

Verification Inspection Training – Activity Packet

These are the associated activity materials to go along with the Verification Inspection Training, January 13 and 14, 2021.

Presite Exercise:

Day 1

Scenario Part 1: Pre-Site Visit

Materials

Information to complete this exercise includes the following:

- The Inspection Verification Check-list: Pre-Site Visit
- Pre-Site Visit Information File
 - Emails
 - Invoices
 - Materials data sheet/specifications (fixtures)

You will also need the workshop Inspection Form file.

To do:

1. Complete the Inspectors Information section on the Inspection Form **Property Info** tab.
 - a. Use the information in the Emails
2. Review the EWEM tab.
 - a. How many unit (apartment) level EWEMs are there?
 - b. Are there any partial measurers? (Compare Column J to the total number of units.)
3. Using the cost information provided update the **EWEMs** tab (Column F) for the following measures. Use information in the Emails. Not all cost info is given!
 - a. Kitchen faucets
 - b. Bath faucets
4. Using the material data sheet provided, enter the name plate specifications for the water fixtures specifications (Column D)
5. Look at the specification sheet for Lighting to see what will be in the inspection
6. The Rent Roll to can be used to select units to inspect in coordination with property staff.

The Inspection and Verification Workflow Checklist

Step 1: SET-UP

Description: Preparation is the key to a successful site visit. Take time to review project details, gather information, and review the EWEM inspection requirements to prevent errors and save time in the field.

- ☐ Review Property Inspection Form
 - ☐ Complete the Inspectors Information section on the Inspection Form Property tab
 - ☐ Review the EWEM tab and identify any partial measures
 - ☐ Enter the cost and specification information on the EWEM tab when received
- ☐ Plan the site visit
 - ☐ Note Sample Size (estimated time per/unit?)
 - ☐ Schedule the site visit with on-site Property staff
 - ☐ Coordinate entry to units to be inspected
 - ☐ Review Verification requirements for each EWEMs

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Inspection Exercise

Day 1

Scenario Part 2: Site Visit

Materials

Information to complete this exercise includes the following:

- The Inspection Verification Check-list: Site Visit (grey box)
- Site Visit Information File
 - Emails
 - Apartment Print Sheet
 - Photographs of observations
 - Materials data sheet/specifications (fixtures)

You will also need the workshop Inspection Form file.

To do:

7. Complete the Inspectors Information section on the Inspection Form **Property Info** tab.
8. Review the **EWEM** tab.
 - a. How many unit (apartment) level EWEMs are there?
 - b. Are there any partial measurers? (Compare Column J to the total number of units.)
9. Review any Specifications that you're given to see what will be inspected
10. On the **Observations** tab, enter the following unit inspection info:
 - a. Unit number 5453-B, Apartment
 - i. Saw a kitchen faucet with 1.0 nameplate
 - ii. Saw a bath faucet with 0.5 nameplate
 - iii. Saw an LED ceiling light, which met the specification required
 - b. Unit number 5457-F, Apartment
 - i. Saw a kitchen faucet with NO visible nameplate
 - ii. Saw a bath faucet with 0.5 nameplate
 - iii. Saw an LED ceiling light, which met the specification required
11. On the Photos tab, add the two included photos of the water fixtures.

The Inspection and Verification Workflow Checklist

Step 2: Inspection

Description: During the site visit, information is gathered to determine if the Property has complied with the program requirements. Organization and attention to detail will result in a successful Verification Inspection.

- ☐ Inspect In-Unit EWEMs
 - ☐ Complete a Unit Collection Worksheet for each apartment
- or
- ☐ If entering data directly into the Inspection Form, enter data and observations directly into the Observation tab
- ☐ Photograph each EWEM type installed in the units
- ☐ Photograph each non-compliant EWEM installed in the units
- ☐ Check before you go
 - ☐ Count the number of Unit Inspections conducted and compare to the required number
 - ☐ If the project includes partial measures, verify that the appropriate number of Inspections were completed

Post-Inspection Review

Day 2 Activity 7

Scenario Part 3: Post Site Visit

Materials

The information you need to complete the exercise is in this document. It includes the following:

- The Inspection Verification Check-list: Site Visit (grey box)
- Site Visit Information File
 - Common Area Print Sheet
 - Inspection Activity Form

For this exercise, there will only be a few observations entered. Use these observations to simulate a final review experience.

