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# What the Sensor Recorded

Six months of indoor temperature data from Unit 806

175

days of monitoring

4,205

hourly readings

87.8°F

peak indoor temperature

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**Address:** 315 N 12th St, Unit 806, Philadelphia, PA  
**Building:** Goldtex / Post Goldtex LP (Greystar-managed)  
**Sensor:** IoT temperature & humidity logger, in-unit  
**Period:** November 22, 2025 at 12:00 PM – May 16, 2026 at 4:00 PM  
**Prepared:** May 16, 2026

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*An objective, machine-generated record of conditions inside the unit. The sensor recorded data continuously, without human intervention.*

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# Summary

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A temperature and humidity sensor was running inside Unit 806 from late November 2025 through mid-May 2026. It recorded a reading every hour for 175 days straight — **4,205 total measurements**. This report shows what the sensor saw.

## The four facts that matter

- 1. The unit kept getting hotter as the seasons warmed.** December averaged 64.9°F. By April the average was 74.3°F, and the unit hit 80°F or higher **47 separate times** across the monitoring period.
- 2. The single highest reading was 87.8°F on March 6, 2026.** That's the temperature inside a residential apartment, not outside. ASHRAE comfort guidelines cap indoor temperature at 78°F.
- 3. The unit got warmer, not cooler, after Thumper left on May 6.** The week before he was evacuated, the unit averaged 73.8°F. In the 10 days after he left, with no one inside, the average rose to **76.0°F**, peaking at **80.4°F** on May 16.
- 4. The AC system has been cycling on and off in the empty unit.** The sensor recorded **7 sharp temperature drops** of more than 1.5°F per hour in the 10 days after displacement — the signature of a compressor switching on. The biggest drop was -4.0°F in one hour on May 15.

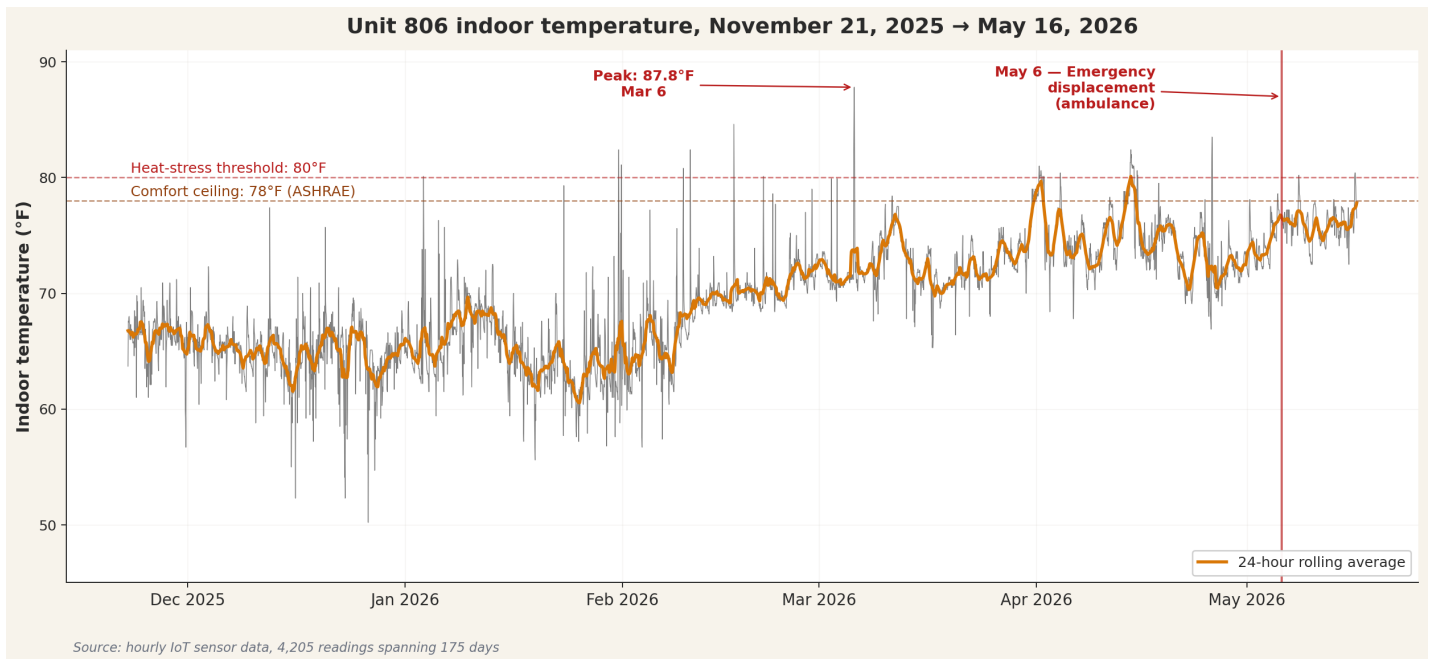
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## What this means in plain language

