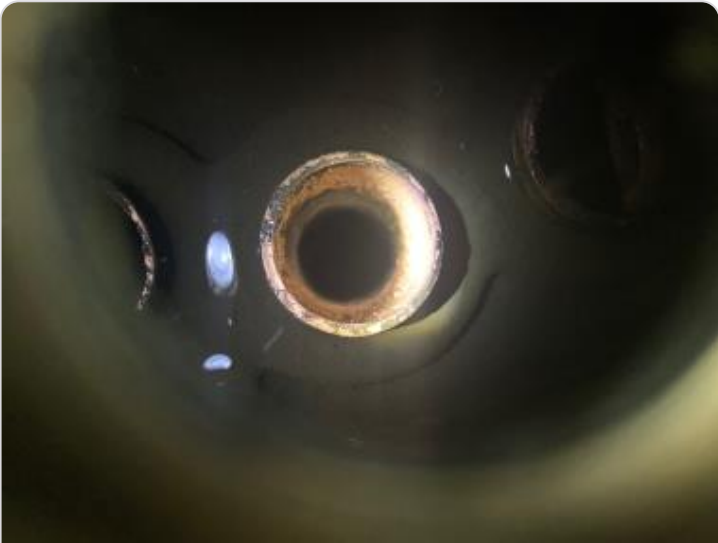
● AFTER

- ✓ Heat-transfer surfaces were free of build-up
- ✓ No new scale or corrosion was observed
- ✓ Parafoss dosing was no longer required



BEFORE

Scale build-up inside boiler tube



AFTER

Boiler tube clear after trial



OVERVIEW

Northview REIT's 301 Baseline Road property is an 11-storey residential building with approximately 180 rental units. Its domestic hot-water system used a Futura boiler that had developed scale within only a few months of operation. The pilot assessed whether *HydroFLOW*® could control deposits while reducing projected energy, chemical and maintenance costs before a wider portfolio rollout.



CHALLENGE

Rapid scale formed inside a relatively new domestic hot-water boiler, increasing the risk of higher energy and operating costs.

- Visible scale build-up developed within three months
- Scale build-up threatened boiler heat-transfer efficiency
- The system relied on Parafoss chemical dosing
- Results were needed before a wider portfolio rollout



SOLUTION

Two *HydroFLOW*® i60 units were installed, one before the boiler pump inlet and one on the cold make-up water line.

UNITS INSTALLED

2x *HydroFLOW*® i60

PIPEWORK

Two 2-inch copper pipes

INSTALLATION POINTS

Boiler pump inlet and cold make-up water line

INSPECTION PERIOD

30 January to 23 July 2020



INSTALLATION

Unit installed before boiler pump inlet



INSTALLATION

Unit fitted to cold make-up water line



RESULTS

\$ \$11,639 Minimum Annual Savings

The report calculated minimum annual savings of \$11,639.16 across three areas.

↗ \$139,670 12-Year Savings

Calculated savings reached \$139,669.92 over the assumed 12-year system life.

🕒 2 Year Payback

Calculated payback period of two years when all savings were accounted for.

🚫 Chemical Treatment No Longer Needed

Stopping chemical treatment represented a calculated annual saving of \$7,500.

✅ Heat Surfaces Free of Build-Up

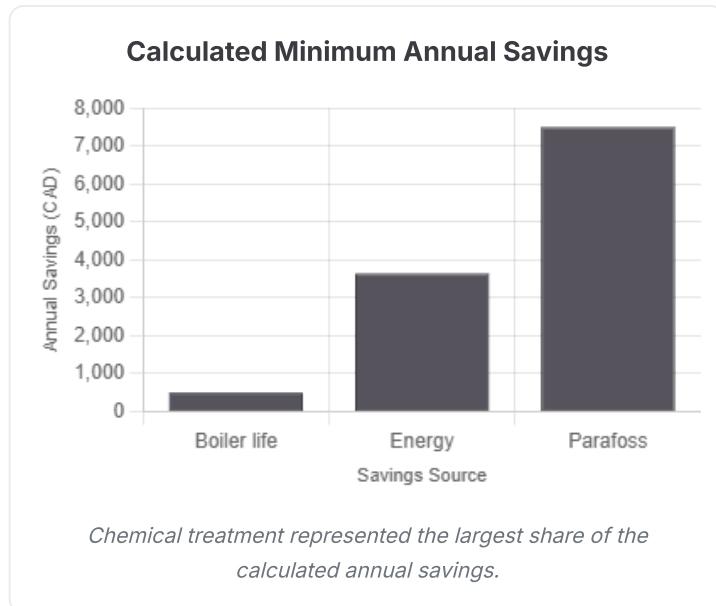
Final photographic inspection showed boiler heat-transfer surfaces clear of deposits.

🛡 No Tube Corrosion Observed

The final inspection reported no corrosion in the boiler tubes and no new scale.



GRAPHS



KEY TAKEAWAY

Summary

Two *HydroFLOW*® i60 units were installed on the domestic hot-water system. Final inspection found heat-transfer surfaces free of build-up, with no new scale or corrosion. Chemical treatment was no longer required, with calculated annual savings of \$11,639, projected 12-year savings of \$139,670 and a two-year payback.

\$11,639

MINIMUM ANNUAL SAVINGS

\$139,670

CALCULATED 12-YEAR SAVINGS

2 yrs

PAYBACK PERIOD



ADDITIONAL PHOTO EVIDENCE



SYSTEM

Futura boiler serving the domestic hot-water system

HYDROPATH

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