



**CHAPMAN PLACE
CONDOMINIUM TRUST**

1 CHAPMAN PLACE
LEOMINSTER, MA 01453-6149

News Brief #7

July 8, 2011

The “first round” of **combustion (gas) testing** has ended. If you get a paper that says, “pass with recommendation”, we can move forward immediately to schedule your insulation. The recommendation is to maintain the furnace at regular intervals both for operating efficiency and your safety.

Failures are related to poor draft conditions (including solid doors in the basement) and furnaces that need servicing. Some hot water heaters are faulty. Furnace replacement is NOT necessary to get the insulation--you only need to pass the gas test. For those who have chosen to replace the furnace at this time, we encourage you to seek a second opinion (proposal) or even a third if necessary. If you have chosen a high efficiency style furnace, thank you for submitting a Home Improvement Form because they require external venting. Some of the models *may* also qualify for rebates via www.gasnetworks.com (see News Brief #5 dated June 10th).

If you did not pass the first test, please notify the office at your earliest convenience with the date of your scheduled service or replacement and then notify us when it’s been completed. You will then be called to schedule the day for insulation.

Testimonials:

...just wanted to confirm you were right. The RISE crew are a great bunch of guys! I was most impressed with the condition they left things in. They took the time to make sure everything was cleaned up like they weren’t even there! I can’t wait to feel the difference this winter! Sue (early in the process)

...the project at my unit just finished. I would like to note that if there is somewhere or someone that can be advised, these guys should be commended for their work. Everything was done methodically and VERY neatly. Just thought I would note this and it can be let known to the owners in the units that still have to be done...thanks, Diana (last week).

*Thank you!
Chapman Place Board of Trustees*



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News Brief #6 (sixth in a series)

June 24, 2011

The last day of the regular **combustion (gas) testing** is Wednesday, 7/6/11.

Reminders:

When the test is being performed, Scott will shut all windows and interior doors to bring the house to extreme negative pressure. Run your furnace awhile before your appointment... it seems to help.

We will then begin the retesting for those who did not pass.

Reminders:

If you need assistance finding an HVAC company to service the furnace or hot water heater, there is a list at the office. If you have other problems and need assistance, please call the office and some one will call you back. There are different levels of service- be sure to request a **comprehensive tune up**. Be sure there is a tee cap on the flue pipe (see News Brief #4).

Please let us know when your service is scheduled and that it has been completed. We will then book RISE for the re-test prior to adding you to the insulation schedule.

To date, 57 units (29%) have received **air sealing and insulation**. The schedule through July 8th has been posted.

Reminder:

The attic is a common element and should contain no personal items. Please be sure your attic is empty and there is clear access to the hatch on the day of insulation.

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News Brief #5 (fifth in a series)

June 10, 2011

The second week of **air sealing/insulation** is behind us. The crews are trying to get started between 7-7:30 a.m. in order to **BEAT THE HEAT!** Please move your cars to Visitor's Parking. After getting acclimated with the different styles of units, they are more efficient and are completing the work earlier in the day.

It is difficult to get too far ahead with the schedule because of the high percentage of failures of the combustion testing. If you fail, please notify the office at your earliest opportunity to advise your date of service or replacement. This way a re-test can be scheduled and after you "pass", you can be added to the insulation schedule.

Due to the high rate of failures, it would be best to schedule your furnace cleaning/tune up **NOW**. Contact the office if you need a referral. Don't forget to run your furnace awhile **BEFORE** the gas testing begins.

New schedules will be posted Monday. If you have a question regarding your time, please don't hesitate to notify the office. Don't forget to **confirm** the appointment (#978-537-8041).

Thank you!
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News Brief #4 (fourth in a series)

June 3, 2011

The first week of **air sealing/insulation** is behind us. Despite a late start on Tuesday due to traffic, the balance of the week went along without incident. We're sure the crews were happy when the lower temperatures blew in! Helpful hints: move all vehicles to Visitor's Parking (they need access to the garage ceiling and driveway), clear small items from hallways, roll up rugs, etc. and make a clear path to your attic hatch. If you do not have a finished basement, be sure they can reach the heating ducts for sealing (they do not have time to move things out of the way).

IF you do not pass the combustion test, please notify the office immediately of your plans to repair/replace an appliance. When you provide the office with a repair certificate, a re-test can be scheduled and if it's a "go", your insulation appointment will be added to the schedule at the first opportunity there is an opening. We have made accommodations for previously scheduled vacations, etc., but trying to constantly juggle the schedule due to test failures is not working well. We appreciate your willingness to change dates when needed.

