

COMMONWEALTH OF PENNSYLVANIA

(Public Utility Commission)

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ELAINE MICKMAN, :
Complainant, : Case No.:
vs. : C-2022-3036040
PECO ENERGY COMPANY :
Respondent. :
-----*

Pages 1 through 54 Telephonic Hearing
 Judge's Chambers
 State Office Building
 801 Market Street
 Philadelphia, PA 19107

Thursday, January 5, 2023
Met, pursuant to notice, at 11:03 a.m.

INDEX TO EXHIBITS
Docket No. C-2022-3036040
Hearing Date: January 5, 2023

NUMBER	FOR IDENTIFICATION	IN EVIDENCE
COMPLAINANT		
1	(Seven photographs)	12 13
PECO		
3	(Energy Audit Report)	23 46
5	(Invoice from Blackhorse Plumbing & Heating)	30 46
6	(Screenshot of Internal Computer Support)	27 46



Direct Dial: 215.841.6841
khadijah.scott@exeloncorp.com

December 19, 2022

VIA E-MAIL

Honorable F. Joseph Brady
PA Public Utility Commission
801 Market Street, Suite 4063
Philadelphia, PA 19107

RE: Elaine Mickman v. PECO Energy Company
Docket No.: C-2022-3036040
Date of Hearing: January 5th, 2023 @ 10:00 a.m.

Dear Judge Brady:

Enclosed please find a copy of PECO Energy Company's Amended Exhibits 1 through 6, which it intends to use in the above referenced hearing. By copy of this letter, I am sending a copy of same to the Complainant.

Please call my direct dial number if you have any questions regarding this case.

Respectfully submitted,

Khadijah Scott

KS/ab
Enclosure

Cc: Elaine Mickman (via email)

EXHIBIT 3

YOUR HOME ENERGY AUDIT[™]

1-800-675-0222

This energy survey was prepared for you by CMC Energy Services, Inc. on behalf of PECO

This report prepared for

Owner

Elaine Mickman
1619 Gerson Dr
Narberth, PA 19072

610-246-9628 ..

Audit performed by

David Jones

The survey results are based on the

Home Energy Audit

Performed on 6/13/2022

Thank you for participating in PECO's Low Income Usage Reduction Program (LIURP).

Homes that are energy efficient use less energy, are more comfortable and healthier, cost less to run, and have less impact on the environment.

This report will show you where your home's energy efficiency performance is now, and what you can do to bring it up to the next level.

Questions? Contact us at: **1-800-675-0222**

How You Compare

Average Gas Use Comparison (CCF)



■ Good ■ You ■ Similar Home

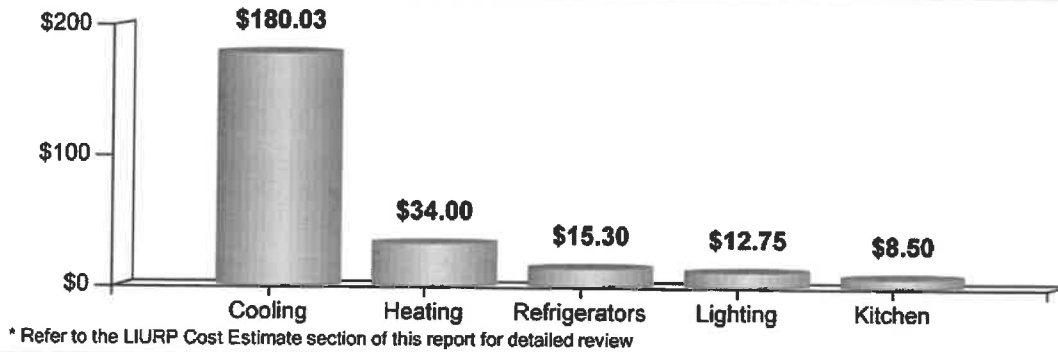
Property details

Year Built	1969
Home Style	1+ Story Single
Square Footage	3400
Number of Rooms	12
Number of Occupants	2
Year of Occupancy	38

Heating and Cooling

Primary Fuel	Utility Gas
Heat Type:	Central furnace - forced air
Age	15
Supplemental Fuel:	
Primary A/C	Central Air Conditioner
Water Heating Fuel	Utility Gas
Water Heating Type	Independent

**Where does your money go?
Here are the top 5 contributors to your energy bill.**



Read what you can do to keep more of your \$

- Turn off lighting when not needed and rely on as much natural light as possible.
- Use high efficiency lighting such as LEDs in areas where lighting is required for several hours.
- Keep refrigerator at least 75% full for it to run most efficiently but not too full as to limit air circulation.
- Store liquid containers such as water jugs in refrigerator or freezer to take up empty space.
- Regularly clean refrigerator condenser coils that are on the back or underneath the unit.
- Set refrigerator temperature between 35 to 40 degrees and Freezer between 0 to 10 degrees Fahrenheit.
- Defrost any ice build-up thicker than a ¼" on manual defrost refrigerators.
- Check condition of door seals on refrigerators by placing a slip of paper in the seal. If it falls you should repair or replace the seal.
- Minimize use of hot water whenever possible by filling the sink to wash dishes instead of running the water.
- Only dry full loads in dryer, and when possible hang clothes to dry.
- Clean dryer filter frequently. Make sure dryer hose is clear and that it exhausts to the outside.
- Inspect, clean, and or change furnace filters on a monthly basis.
- Keep thermostat between 68 to 70 degrees Fahrenheit during the day, and set 5 degrees lower at night.
- Use fans as much as possible to replace or supplement air conditioning.
- Raise thermostat setting to between 75 to 78 degrees Fahrenheit during the cooling season.
- Make sure you have plenty of fresh air when using products with vapors, like wall paint, and always store away from living spaces.
- Repair heating system.
- Turn off any television that is not being viewed.
- Use a timer on any television to automatically turn off for late night viewing.
- Turn off any computer that is not being used.
- Window air conditioner should only be operated when the area is occupied.
- Minimize use of hot water by turning off the faucet while brushing teeth or shaving.

Hazards of Space Heating

During the heating season additional warmth becomes a concern for PECO customers.

Using space heaters is NOT the best way to solve the problem. All types of space heaters are hazardous. They can cause fires and pollute the indoor air quality of your home to very dangerous levels.

Space heaters are more expensive to operate than your primary heating system. An average electric space heater used 10 hours a day will cost over \$65.00 per month.

Please remember that space heater use is hazardous. It is unhealthy and very expensive.

I understand that I was chosen to participate in PECO's Low Income Usage Reduction Program (LIURP) due to my high energy usage.
I understand and agree to follow the recommendations listed above in order to reduce my energy usage and help make my utility bills more affordable.

Do you know that help could be just a phone call away?

Here are the programs the auditor selected for your household. Please see additional programs available in the Referrals brochure in your educational packet.

1-800-675-0222 Menu Selection 3 PECO's Low Income Usage Reduction Program (LIURP)

Property Tax/Rent Rebate Program

1-888-222-9190

PA Weatherization Assistance Program Delaware County

610-521-8770

PECO - Matching Energy Assistance Fund

800-774-7040

Error: Subreport could not be shown.

Cost Effective Measure Recommended

Service Name	Recommended Measure	QTY
Air Sealing Installation	Blower door setup and take down: Pre/post CFM50, required for all air sealing projects.	1.00
	Guided Air Sealing: Seal plumbing, wiring, chimney (fire rated material required), chases,etc.	1.00
	Attic Chaseways(ea): Seal top plates, wiring,chimney(fire rated required),soffits,etc.ZPD required.	1.00
	Labor 1 unit eq .5hrs (VDT): Electrical safety testing. Pre/post load test <10% variation required.	1.00
	Seal major chaseway with RB/Foam(sq ft): Foam board and expandable one/two part foam.	1.00
	Labor1 unit eq .5hrs Zonal Pressure Diagnostics (ZPD): Pre/Post Zonal Pressure Test of zones treated	1.00
	Labor 1 unit eq .5hrs CAZ Test: Post spillage, CO results-per BPI1200. Required each day of work	1.00
Health and Safety Hazard Remediation	Labor_HazardRemediation	0.00
	Labor_HazardRemediation	1.00
Heating System Tune Up	Diagnostic Fee	1.00
Insulation Installation	Misc Insulate to R38 Must bring overall insulation to R38. Cellulose required.	1400.00
Water Heating System Service	Diagnostic Fee	2.00
Weatherization Installation	Window caulking - interior: Latex, white. Entire perimeter of window and trim should be caulked.	9.00
	Window molding: Paint grade, mitered, cover gap and caulk.	9.00

CUSTOMER CONSENT

I have been informed of the above information and understand that in order to insulate my home the ceiling / wall surfaces may need to have access panels created and / or holes drilled. Attic ventilation may need to be added which will be installed in my roof. All necessary work will be properly sealed and patched as per program specifications.

I understand that the insulation installer will determine the proper location for access hatch(es) that are required and obtain my permission prior to performing the work.

Insulation

Hazardous Conditions	Existing Attic Ventilation	Is Recessed Electrical Fixtures In Ceiling	Access Hatches	Wiring Issues	Dwelling Volume	Air Leakage
		False	Exist	Knob and tube wiring suspected	0	0

I have been informed of the above information and understand that in order to insulate my home, the ceiling/wall surfaces may need to have access panels created and/or holes drilled. Attic ventilation may need to be added which will be installed in my roof. All necessary work will be properly sealed and patched as per program specifications.

I understand that the insulation installer will determine the proper location for access hatch(es) that are required and obtain my permission prior to performing the work.

CUSTOMER'S PRESENT MAU is 549.37 kWh / \$ 93.39
and they can realistically reduce their usage to 500.00 kWh / \$ 85.00

Cost Effective Conservation Measures Installed by Auditor

Conservation Measure	Installed Quantity
Bubble Aerator in the Kitchen 1.0 GPM	1.00
Branded Blanket	2.00
Smoke Alarm Lithium	3.00
Showerhead 1.5 GPM	2.00

	Location	Replaced Wattage	Hrs Used /Day	
Energy Efficient LED Bulb 9W Dimmable	Hallway	40	3	1
Energy Efficient LED Bulb (Directional/Reflector)	Living Room	65	3	2
Energy Efficient LED Bulb 5W	Living Room	60	3	4
Energy Efficient LED Bulb 9W Dimmable	Bedroom	60	3	1
Energy Efficient LED Bulb (Directional/Reflector)	Kitchen	65	3	3
Energy Efficient LED Bulb 9W Dimmable	Bathroom	13	3	1
Energy Efficient LED Bulb 6W	Bathroom	13	3	8

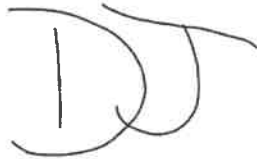
The energy auditor identified and reviewed with me the reason(s) for my high electric use and installed the conservation measure(s) listed above. Please note that all work and materials provided under the program, including appliances, are warranted for one year from their install date. I certify that all LED bulbs installed replace incandescent bulbs in fixtures that I use at least three hours each day.

Audit Notes

w-14 bad-9

- The cust was familiar with but very attentive with the audit process.
- The house was previously treated and still had some of the measures intact.
- The cust's main concern was having some of the windows (org wood frame) replaced. I told her the program doesn't replace the windows unless there's some type of hazard present.
- Another concern of hers is the hot water tanks, the cust said the unit were to be relaced during a previous audit but she never heard anything else. The cust believes one If the units is leaking.
- The cust hasn't been into the basement for sometime, when I went to the basement to check the htr and the hot water tanks I discovered a water pipe was constantly leaking causing some minor flooding in the basement. The cust was aware of the leak but needs some help to address the issues. I didn't perform any combustion or gas testing due to the still water on the basement.