To do:

12. Use the Common Area Print Sheet to enter in the 2 shown measures to the **Observations** tab.

13. **Practice Reviewing:**

- a. Property Info tab:
 - i. Required fields will show as yellow until they are completed. Put some text in any yellow fields to see them change to white.
 - ii. Look at the total number of units inspected. This will show as red until it matches the required number of units.
- b. EWEMs tab:
 - i. Notice the yellow cells. These are the required ones.
 - ii. **Scroll to column L: Total Observations.** This shows how many observations were entered for this EWEM. Use it to make sure you have not missed entering any info.
- c. Observations tab:
 - i. Review for missing fields, and confirm that you have inspected the minimum number of units.
 - ii. Look to make sure that Unit Names are entered correctly so that they are not miscounted by the computer.
- d. Photos tab:
 - i. Check to see that your photos are entered
 - ii. Each photo should have a location

The Inspection and Verification Workflow Checklist

Step 3: Data Entry, Review and Submission

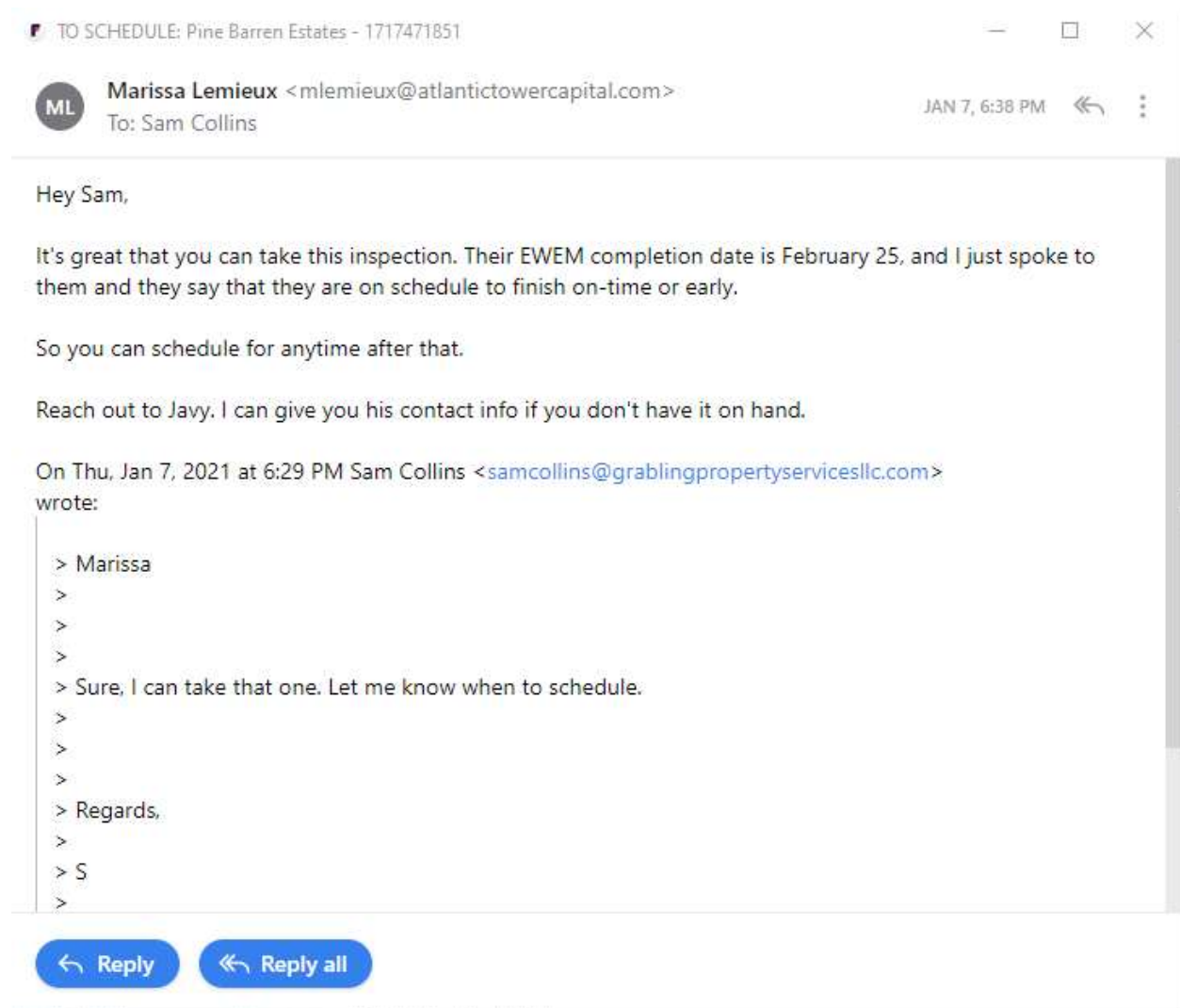
Description: The final step of the Verification Inspection includes an update and review of all data entered into the Inspection Form including, uploading the required photographic documentation. The final step is to submit the completed Inspection Form to the Servicer for review.