If you have your furnace cleaned, we suggest you run the furnace 2-3 times for about 15 minutes over a period of time to burn off particles that may have settled. Be sure your flue pipe has a cap at the bottom (see picture). Also, **run your furnace for about half an hour BEFORE the combustion test.**



**it's called a tee/cap plug for
the furnace flue pipe...be sure you have one!!**

*Thank you!
Chapman Place Board of Trustees*



News Brief #3 (third in a series)

May 27, 2011

Combustion testing began May 23rd in Building 26. We encountered several different problems:

- 1) high levels of CO (carbon monoxide)-furnace and hot water heater
 - 2) poor draft
 - 3) gas leak
-
- 1) Many units have the original furnace (25 years old) which despite recent cleaning still measured levels higher than recommended by the *Building Performance Institute*. If the level is less than 100 ppm (parts per million), they can proceed with the insulation as scheduled. If it's over 100 ppm, you will be given instructions to hire someone to tune up your furnace. That technician must have a testing device in order to quantify the amount of CO. This information must then be given to RISE (through the CPC office). If your water heater doesn't pass, the only solution is replacement. If you already have your insulation date, please try to get the work done as soon as possible so the schedule does not need to be modified. We will work with you as necessary, but staying with the schedule will alleviate confusion and delays in the project.
 - 2) The poor draft may be a result of an obstruction or defect in the flue pipe which should be checked by your HVAC technician.
 - 3) Gas leaks should be repaired immediately and the office notified of completion. RISE will be scheduled for a re-test before moving on to the insulation date.

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News Brief #2 (second in a series)

May 13, 2011

Good news! We are ready to begin the *National Grid EnergyWise* program.

Both the testing and sealing/insulation will be between
7:30 a.m. and 4:00 p.m. Monday through Friday.
We will post the schedule on the clubhouse bulletin board.

- The **combustion tests** begin **Monday, May 23rd** and will take about one (1) hour. The only requirement is that the dryer be clear of clothes. The tester will complete six units per day and will begin at Building 26 and end at Building 1. The office staff (MaryAnn) will call to give you the scheduled time.

Example: 5/23 U225-217, 175
 5/24 U215-207
 5/25 U184-174
 5/26 U172-162
 5/27 U187-U197

The technician will follow the protocol of the Building Performance Institute. If something fails to register within the guidelines, instructions will be given to you for corrections to be done and a second test will be scheduled prior to proceeding with the air sealing/insulation in your unit.

- The **air sealing/insulation phase** will begin **Tuesday, May 31st**. The crews will complete three units per day (one crew per unit). The same procedure will be followed as above; however, you will be responsible for coverage in your home for the entire day.

Thank you!
Chapman Place Board of Trustees



News Brief #1 (first in a series)

April 21, 2011

It's with a great deal of enthusiasm that the Board of Trustees announces a partnership with the *National Grid EnergyWise* program and *RISE Engineering*. As you know from the previous mailing, engineers identified a need to address the ventilation and insulation of our buildings.

It is our opinion that we should schedule this work *now* in order to receive the benefits of **FREE** air sealing and a **LARGE rebate/incentive** toward the insulation. Additional venting will be scheduled for the future. Because these are capital improvements, the Association will pay from the Reserve Account which is funded by a portion of your condo fee each month. Those who signed up for the original promo will now be part of this project at no additional cost to you.

We are asking for your full cooperation and support. Even if you have added insulation, this program will include air sealing and ventilation work. Notices will be sent via email to most unit owners (around 40 will receive theirs in the mail). We'll also post schedules on the signboards. Please talk about the project with your neighbors and if you have questions or if you learn that someone has not received this material, contact the office immediately (#978-537-8041 or at cpctrust@verizon.net). For more info about this project, you can copy and paste this link to access more easily:

http://www.energystar.gov/ia/partners/publications/pubdocs/DIY_Guide_May_2008.pdf

The first phase is a gas test which will take 45 minutes to 1 hour; the next phase is a crew working in your home for the entire day. **You (or a family member) will be required to be home.** Please arrange clear access to your attic AND your garage ceiling. You should remove any plywood that may be in the attic so the maximum amount of insulation can be applied. We expect this to get underway in early May.

Some of the benefits that may occur include:

- Decreased incidence of ice dams
- Increased comfort
- Decreased drafts and noise
- Improved air quality
- Decreased energy costs
- Increased life span of the roofs
- Decreased carbon footprint
- Increased home value

Thank you!
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