Customer's Signature: _____



Date: 06/13/2022

EXHIBIT 5

Edit Existing Service Line Item

Line Item Description: Labor_HazardRemediation Program Description Override:

Inspector Outcome: Inspection Not required Technician Description Override:

Notes: BRFP: tech evaluated job and found that it is sewage water in the basement coming from a cracked drain line - unable to make repair while sewage is in the basement. Change order to be submitted for work but unable to do the job until the sewage is removed, the area is cleaned, sanitized, verified as such and then the customer cannot use any drain lines in the home until the work is done otherwise the same sewage water will continue to spill out into the job space

Program Invoice Summary	Order QTY	Lighting - Removed from Premise	Appliance(s) - Removed from Premise	Technician Invoice Summary	Supplemental Data
-------------------------	-----------	---------------------------------	-------------------------------------	----------------------------	-------------------

Install Date	Invoice #	Invoice Date	Invoice Status	Program Unit Cost	Installed QTY	Amount
Jun-27-2022	307221HS	Jul-31-2022	5 Received b...	\$71.03	2	\$142.06

EXHIBIT 6

Black Horse Plumbing and Heating II, Inc.

4120 Black Horse Pike
 Suite C
 Turnersville, NJ 08012
 856-875-6066

bpriest@bhpplumbingheating.com | <https://www.bhpplumbingheating.com>



RECIPIENT:

CMC ENERGY PA - 9849

1619 Gerson Drive
 Narbeth, Pennsylvania 19072

Phone: 484-832-5909 LISA ST

Invoice #1217

Issued Not sent yet
 Due Upon receipt
 Customers Name Elaine Mickman
 Customer PO 0.0 M

Total \$150.00

Account Balance \$58,751.72

Elaine Mickman 7402139 Invoice

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
1. Tech went out to fix a water leak and found that the leak was from the drainage pipe - sewer water was throughout the basement	To make repair needed (change order submitted in ERMS) the sewage water will need to be fully pumped out, cleaned, sanitized and verified as such before our team can make the necessary repair. The customer will also not be able to use the drain lines after the home is cleaned as the same issue will keep occurring as the crack in the drain line dumps right into the basement. We are unable to make any repairs at the HWH or furnace until the sewage is cleaned up and drain line repaired as the sewage water is throughout the basement including the area near the equipment.	1	\$0.00	\$0.00
Labor - Tax Exempt		2	\$75.00	\$150.00*

* Non-taxable

Here is a copy of your invoice for the work completed at your home or business. If you have any questions please contact our office 856-875-6066. Thank you for your business and we look forward to working with you in future.

Subtotal	\$150.00
TAX EXEMPT (0.0%)	\$0.00
Total	\$150.00
Account balance	\$58,751.72





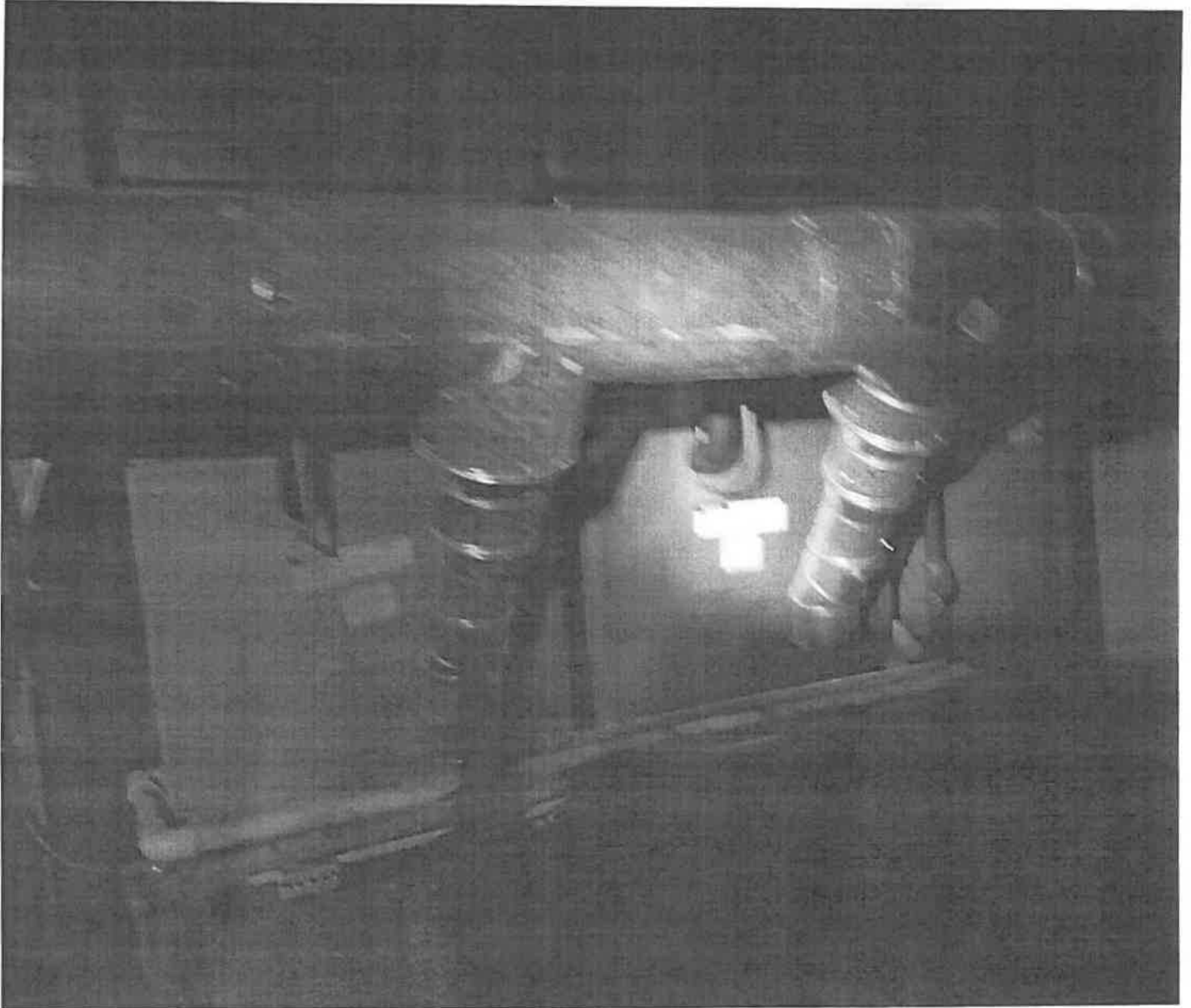
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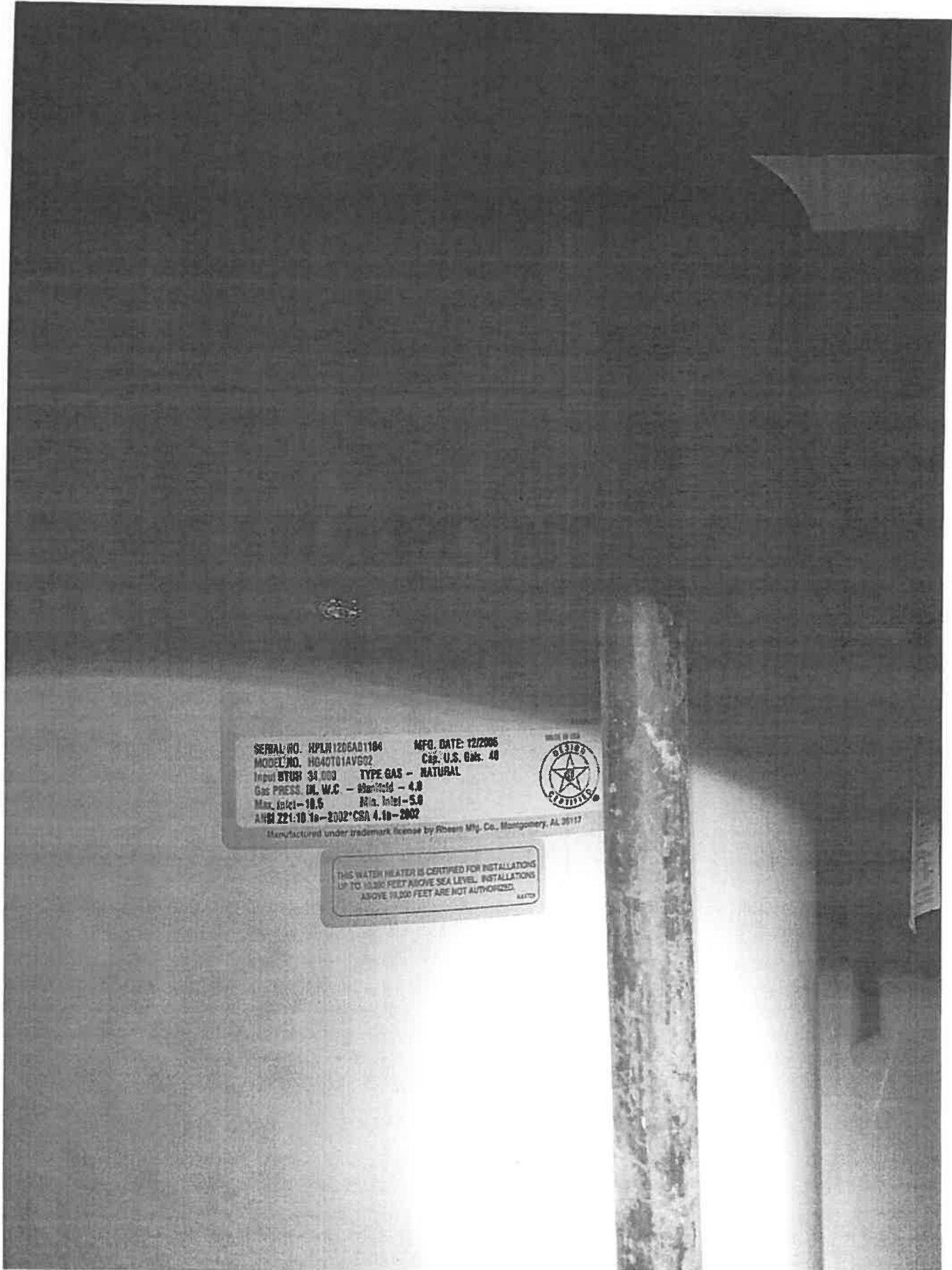
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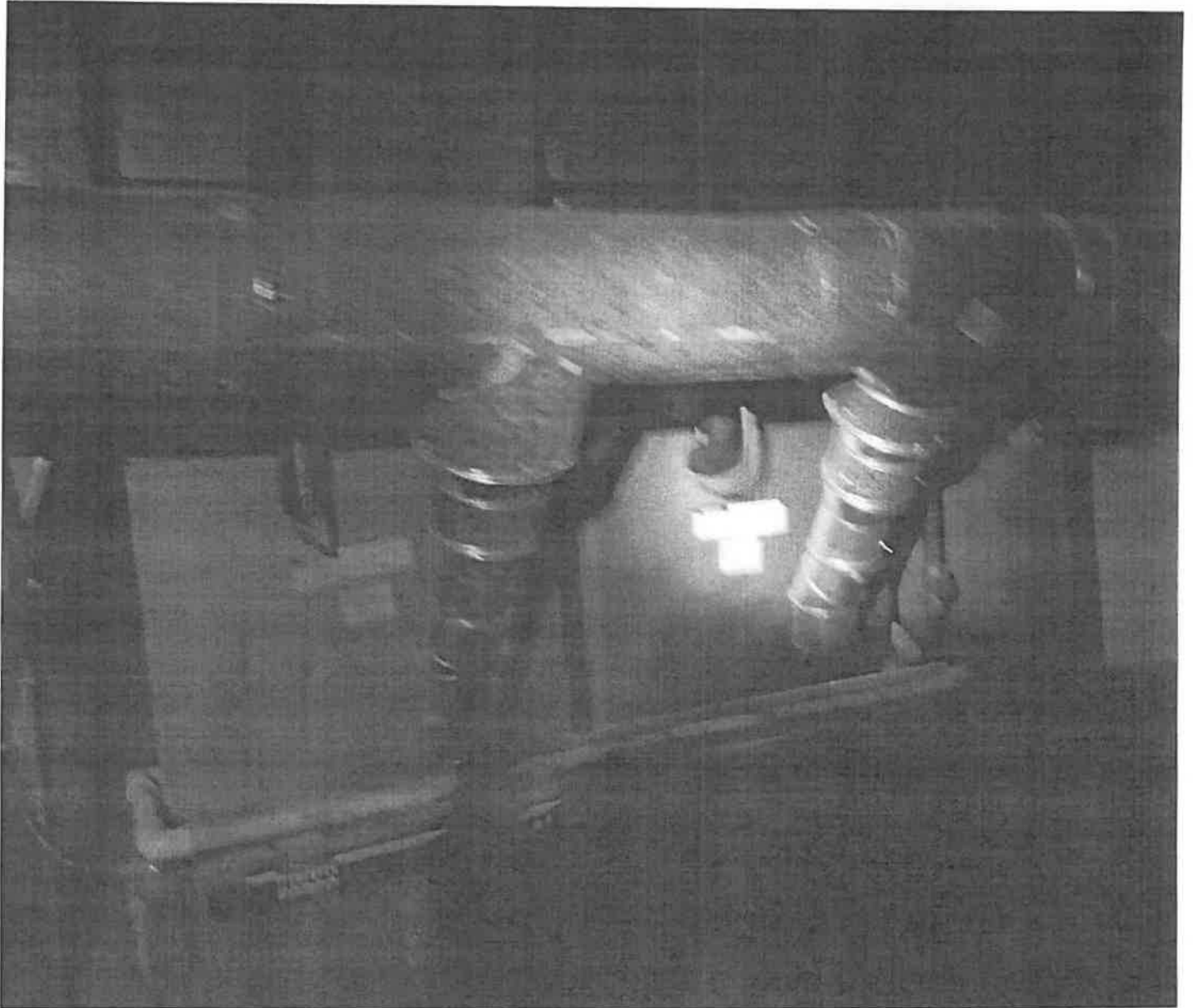