- ☐ Update the Inspection Form Observation tab based on site visit data and notes
- ☐ Update the Inspection Form EWEM tab with any additional information or documentation gathered during the site visit
- ☐ Upload the required photos to the Inspection Form Photo tab
- ☐ Review all tabs of the Inspection Form
 - ☐ Review each EWEM line on the Observation tab for completeness and errors
 - ☐ Verify the number of units inspected matches the number required (Compare Cells 4 and 5 in Column D, they should match)
 - ☐ Review each EWEM on the EWEM tab for completeness and errors
 - ☐ Verify that each measure has the required number of observations recorded (Compare Column L to the sample size required)
 - ☐ Double check that all yellow cells have been filled in
- ☐ Return Inspection Form to the Servicer for review

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Property Assignment email



Verification Inspection Training – Activity Packet

These are the associated activity materials to go along with the Verification Inspection Training, January 13 and 14, 2021.

Scheduling Email

Re: Inspection of Pine Barren Estates

JS

Javier Salazar <javiers@pbestatesrentals.com>
To: Sam Collins

JAN 7, 6:38 PM

Ok great, thanks Sam.

I look forward to seeing you on March 3, 2021 and we will do the Verification inspection together.

-Javy

On Thu, Jan 7, 2021 at 6:29 PM Sam Collins <samcollins@grabblingpropertyservicesllc.com> wrote:

> Mr Salazar,
>
>
>
> Thank you for speaking with me on the phone regarding scheduling the Verification inspection. I could schedule you for an inspection on March 3 or March 6. Do either of those dates work for you and your team?
>
>
>
> Regards,
>
> Sam Collins
>
>

Reply

Reply all

Verification Inspection Training – Activity Packet

These are the associated activity materials to go along with the Verification Inspection Training, January 13 and 14, 2021.

Faucet Email Info

Re: installed EWEM equipment

JS

Javier Salazar <javiers@pinebarrensestatesrentals.com>
To: Sam Collins

JAN 7, 6:38 PM

Sam,

I forwarded you a couple items, you should find them in your email.

We installed Niagara 1gpm bubble aerators in the kitchens and 0.5 needle ones in the bath. See spec sheet. Costs were \$1.57 for the bubble and \$1.73 for the needle (per piece). Took 3 days so I'll call that a flat \$1000 for labor.

I'll see if I can get you spec sheets for lighting also.

On Thu, Jan 7, 2021 at 6:29 PM Sam Collins <samcollins@grabblingpropertyervicesllc.com> wrote:

> Javy

>

>

>

> Can you send any spec/cost info for the installed EWEM equipment? It's a requirement for the inspection.

Looking for cost per EWEM, including equipment and labor.

Plus spec sheets for what I should be looking for, to confirm that it's compliant.

>

>

Reply

Reply all



NIAGARA
CONSERVATION®

FEMALE TAMPER-PROOF FAUCET AERATOR

N3205NFTP-PC-T - N3215BFTP-PC-T

OVERVIEW

Our Niagara Conservation Tamper-Proof Faucet Aerators produce forceful streams at a reduced flow rate that minimize the amount of energy needed to heat water. Pressure compensating technology guarantees a consistent flow rate across a wide range of available pressure rates. These aerators are constructed of chrome-plated brass for durability. They also cannot be installed—or more importantly, removed or tampered with—without a special key, making these aerators perfect for commercial applications. These aerators fit standard size faucets.

