

# MULLER HEATING & PLUMBING

P.O. Box 1570

Scarborough, Maine 04070

207-883-0148

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October 31, 2011

Property Owner: Lynn Spensley  
129 Stevens Avenue  
Portland, ME

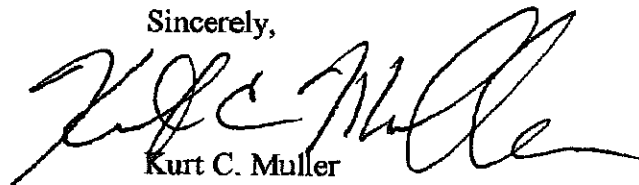
Tenant: Kathleen Mahoney

RE: 129 Stevens Avenue, Portland, ME – hot water issue

Dear George Frolic and to Whom It May Concern:

Kurt tested the hot water from the boiler's domestic coil at the kitchen sink at the property located at 129 Stevens Avenue. Found the water temperature 110 degrees for less than 3 minutes. Kurt then replaced the TACO mixing valve with a Watts mixing valve with no difference in temperature. Kurt then decided to replace the tankless coil. Drained the system. Removed the coil, mixing valve and some piping. Installed the new coil and mixing valve. After filling the boiler and purging the system, installed a flow restrictor to slow down the water going through the coil. Kurt then ran the hot water at the sink to get 120 degrees (state code), at the kitchen sink for about fifteen minutes without a noticeable temperature drop. Then went into the bathroom to test the water temperature in the shower. Found the water temperature to be 120 degrees at the shower. Ran the water for about ten minutes at the shower. Found the water temperature to be adequate for a typical shower running hot water. I would like to remind everyone concerned that the tankless coils are not designed, nor capable of making enough hot water to fill a bath tub. Filling a bathtub with hot water can only happen under perfect conditions, such as the right flow rate of the domestic water going through the coil and the coil size and no temperature drop in the boiler water. If you have any further questions, please call me at anytime.

Sincerely,



Kurt C. Muller

**Muller Heating & Plumbing**

P.O. BOX 1570

Scarborough, ME 04070

PHONE: 207-883-0148

FAX: 207-883-2031

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**ATTENTION:**

**Please Deliver Following Pages to:**

Name: GEORGE FROLIC

From: Lisa Wiggan

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Date: 10/31/11

Fax #: 874-8716

Total Number of Pages 2 including this cover form

**Subject:**

Lynn Spensley + Kathleen Mahoney

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