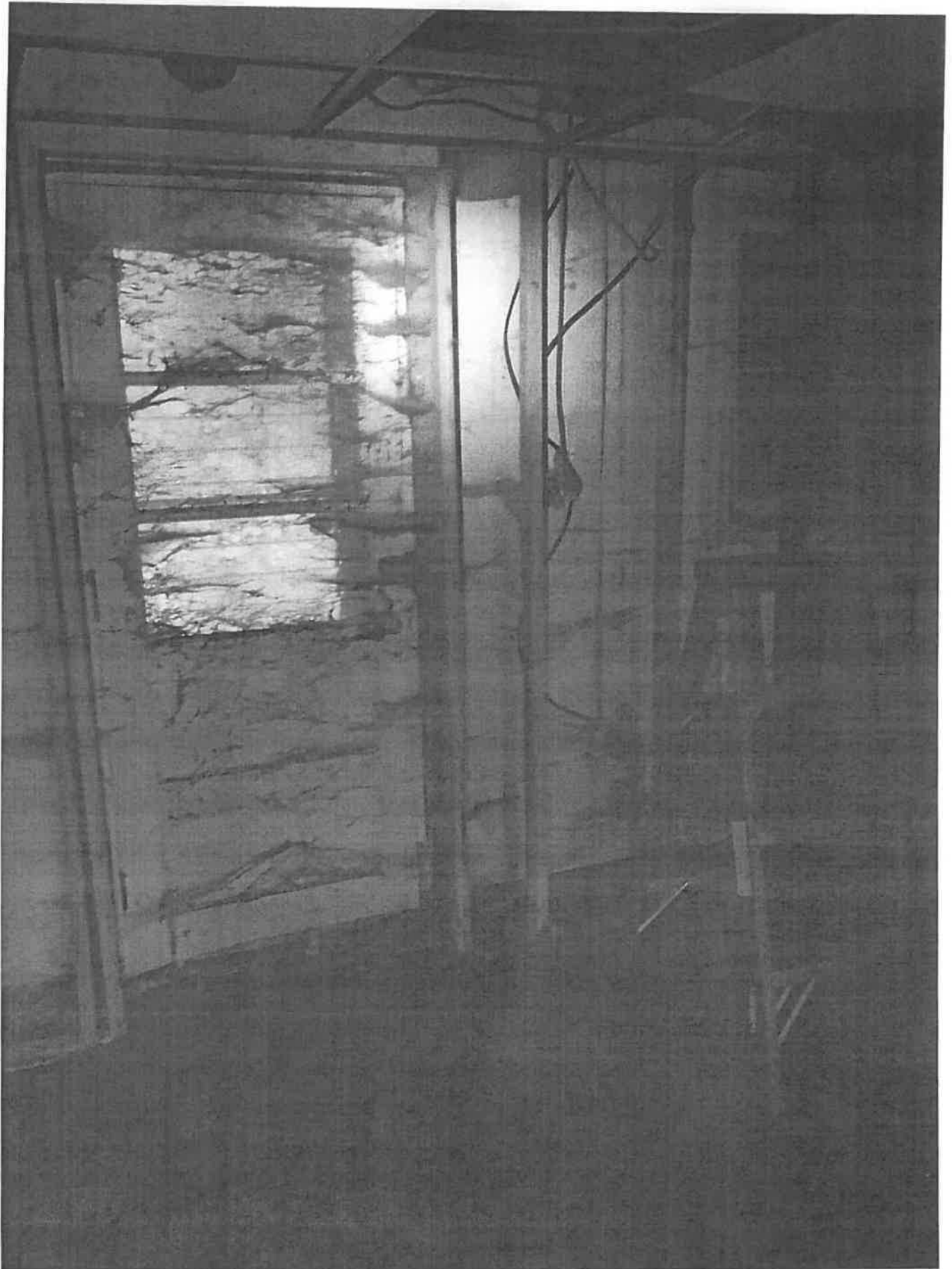
SERIAL NO. HPLR1206AD1104 MFG. DATE: 12/2006
MODEL NO. H040T01AVG02 Cap. U.S. Gals. 40
Input BTUH: 34,000 TYPE GAS - NATURAL
Gas PRESS. IN. W.C. - 8in. Inlet - 4.0
Max. Inlet - 10.5 Min. Inlet - 5.0
ANSI Z21.10.1a-2002/CSA 4.1a-2002