KEY FEATURES

- Fits most male or female threaded faucets (male: 15/16-27; female: 55/64-27)
- Install/Uninstall key included
- Pressure-compensating technology provides consistent output of water regardless of pressure



Bubble



Needle



CERTIFICATION & PERFORMANCE REQUIREMENTS

- ASME A112.18.1 / CSA B125.1; ANSI/NSF 61

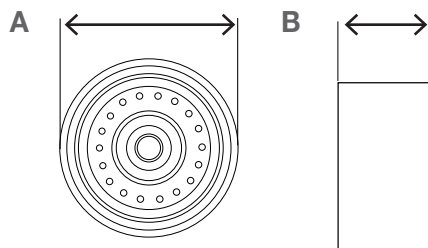
MODEL #	SPRAY	FINISH	FLOW RATE	WATERSENSE
N3205NFTP-PC-T	Needle	Chrome	0.5 GPM	No
N3210NFTP-PC-T	Needle	Chrome	1.0 GPM	Yes
N3210BFTP-PC-T	Bubble	Chrome	1.0 GPM	Yes
N3215BFTP-PC-T	Bubble	Chrome	1.5 GPM	Yes

POTENTIAL ANNUAL SAVINGS¹

SAVINGS TYPE	FLOW RATE	WATER	ELECTRIC HEATING	GAS HEATING
Dollar	0.5 GPM	\$124	\$107	\$52
Utility	0.5 GPM	14,892 Gallons	842 kWh	46 Therms
Dollar	1.0 GPM	\$104	\$67	\$37
Utility	1.0 GPM	10,512 Gallons	594 kWh	33 Therms
Dollar	1.5 GPM	\$51	\$39	\$21
Utility	1.5 GPM	6,132 Gallons	347 kWh	19 Therms

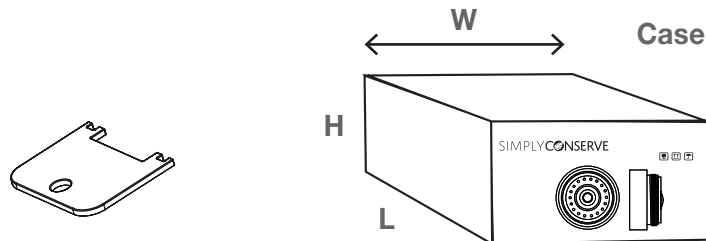
DIMENSIONS

PRODUCT



*Dimensions are subject to change

PACKAGING



MODELS	A	B
N3205NFTP-PC-TU	1.9"	1.2"
N3210NFTP-PC-T	1.8"	1.8"
N3210BFTP-PC-T	1.7"	1.7"
N3215BFTP-PC-T	1.7"	1.7"

MODEL #	L	W	H	CASE QTY	GROSS WT
N3205NFTP-PC-TU	19.6"	5.9"	6.2"	84	24.15 lbs
N3210NFTP-PC-T	6.3"	19.5"	6"	84	24.45 lbs
N3210BFTP-PC-T	6"	19.6"	6.1"	84	23.5 lbs
N3215BFTP-PC-T	6.1"	19.7"	5.9"	84	24.8 lbs

10-Year Limited Warranty

AM Conservation Group, Inc. guarantees to the original purchaser or recipient of an aerator that it is free from defects in material and workmanship for a period of 10 years. AM Conservation Group, Inc. will at our choice replace any part of the aerator which is in our opinion defective provided that the product has not been abused, misused, altered, or damaged after its purchase. This includes damage due to the use of tools or harsh chemicals. In the event a product has been discontinued, AM Conservation Group, Inc. will replace it with what we determine to be the closest product. AM Conservation Group, Inc. is not responsible for labor charges, installation, or other consequential cost. AM Conservation Group, Inc.'s responsibility shall not exceed the original cost of the product.