The sensor is a witness. It was in the unit before Thumper was, it stayed when he had to leave, and it kept recording every hour without knowing anything about why it was there. The pattern it captured is consistent: the unit ran warmer than recommended comfort thresholds during the warmer months, it continued to run warm even with no one inside, and the cooling system continued to cycle on and off as outdoor temperatures climbed. Summer is coming. The pattern will get worse, not better.

# The full picture

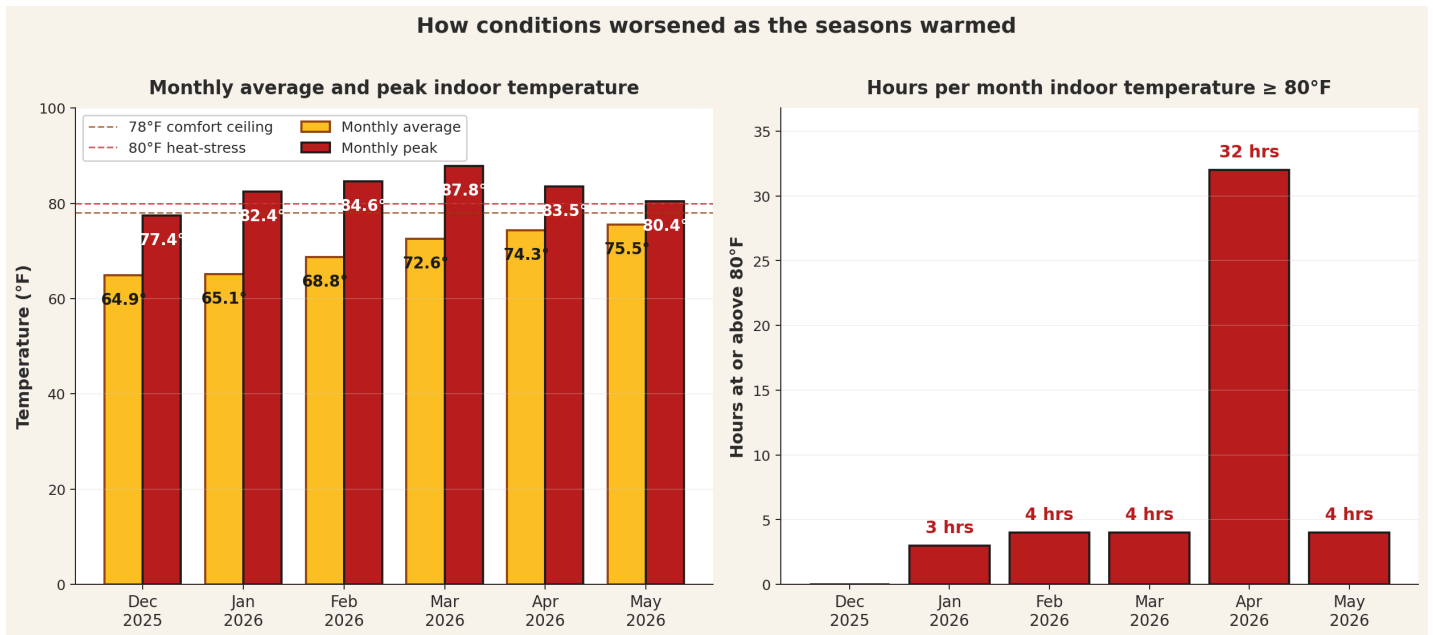
Every dot on this chart is one hourly temperature reading. The thick amber line is the 24-hour rolling average — it smooths out the hour-to-hour noise so you can see the trend.