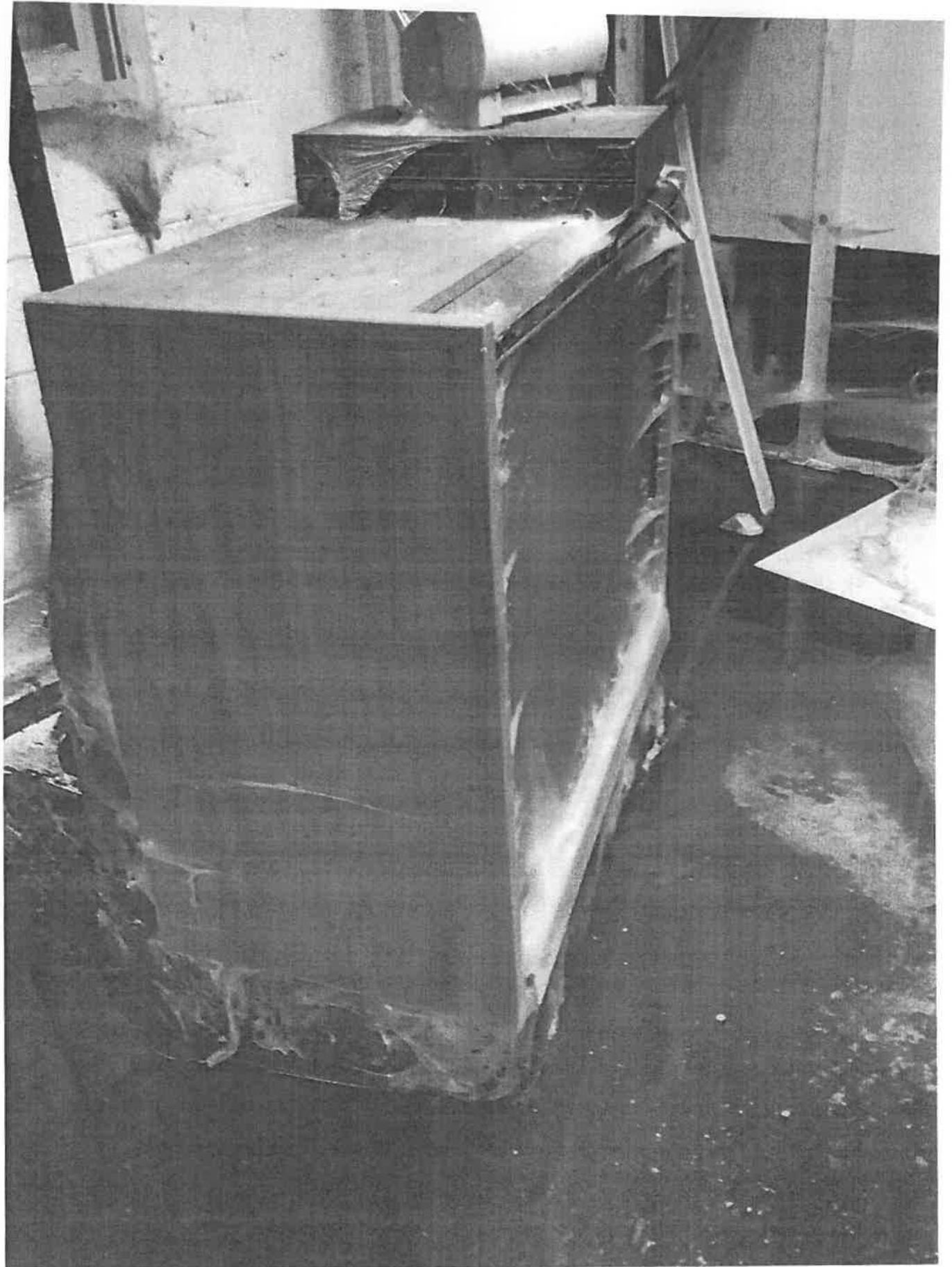


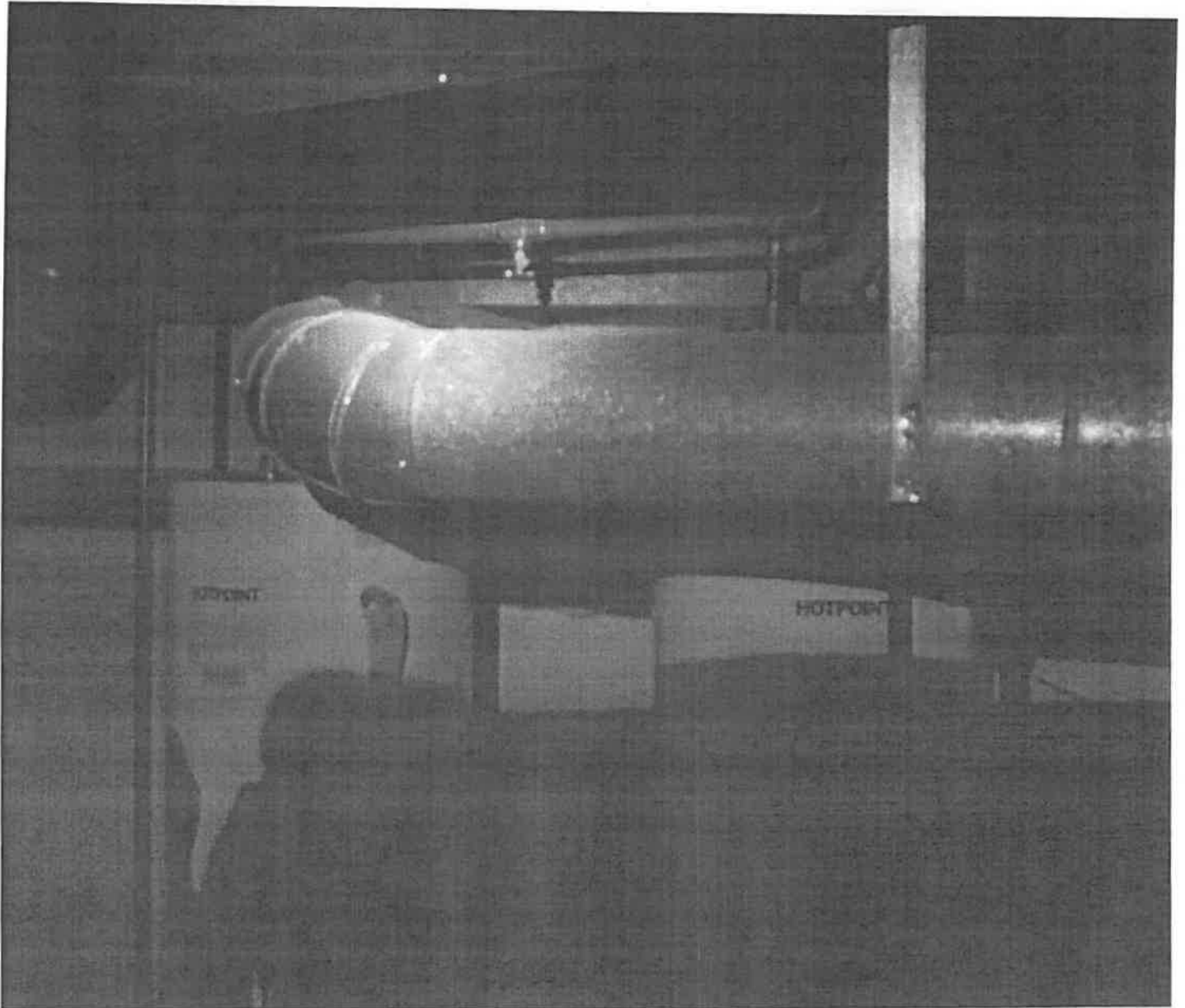
Manufactured under trademark license by Rheem Mfg. Co., Montgomery, AL 36117

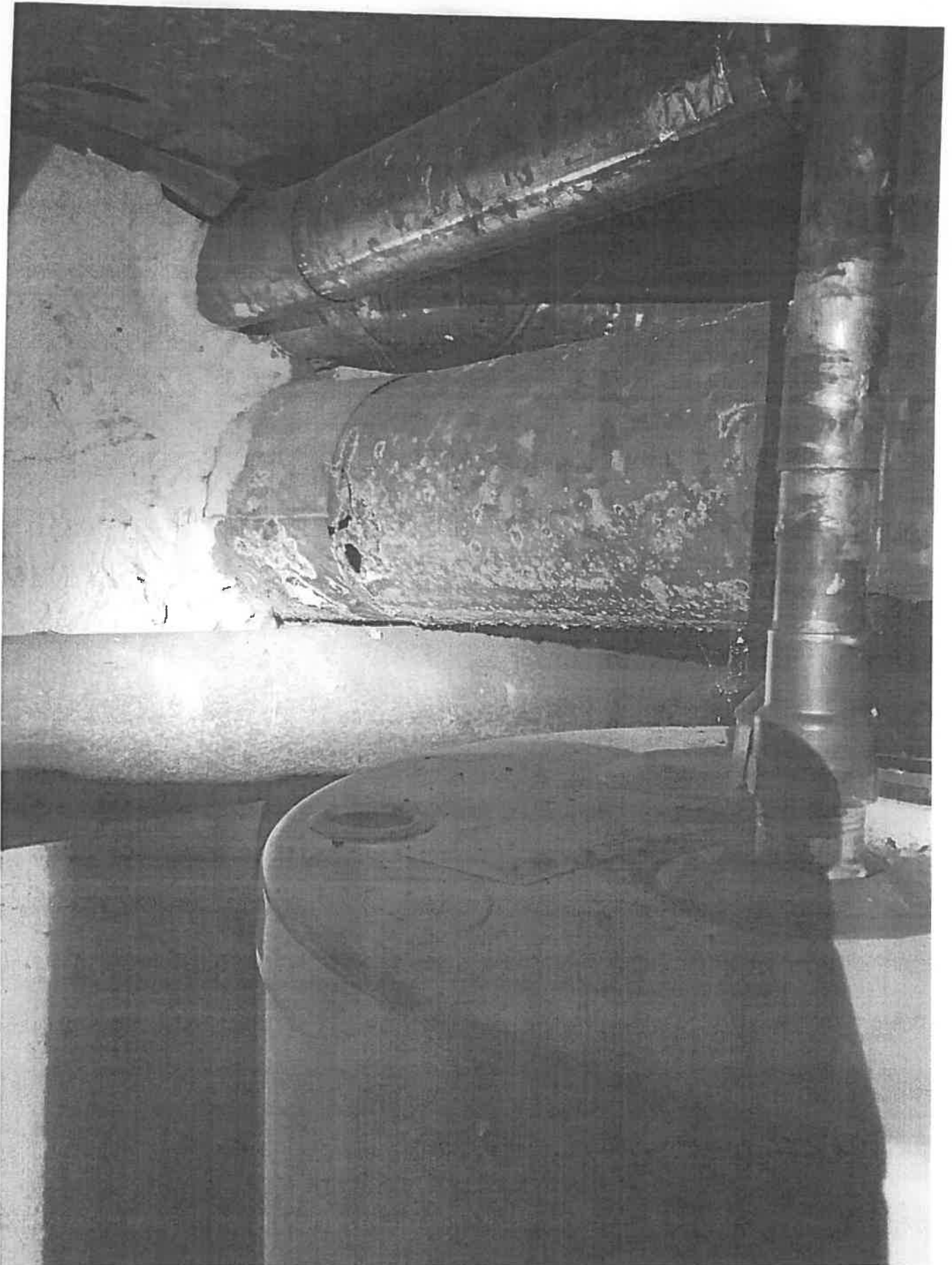
THIS WATER HEATER IS CERTIFIED FOR INSTALLATIONS
UP TO 10,000 FEET ABOVE SEA LEVEL. INSTALLATIONS
ABOVE 10,000 FEET ARE NOT AUTHORIZED.