¹Potential Annual Savings

Factors in calculating savings potential:

- 3-person households with each person using a faucet 8 minutes per day, 365 days per year (AWWARF Residential Study)
- Comparing water use with these aerators vs. a standard 2.2 GPM unit
- US city average water and sewer cost of \$8.3 per 1,000 gallons (study done by NUS Consulting Group 2011)
- Average cost of electricity 0.113¢ per kWh (ENERGY STAR® Nov. 2013 Lightbulb Calculator www.energystar.gov)
- Average cost of gas \$1.137 per therm (Bureau of Labor Statistics April 2014)
- Calculations done by www.energystar.gov

For warranty claims, please contact:

customercare@amconservationgroup.com

To learn more, please visit:

www.amconservationgroup.com



Textured White Frame with Frosted Lens

Note: Fixture will come fully assembled with the frame and lens shown above.

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	0.07A
240V	0.06A
277V	0.06A
Input Watts	13.9W

LED Info

Watts	14W
Color Temp	3000K (Warm)
Color Accuracy	94 CRI
R9	65
L70 Lifespan	50,000 Hours
Lumens	994
Efficacy	71.5 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for damp locations. Recommended for indoor use only.

ADA Compliant:

Meets ADA Requirements for wall-mounted luminaires.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs; binned and mixed for uniform light output and color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 120-277VAC, 50/60Hz, 350mA or 640mA

Dimming Driver:

0 - 10V (at 120-277V), TRIAC and ELV (at 120V only)

THD:

20% at 120V, 21.9% at 277V

Power Factor:

96.4% at 120V, 85.1% at 277V

Battery Backup Light Loss Factor:

0.33

Construction

Housing:

Die-cast and extruded aluminum

Mounting:

Wall mount with junction box included

Technical Specifications (continued)

Construction

Lens:

Frosted polycarbonate

Ambient Operating Temperature:

-20°C (-4°F) to 40°C (104°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

Finish:

Textured White using our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Other

Equivalency :

Equivalent to 60W Incandescent

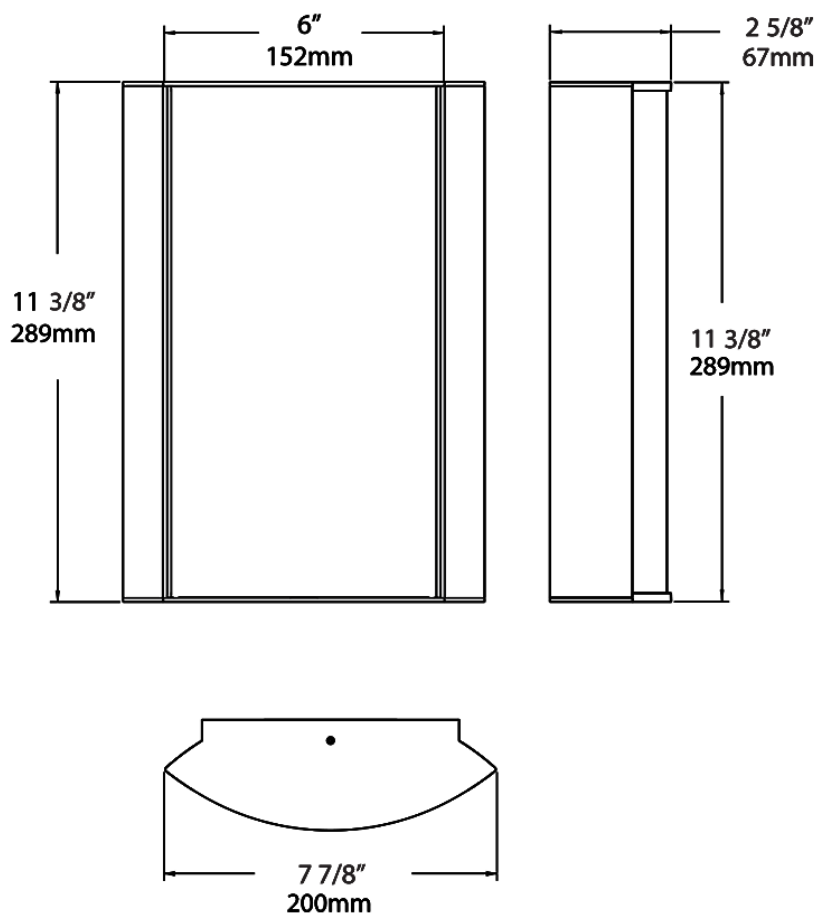
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Ordering Matrix