**What to notice:** The temperature climbs steadily from December through May. The gap between the indoor temperature and the comfort ceiling (78°F) closes as spring arrives. By April, the unit is regularly bumping against 80°F. The single peak of 87.8°F in March is when a heat anomaly briefly drove conditions to their worst.

# Month by month

Two views of the same data, broken down by month.

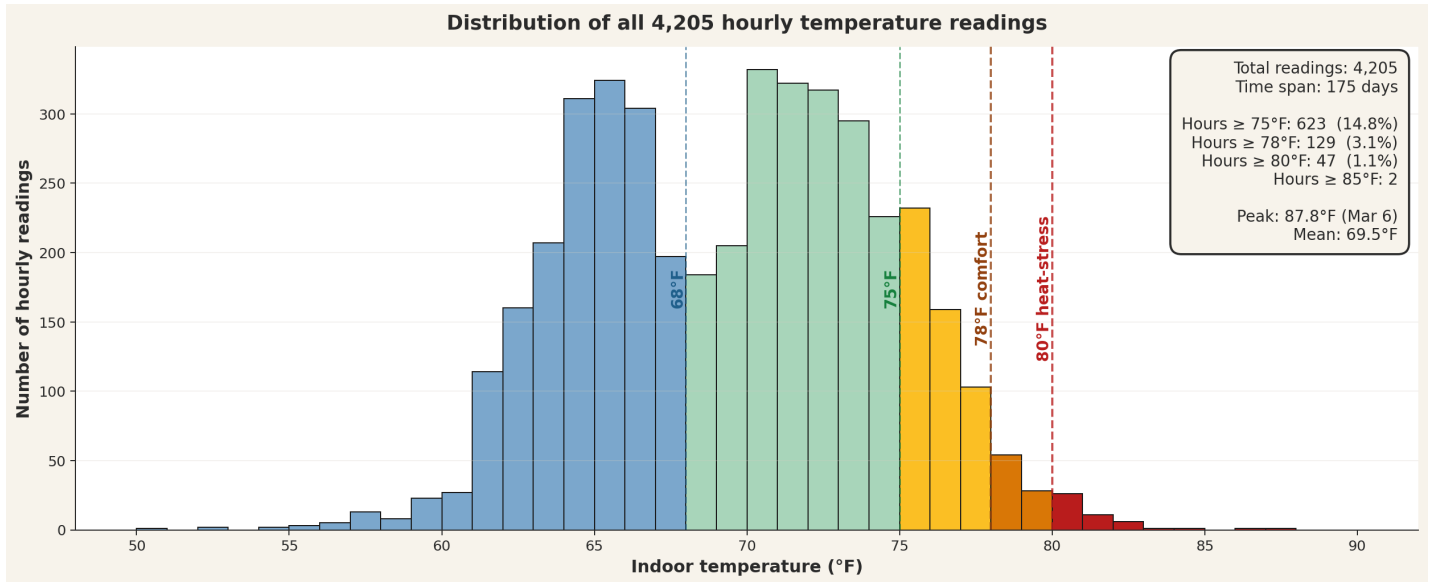


**Left chart:** The yellow bar is the month's average temperature, and the red bar is the highest single reading that month. Both rise steadily.

**Right chart:** How many hours each month the indoor temperature was 80°F or hotter. April was the worst month — 32 hours over 80°F. The 4-hour count for May only covers half the month (through May 16); on the trajectory shown, May will exceed April by the time the month ends.