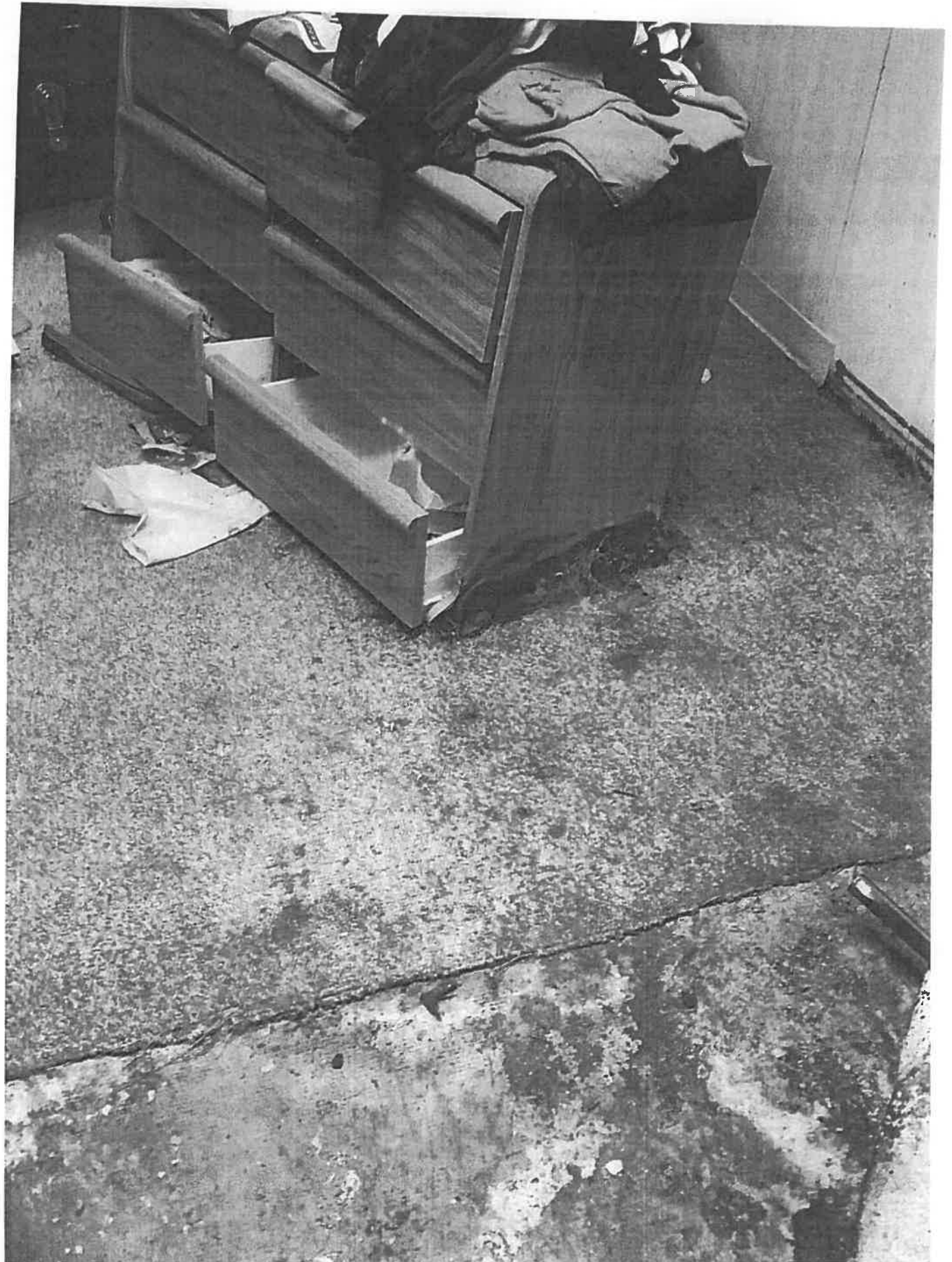













HOTPOINT

AX4322-2

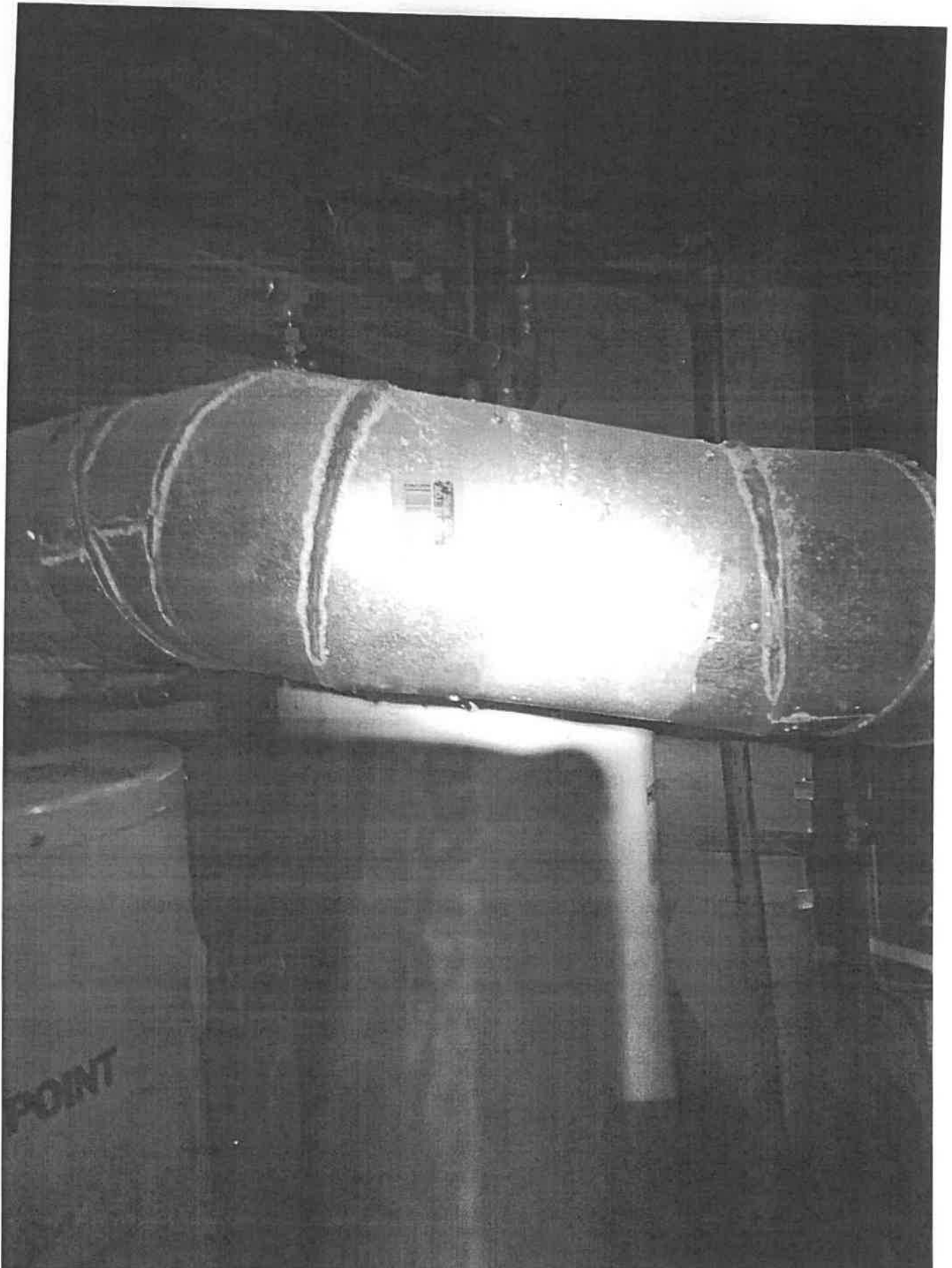
SERIAL NO. HPLN1206A01105	MFG. DATE: 12/2006
MODEL NO. HG40T01AV80Z	Cap. U.S. Gals. 40
Input BTUH 34,000	TYPE GAS - NATURAL
Gas PRESS. IN. W.C. - Manifold - 4.0	
Max. Inlet - 10.5	Min. Inlet - 5.0
ANSI Z21.10.1a-2002*CSA 4.1a-2002	

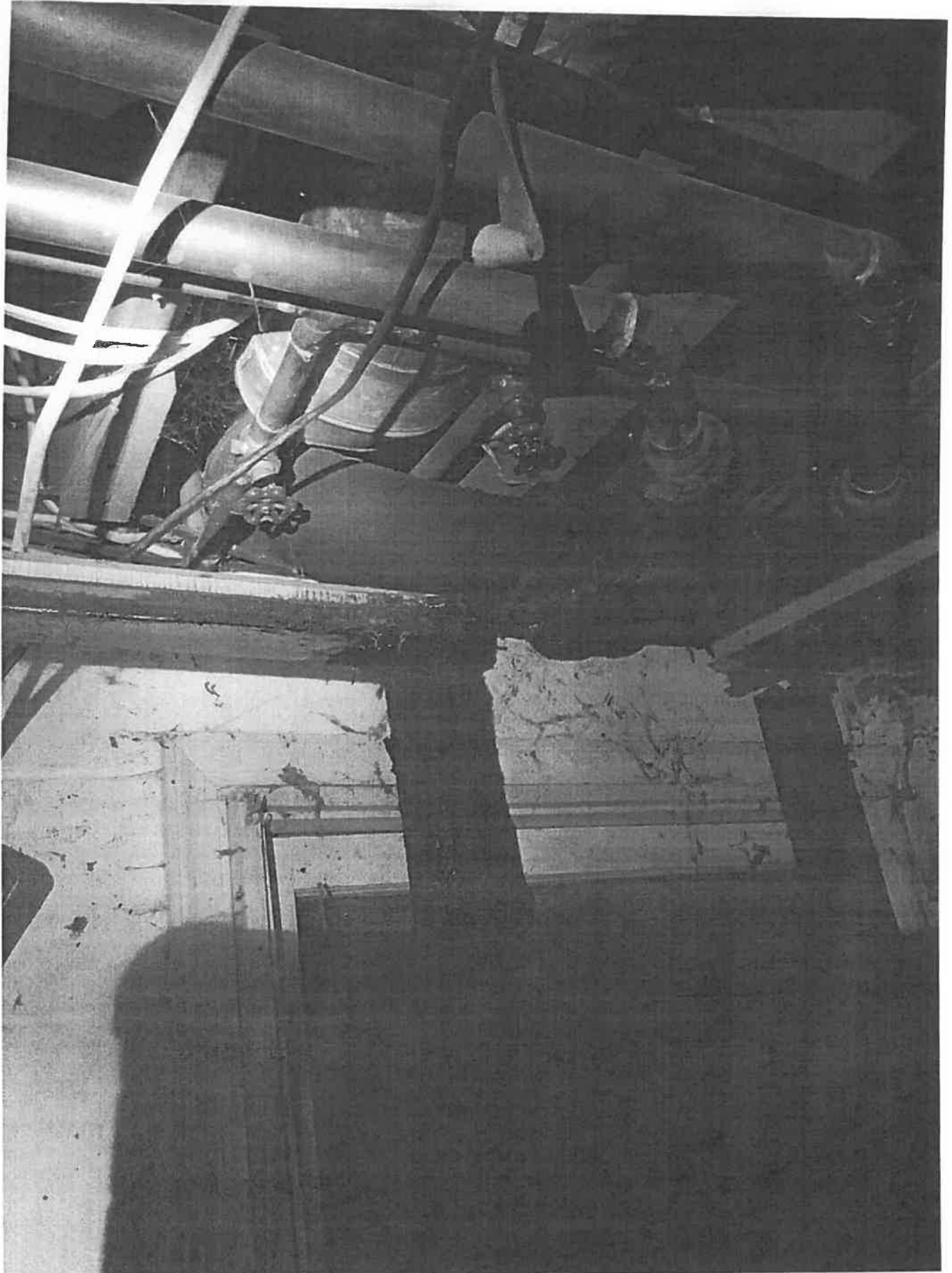
MADE IN USA



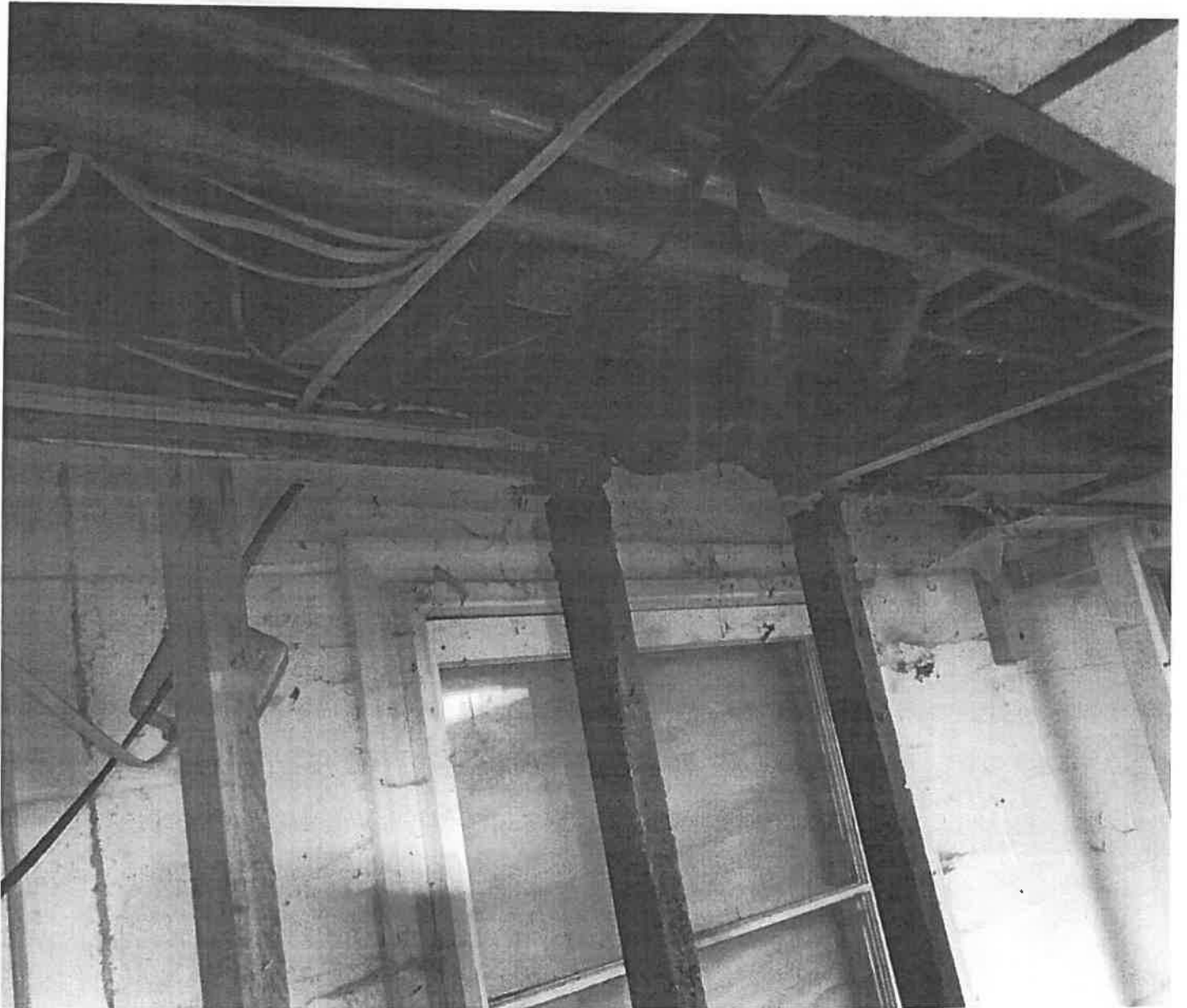
Manufactured under trademark license by Rheem Mfg. Co., Montgomery, AL 36117