Family	Lumen Package	CRI/Color Temp		Lens		Finish	Options
HALV	10L	930	-	F	-	W	
	10L = 1000lm / 14W ¹ 18L = 1800lm / 25W ¹	940 = 90CRI, 4000K 935 = 90CRI, 3500K 930 = 90CRI, 3000K 927 = 90CRI, 2700K		F = Frosted (Standard) FG1 = Frosted with Grill Style #1 FG2 = Frosted with Grill Style #2 FG3 = Frosted with Grill Style #3 NL = Natural Leaves GL = Green Leaves TL = Toffee Leaves LW = Linen Hampton White LS = Linen Stone LH = Linen Harbor MS = Metallic Spun Silver MC = Metallic Spun Copper MG = Metallic Spun Gold CW = Crush Polar White CS = Crush Sedona MP = Mirage Platinum MA = Mirage Bronze		W = White K = Black S = Silver A = Antique Bronze SA = Satin Nickel CU = Copper	Blank = No Option /E2 = Battery Backup /MVS = Occupancy Sensor ² /BL = Bi-Level Control /LC = Lightcloud® Controller /MVS/E2 = Microwave Sensor w/ Battery Backup ² /BL/E2 = Bi-Level Control w/ Battery Backup /LC/E2 = Lightcloud® Controller w/ Battery Backup

¹ Lumen values are approximations for models with a standard, frosted lens. Visit rablighting.com for exact output based on your specific configuration.

² Available only with grill pattern



UPC: 019813512365



Color: White

Weight: 0.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.07A
208V	N/A
240V	N/A
277V	N/A
Input Watts	7.7W

LED Info

Watts	8W
Color Temp	3500K (Warm Neutral)
Color Accuracy	80 CRI
L70 Lifespan	50,000 Hours
Lumens	897
Efficacy	116.5 lm/W

Technical Specifications**Compliance****UL Classified:**

Suitable for wet locations

ENERGY STAR V2.2:

This product is ENERGY STAR® Version 2.2 Certified.

Energy Star Model Number:

DLR0007

Energy Star ID:

2350084

NEC Compliant:

Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C5).

Electrical**Dimming Driver:**TRIAC compatible dimmer with dimming as low as 5%. [See dimmer compatibility guide here.](#)**THD:**

<20%

Power Factor:

≥0.9

THDi:

Produces less than 20% THD

PF:

≥0.9

Input Voltage:

120V

Operating Frequency (Hz):

60Hz

Performance**Lifespan:**

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**Shape:**

Round

Technical Specifications (continued)

Construction

Trim Style:

Baffle Trim

Beam Angle:

95°±10°

Housing:

Constructed from durable steel sheet metal

Cold Weather Starting:

The minimum starting temperature is -30°C (-22°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Frosted polycarbonate diffusion lens. Regressed lens. Constructed from durable sheet metal construction.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Mounting:

Easy installation with friction clips (4") and torsion springs (5"/6")

Socket Adapter:

Edison 26 Medium Base Socket adapter included in box

Compatible:

Compatible with most 5" and 6" recessed housings

Finish:

Matte White

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Wattage Equivalency:

75W Incandescent

Flicker:

Silent and flicker free operations of less than 30%

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

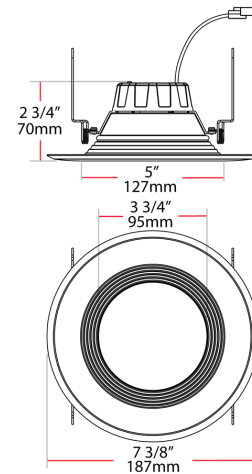
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

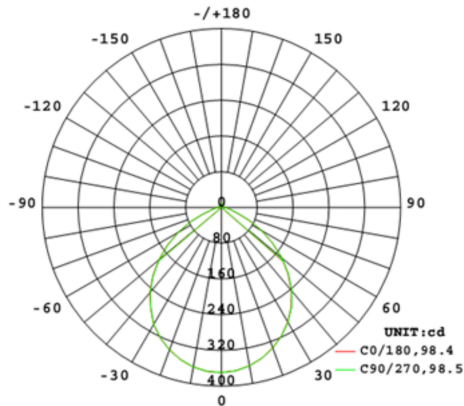
Case and Pallet Dimensions

	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)
CASE	4	15.47	7.99	7.95
PALLET	600	7.56	3.82	82.28

