Precept Systems (Pty) Ltd
Tel: +27 83 288 9052
jason@precept.co.za

Site Visit Checklist

Ref: MGW-INT-001 | Mosaic Group Water Meter Monitoring | 29 January 2026

1. Visit Details

Date:	Wednesday, 29 January 2026	**Time:**	12:00 PM
Location:	477 Anton Lembede Street, Durban	**Client:**	Mosaic Group

Attendees

Name	Role	Company	Contact
Jason van Wyk	Contractor	Precept Systems	083 288 9052
Tanya Dowley	Client	Mosaic Group	072 227 0883
	Plumber	Mosaic Group	
	IT Technician	Mosaic Group	

2. Pre-Visit Checklist

- ☐ Business cards
- ☐ Phone (camera ready)
- ☐ Notebook and pen
- ☐ Tape measure
- ☐ This document pack
- ☐ Demo ready (meter-tracker.com)

3. Building Overview

Building Name	
Number of Floors	
Number of Units	~500
Year Built / Age	
Property Manager On-site?	Yes / No

4. Scope Confirmation

Bulk Meters (Leak Detection)

Quantity	**11**
Size	50mm
Purpose	Leak detection

Unit Meters (Per-Flat)

Quantity	**500**
Size	15mm
Phased Rollout?	Yes / No

5. Bulk Meter Locations (11 Required)

#	Location / Description	Access?	Notes
1	Main incoming supply	Y / N	
2		Y / N	
3		Y / N	
4		Y / N	
5		Y / N	
6		Y / N	
7		Y / N	
8		Y / N	
9		Y / N	

10		Y / N	
11		Y / N	

6. Photos to Capture

- ☐ Building exterior
- ☐ Main water supply point
- ☐ Each bulk meter location
- ☐ Typical unit meter location
- ☐ Pipe risers / shafts
- ☐ Comms room
- ☐ Gateway location options
- ☐ Problem areas

7. Next Steps Discussed

Proposal Due Date	
Decision Maker(s)	
Budget Discussed?	Yes / No
Preferred Start Date	
Phasing Preference	

8. Action Items

#	Action	Owner	Due
1			
2			
3			
4			

Precept Systems (Pty) Ltd
Tel: +27 83 288 9052
jason@precept.co.za

Customer Discovery Questionnaire

Ref: MGW-INT-002 | Mosaic Group Water Meter Monitoring | 29 January 2026

1. Business Context

Tanya's role at Mosaic?	
Properties Mosaic manages?	
Other buildings need this?	

The Problem

What triggered the need?	
Current problems?	
Leak incidents / cost?	
Current monthly water bill?	
How is water billed to tenants?	

2. Current State

Existing water meters?	Yes / No Type:
Who reads them? How often?	
How are leaks detected now?	
Is water included in rent?	Yes / No
Want to bill tenants for water?	Yes / No

3. Goals & Priorities

What does success look like?	
#1 priority?	
#2 priority?	
#3 priority?	

Feature Priority (H = High, M = Medium, L = Low)

Real-time monitoring	H M L	Mobile app	H M L
Leak detection alerts	H M L	Billing integration	H M L
Per-unit billing	H M L	Automated readings	H M L
Historical reports	H M L	Tamper detection	H M L
Tenant portal	H M L	Pressure monitoring	H M L

4. Decision Process

Who makes final decision?	
Who else needs to approve?	
Procurement process?	

Timeline & Budget

When needed operational?	
Deadline driving this?	
Budget allocated?	Yes / No Range:

CapEx or OpEx preference?	
Phased payment OK?	Yes / No

5. Constraints & Concerns

Technical concerns?	
Data hosting preference?	Cloud / On-prem / Either
Tenant disruption concerns?	
Who manages day-to-day?	
Pilot first or full rollout?	

6. Phasing Discussion

Phase	Scope	Priority	Notes
1	11 bulk meters (leak detection)	High	
2	Unit meters batch 1 (_____ units)		
3	Unit meters batch 2 (_____ units)		
4	Remaining units		

7. Other Properties

Other properties need this?	Yes / No How many:
Central dashboard wanted?	Yes / No

8. Key Quotes / Insights

9. Top 3 Takeaways

1.	
2.	
3.	

Precept Systems (Pty) Ltd
Tel: +27 83 288 9052
jason@precept.co.za

Technical Requirements

Ref: MGW-INT-003 | Mosaic Group Water Meter Monitoring | 29 January 2026

Section A: Plumber Assessment

Plumber Name: _____ **Contact:** _____

A1. Water Supply Configuration

Municipal supply entry point?	
Number of supply lines?	
Main pipe size & material?	
Existing bulk meter from municipality?	Yes / No Size:

A2. Internal Distribution

Distribution type?	Riser / Ring / Other:
Number of risers?	
Riser pipe sizes?	
Risers accessible?	Yes / No Access method:

A3. Unit Connections

Pipe size to each unit?	
Where does pipe enter unit?	Kitchen / Bathroom / Utility
Isolation valve per unit?	Yes / No
Space for meter at entry?	Yes / No

A4. Installation Considerations

Can water be shut off per riser?	Yes / No
Shut-off duration acceptable?	
Best time for shut-offs?	
Plumber available for install?	Yes / No

A5. Leak History

Leak frequency?	
Common leak locations?	
Estimated monthly water loss?	

Section B: IT Assessment

IT Tech Name: _____ **Contact:** _____

B1. Network Infrastructure

Internet provider / type?	
Bandwidth?	
Static IP available?	Yes / No

B2. Building Network

Ethernet throughout?	Yes / No Coverage:
Cable type?	CAT5e / CAT6 / Other:
Managed switches?	Yes / No

B3. Comms Room

Location?	Floor: Room:
Rack space available?	Yes / No
UPS power?	Yes / No

B4. LoRa/IoT Feasibility

Building construction?	Concrete / Brick / Steel / Mixed
Floors / Basements?	Floors: Basements:
Rooftop access for antenna?	Yes / No

B5. Gateway Placement Options

Location	Power?	Ethernet?	Secure?	Notes
Comms room	Y/N	Y/N	Y/N	
Rooftop	Y/N	Y/N	Y/N	
	Y/N	Y/N	Y/N	

B6. Data & Security

Hosting preference?	Cloud / On-prem / Hybrid
Integration with existing systems?	

Section C: Summary

Recommended Architecture

Connectivity	LoRa / Ethernet / Hybrid
Gateway quantity	
Server/hosting	Cloud / On-prem

Documents to Request

- ☐ Building floor plans
- ☐ Plumbing drawings
- ☐ Network diagram
- ☐ Water bills (12 months)
- ☐ Unit list / tenant schedule

Section D: Sketch Area

Building Layout

Riser Diagram

Section E: Notes