THIS WATER HEATER IS CERTIFIED FOR USE IN ALL STATES
UP TO





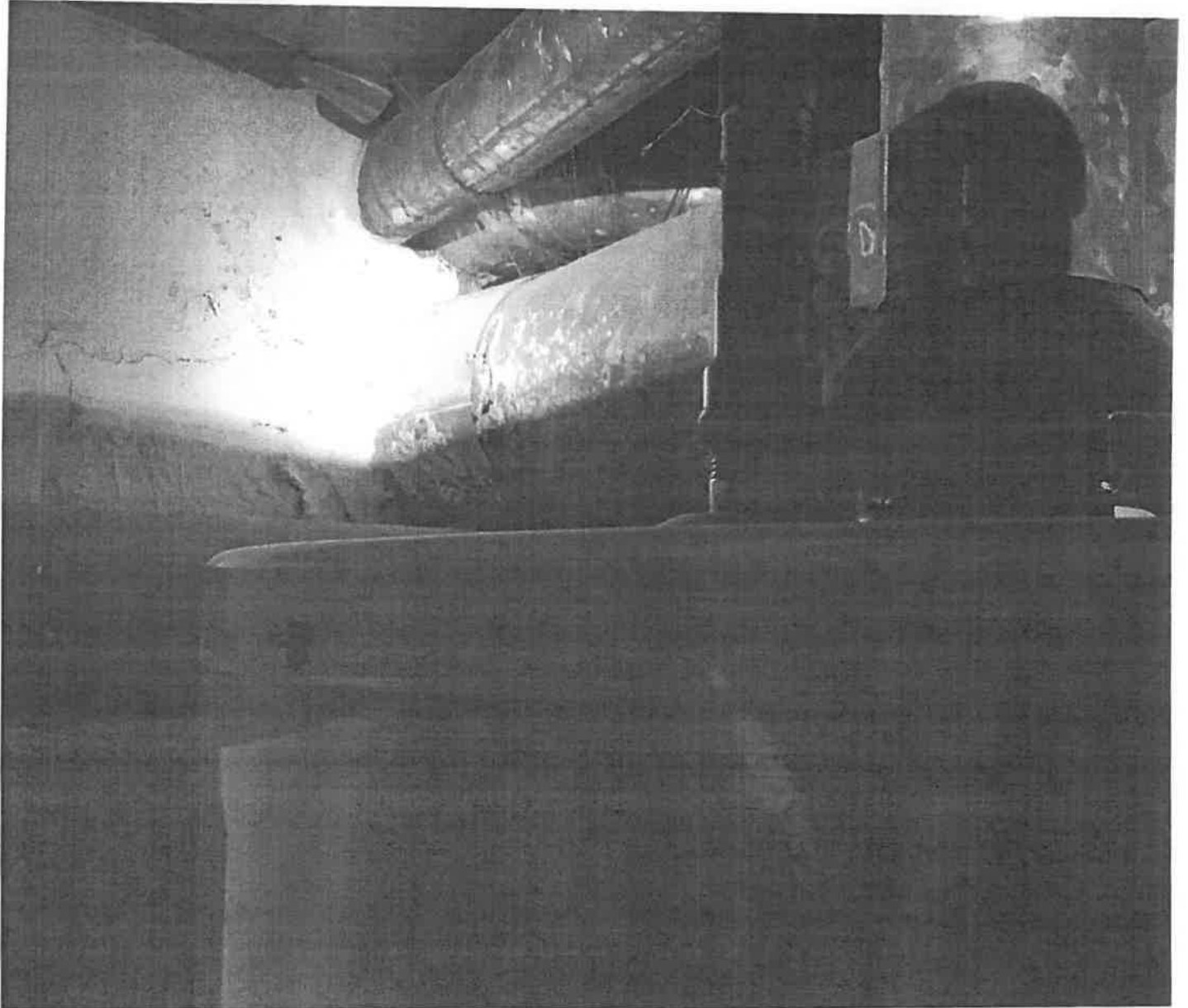


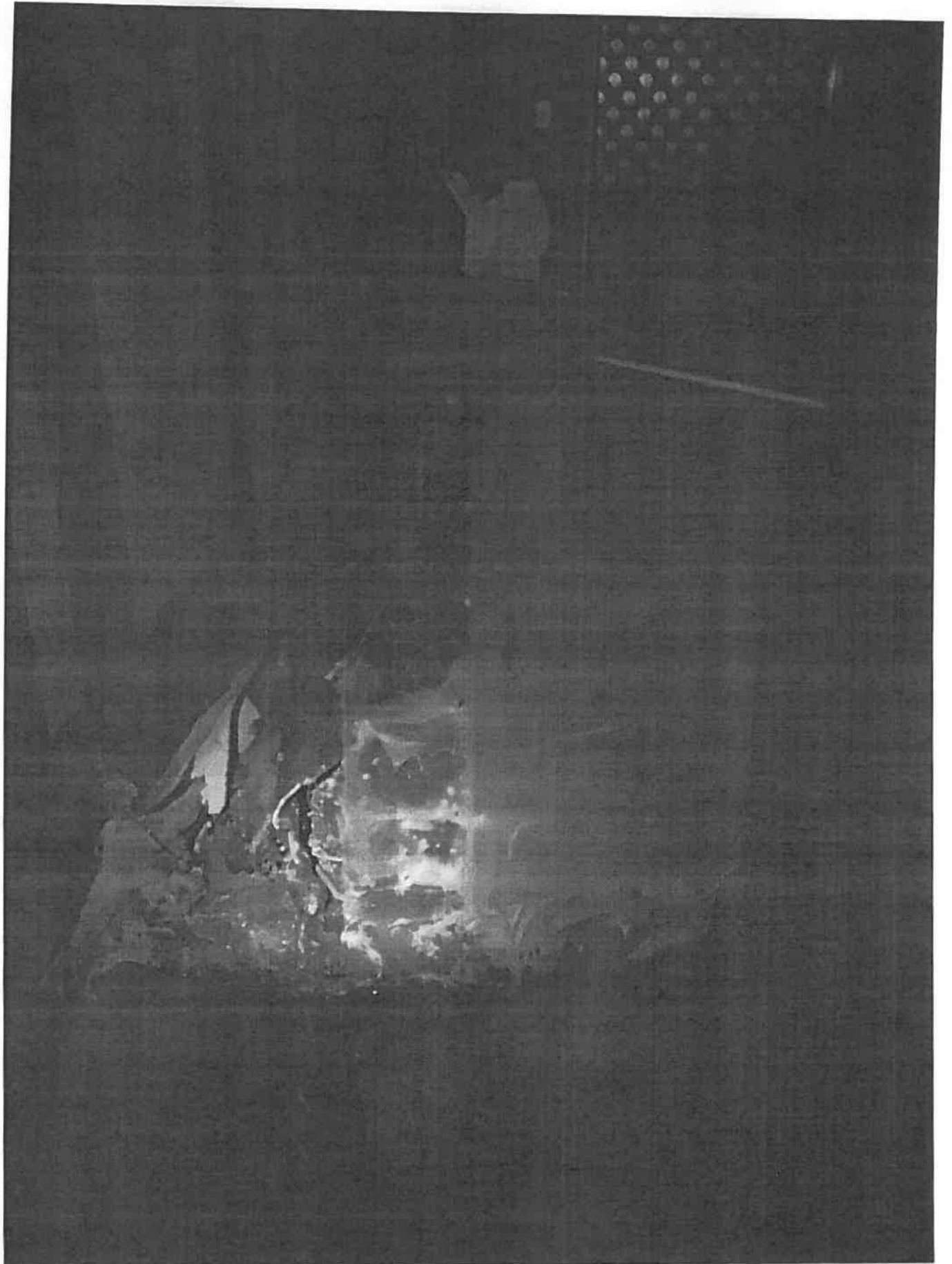


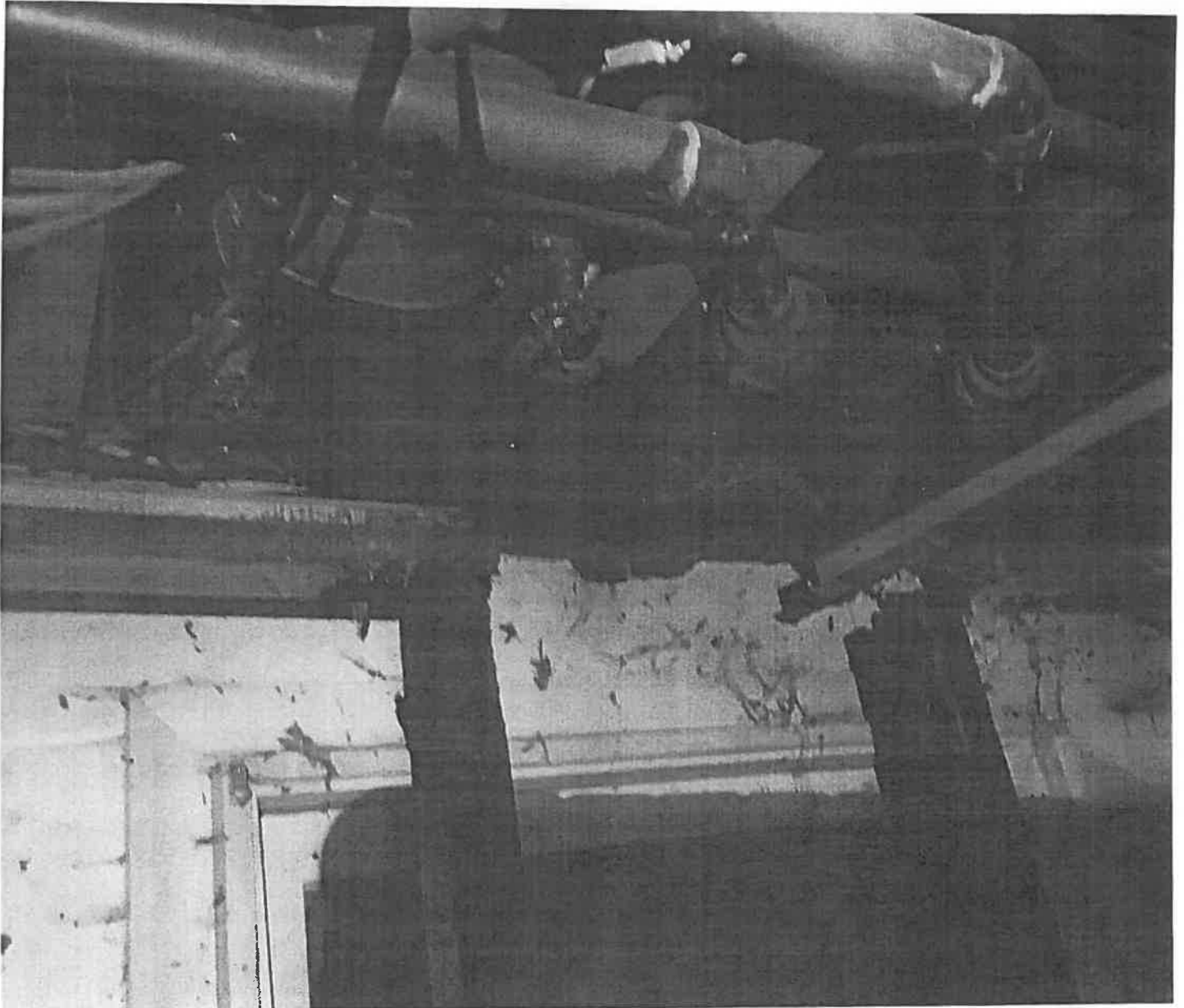
CATEGORY 1 FORCED AIR FURNACE FOR INDOOR INSTALLATION
IN A BUILDING CONSTRUCTED ON-SITE.