Dimension



Light Distribution



Features

- High Performance LEDS up to 106 lm/w
- Use to replace up to 100W traditional light sources
- Durable construction: dent and scratch resistant
- UL wet location rated
- Compatible with most standard recessed housings
- Dimmable down to 5% on compatible dimmers
- Available in 4 color temperatures: 2700K, 3000K, 3500K, 4000K
- Smooth diffusing regressed lens
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Size	Shape	Wattage	CRI/Color Temp	Voltage	Dimming	Finish	Trim
R	6	R	8	835	120		W	B
	4 = 4" 6 = 6"	R = Round S = Square	7 = 600lm-700lm 8 = 700lm-850lm 10 = 850lm-1000lm 11 = 900lm-1050lm 14 = 1200lm-1400lm	940 = 90 CRI, 4000K (Neutral) 935 = 90 CRI, 3500K (Warm Neutral) 930 = 90 CRI, 3000K (Warm) 927 = 90 CRI, 2700K (Residential Warm) 840 = 80 CRI, 4000K (Neutral) 835 = 80 CRI, 3500K (Warm Neutral) 830 = 80 CRI, 3000K (Warm) 827 = 80 CRI, 2700K (Residential Warm)	120 = 120V UNV = 120-277V	Blank = TRIAC Dimming T = TRIAC Dimming	W = White	B = Baffle S = Smooth



LED EOL-JL28FR-1050e

1-Lamp Globe Outdoor LED Wall Light W/Matte Black ABS Alloy Die Cast & Frosted Plastic Lens

5000K
CCT

Product Description

Casting a superior glow from porch to curb, this Euri Lighting LED wall light eliminates maintenance worries and reduces energy costs. Carefully crafted to withstand weather conditions, this outdoor globe light features matte black housing and a frosted plastic lens. Using 84% less energy than traditional lighting, this fully-integrated LED light illuminates outdoor spaces in crisp Cool White (5000K).



Estimated Energy Cost: \$1.08 per year

***Note:** Design, features and specifications subject to change without notice. Some features may not be available on all models. For more information please visit: www.eurilighting.com or call 1-888-743-5766



(LED Bulb Replacement is included)

Specifications

Input Power	Input Voltage	Lumen Output	Beam Angle	Center Beam	CCT
9 W	120V/60Hz	800 lm	300°	N/A	5000 K

CRI	Luminous Efficacy	Power Factor	Input Current	Base/Cap	Lamp Lifespan
82	88 lm/w	0.9	0.07 A	GU24 / Wire	25,000 Hrs.

Product Features



Non-Dimmable



Instant-On/Off

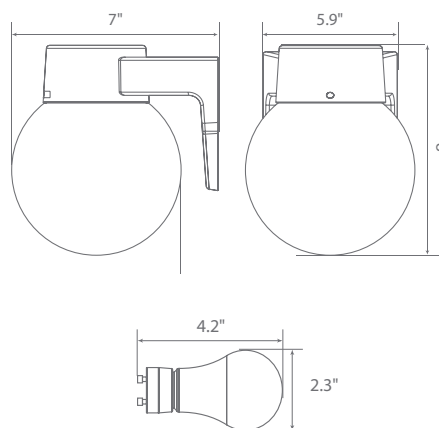


Mercury Free



Wet Rated

Product Dimensions



Product Photometric Data

CURRENTLY
NOT AVAILABLE

Euri Lighting | A Division of IRTRONIX Inc.

20900 Normandie Avenue Bldg. B Torrance, CA 90502 | Tel: 888.743.5766 | Fax: 310.787.1166 | www.eurilighting.com
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Bath Aerator 1



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Bath Aerator 2



Verification Inspection Training – Activity Packet

These are the associated activity materials to go along with the Verification Inspection Training, January 13 and 14, 2021.

Kitchen aerator 1

