

Messenger, Ethan [AUTOSOL/FMP/EDEN]

From: Messenger, Ethan [AUTOSOL/FMP/EDEN]
Sent: Sunday, April 21, 2019 9:13 AM
To: Matt Zeiher; Greg Hammer
Cc: Courtney
Subject: RE: Acceptance walk- HVAC

Hey Matt, Greg:

We got something funny going on with the HVAC upstairs. I'm hoping its something simple, like the 2nd floor mechanical damper got twisted in the 'off' during the build/ winter.

We turned the AC on yesterday afternoon around 1 pm. I shut the main floor damper way down, and shut off the basement vents, and opened up the upstairs (2nd floor) damper all the way. We got plenty of airflow downstairs, but upstairs in the master bedroom and in the bonus room there is very little airflow (won't even move a piece of paper off the register). I then shut the main floor damper all the way off. I checked the individual dampers under the registers, all of them are opened upstairs, and closed the individual ones downstairs further. I put a new filter in, and changed the humidifier bypass to summer (bypass OFF).

The temperature upstairs climbed to 85F in the bonus and master bedroom, even with window coverings. The thermostat in the ceramic floor read 79, even after the sun went down. Downstairs was a chilly 68F (thermostatic set to 68F) still. It stayed above 75F upstairs until 5AM. This is with the bedroom doors open - although with a return air in each room, there should be no need to keep the upstairs doors closed.

Did your HVAC contractor do CFM testing? Did they check upstairs and downstairs separately?

-----Original Message-----

From: Matt Zeiher <matt.zeiher@robertthomashomesinc.com>
Sent: Tuesday, April 16, 2019 8:43 AM
To: Messenger, Ethan [AUTOSOL/FMP/EDEN] <Ethan.Messenger@emerson.com>
Subject: [EXTERNAL] Re: Acceptance walk

I can do 4:00. Thanks

Matt Zeiher
Robert Thomas homes
952 463 8679

> On Apr 16, 2019, at 8:18 AM, Messenger, Ethan [AUTOSOL/FMP/EDEN] <Ethan.Messenger@emerson.com> wrote:

>

> Hi Matt,

>

> Our closing is in Edina at 7:45 on Friday, so that will be tough to do on Friday morning.

> We had planned on Thursday afternoon as late as you can be around (4pm or later).

>

> If we can't do a Thursday evening walk, it would most likely be a 6:30-6:40 AM walkthrough. The traffic is brutal after 7AM going into Edina.

>

> Do you think you'll have the rough grade done in the backyard by Thursday evening? Just wondering.

>

> Thanks,

>
> Ethan Messenger | Tel +1 952 828 3459
>
> -----Original Message-----
> From: Matt Zeiher <matt.zeiher@robertthomashomesinc.com>
> Sent: Tuesday, April 16, 2019 7:59 AM
> To: Messenger, Ethan [AUTOSOL/FMP/EDEN] <Ethan.Messenger@emerson.com>
> Subject: [EXTERNAL] Acceptance walk
>
> Hi Ethan
> Can you let me know what time works on Friday to meet? I can make anytime work. Just needs to happen before you head out for the closing. It usually takes about 15-20 minutes. Thank you
>
> Matt Zeiher
> Robert Thomas homes
> 952 463 8679