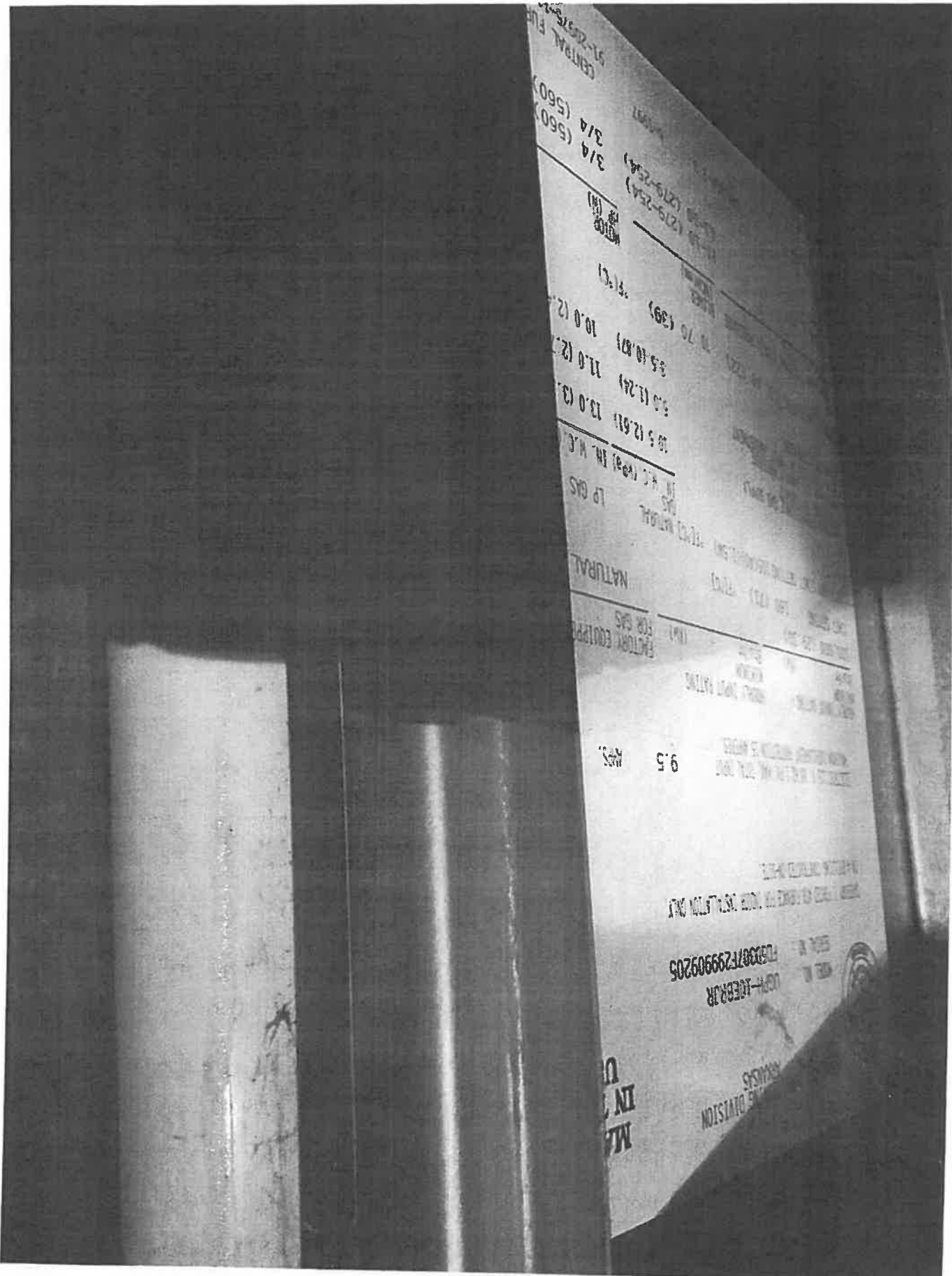
ELECTRIC 115 V. 60 HZ 1 PH. MAX. TOTAL INPUT 9.5 AMPS.
MAXIMUM OVERCURRENT PROTECTION 15 AMPERES.

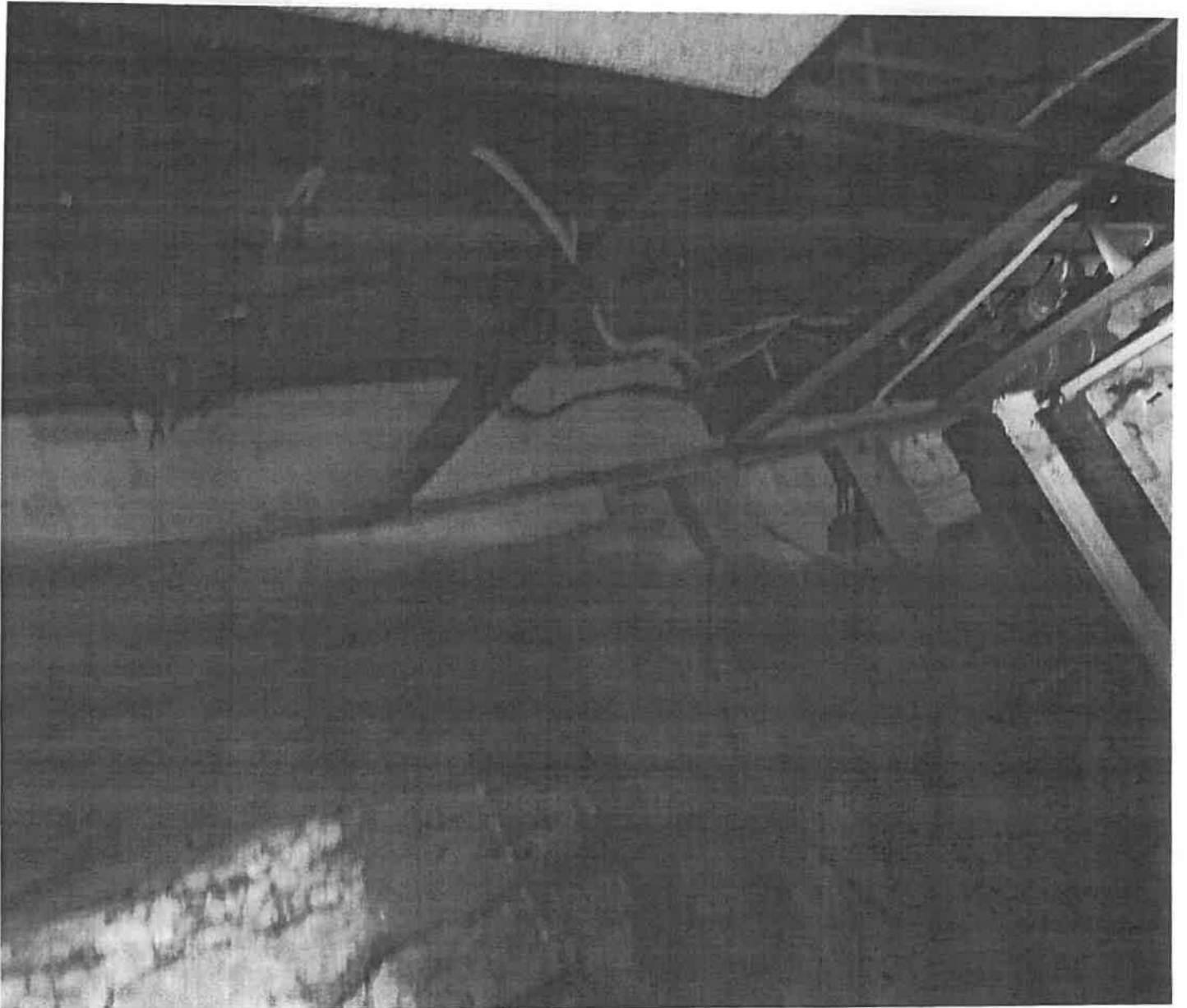
HOURLY INPUT RATING MAXIMUM Btu/hr (Kw)	HOURLY INPUT RATING MINIMUM Btu/hr (Kw)	FACTORY EQUIPPED FOR GAS	
100,000 (29.30)		NATURAL	
LIMIT SETTING 160 (71) °F[°C]			
AUXILIARY LIMIT SETTING 105(40)(1.5W) °F[°C]		NATURAL GAS	LP GAS
		IN. W.C. (kPa)	IN. W.C. (kPa)
MAXIMUM PERMISSIBLE GAS SUPPLY PRESSURE TO FURNACE		10.5 (2.61)	13.0 (3.23)
MINIMUM GAS SUPPLY PRESSURE FOR PURPOSES OF INPUT ADJUSTMENT		5.0 (1.24)	11.0 (2.73)
MANIFOLD PRESSURE		3.5 (0.87)	10.0 (2.49)
AIR TEMPERATURE RISE 40 (22)	TO 70 (39)		
			°F[°C]
MAXIMUM EXTERNAL STATIC PRESSURE INCH W.C. (kPa)	BLOWER INCH(mm)		MOTOR HP (W)
15 (.037)	11-10 (279-254)		3/4 (560)
50 (.125)	11-10 (279-254)		3/4 (560)
ANS Z21.47	CAN/CGA-2.3		
			b-1997





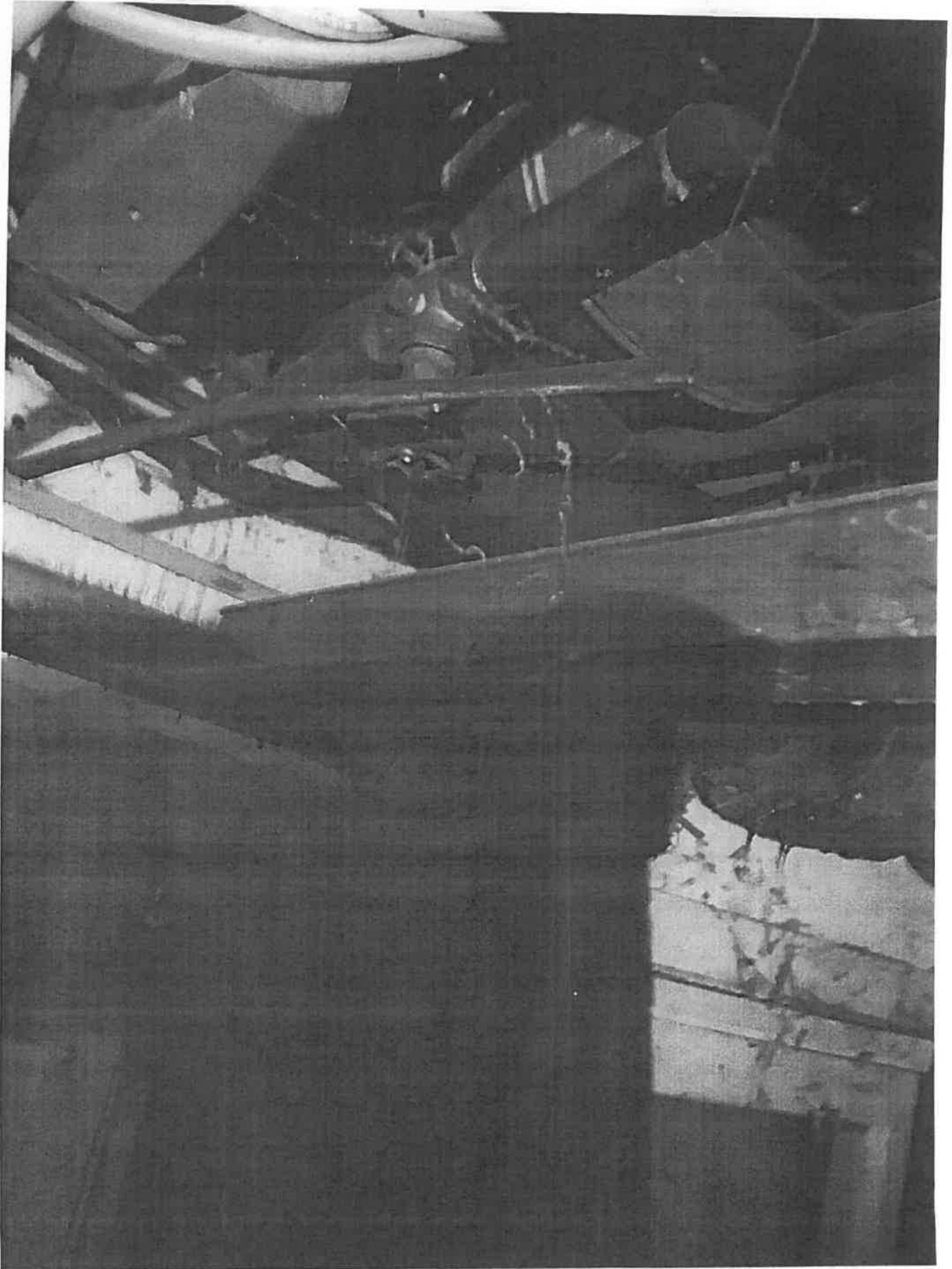


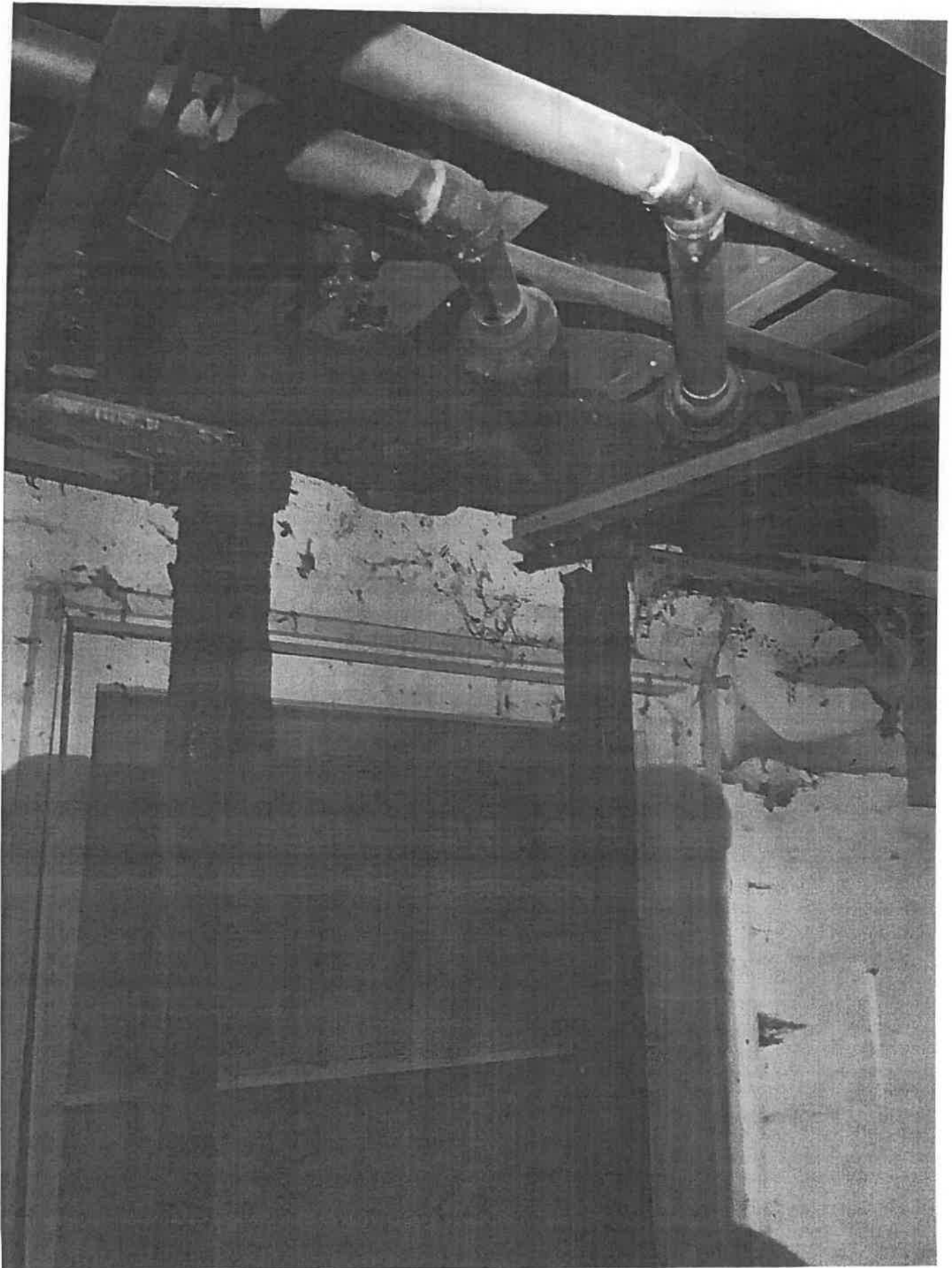












Contractor: **BLACK HORSE PIKE PLUMBING & HEATING**

Customer INID and Address: Elaine Mickman

Customer Agreement

1619 Garson Dr
Nerbeth P.A. 19072

Indicate Service(s) to be Completed

- Heating System (Service/Replacement)
- Water Heater (Service/Replacement)
- Air Sealing/Weatherization
- Insulation
- Electrical
- Appliance (Service/Replacement)
- Health/Safety
- Other

Basic Description of Work Scope:

water leak

- The installation contractor has explained to me all work to be performed in my home.
- I understand the work to be performed, why it is being done, and I do not have any unanswered questions or objections.
- I agree to allow the installation contractor to perform all work recommended on their work order, as summarized above.
- I also agree to a post-inspection of the work by an authorized PECD Inspector.

Customer Name (print): Elaine Mickman

Customer Signature: [Signature]

Date: 6-27-22

Please INITIAL next to each statement to confirm that proper precautions were taken by our contractor during the COVID-19 pandemic.

- Did you grant the contractor access to complete work in the home? Yes No Customer Initials
- Did the contractor practice social distancing (maintain 6ft separation) and don PPE (personal protective equipment) at all times? Yes No Customer Initials
- Was the contractor able to complete their work and clean the job site of all debris and materials? Yes No Customer Initials
- Did all members of the household don PPE while the contractor was completing work in the home? Yes No Customer Initials

BOTTOM SECTION TO BE COMPLETED BY CONTRACTOR

Please indicate all diagnostic tests performed in the customers home and record the results below.

- NA
- Air Flow
- Combustion Test
- Gas Leak
- Voltage Drop
- Other

Crew Leader (print): ROBERT A. FRIEST JR

Date: 6-27-22

- All items for the work orders listed above have been inspected for completeness, quality, and effectiveness.
- I certify that all work complies with all applicable requirements and standards as stated in the technical specifications document(s) that govern said work order(s).
- I certify that all work complies with applicable laws, regulations and codes.
- I agree to return to correct any issues discovered by follow-up inspection that do not meet all requirements and standards.

Crew Leader Signature: [Signature]

Date: 6-27-22

List all Technicians On-Site: Chuck

Notes/Comment: _____

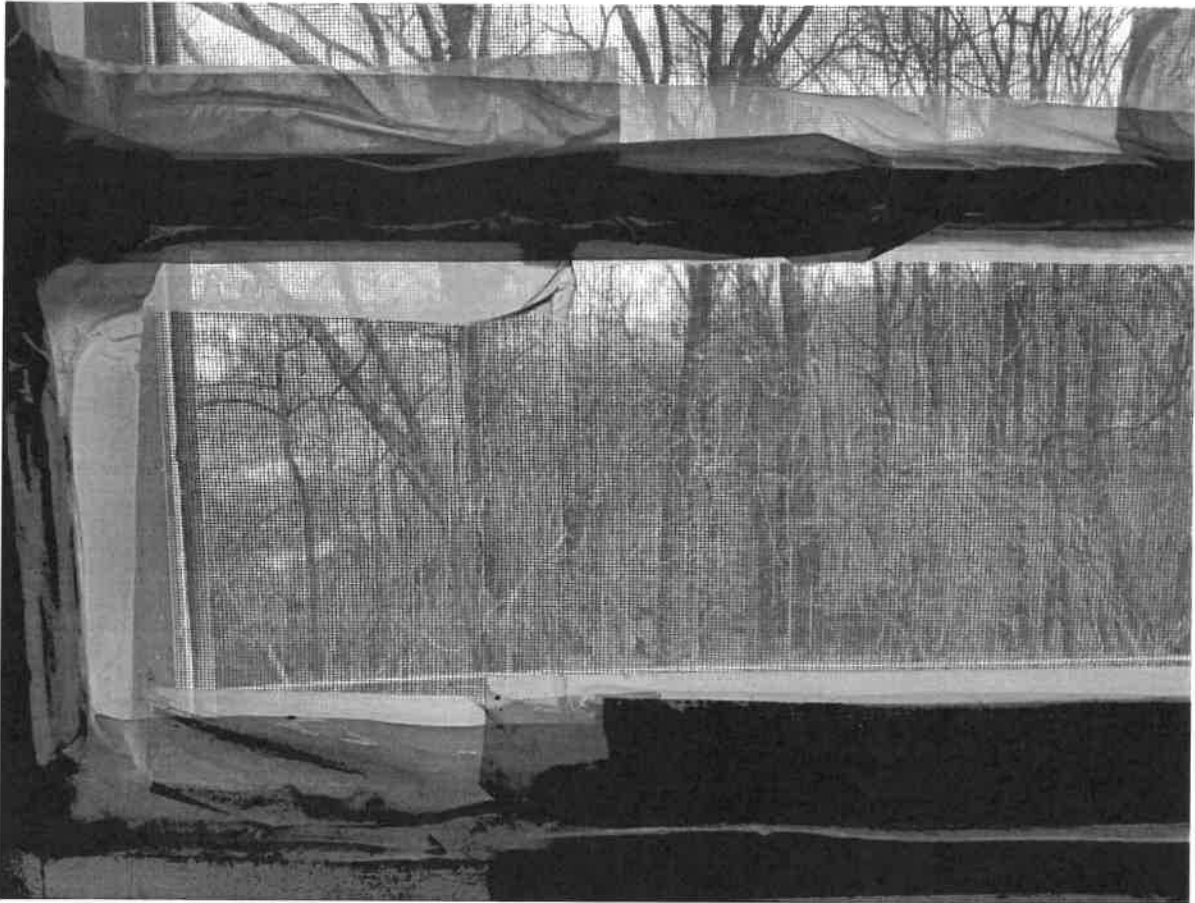


Exhibit No.

1