# Where the readings landed

This shows how many of the 4,205 hourly readings fell into each temperature band.

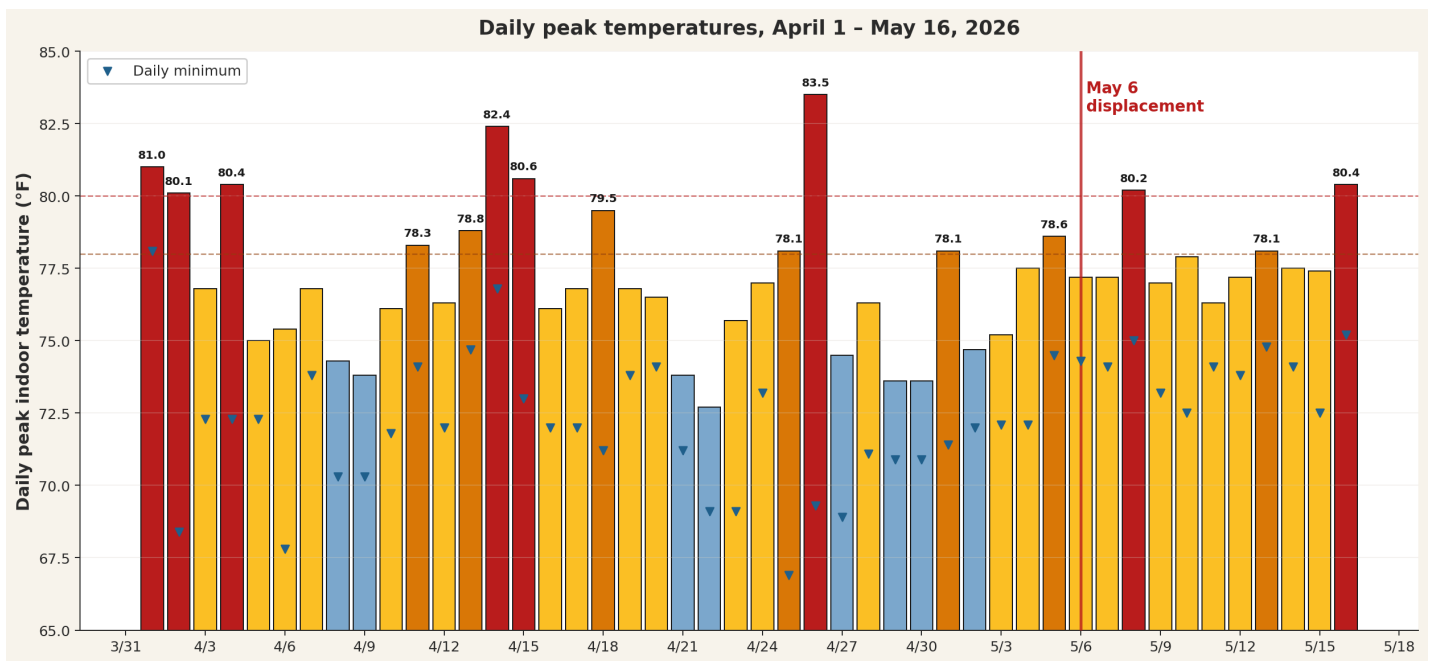


**How to read it:** The taller a bar, the more hours the unit spent at that temperature. The blue and green bars are normal comfort ranges. Yellow is warm but tolerable. Orange and red are at or past ASHRAE comfort and heat-stress thresholds. The right tail of the chart shows what the unit recorded during the worst stretches.

Roughly **1 in 7 hours** (14.8%) of the entire 175-day monitoring period the indoor temperature was 75°F or higher. Roughly **1 in 33 hours** it was 78°F or hotter. The unit hit 80°F or higher 47 times.

# Daily peaks, April and May

Each bar is the highest temperature reading from one day. The small blue triangles are that day's lowest reading.

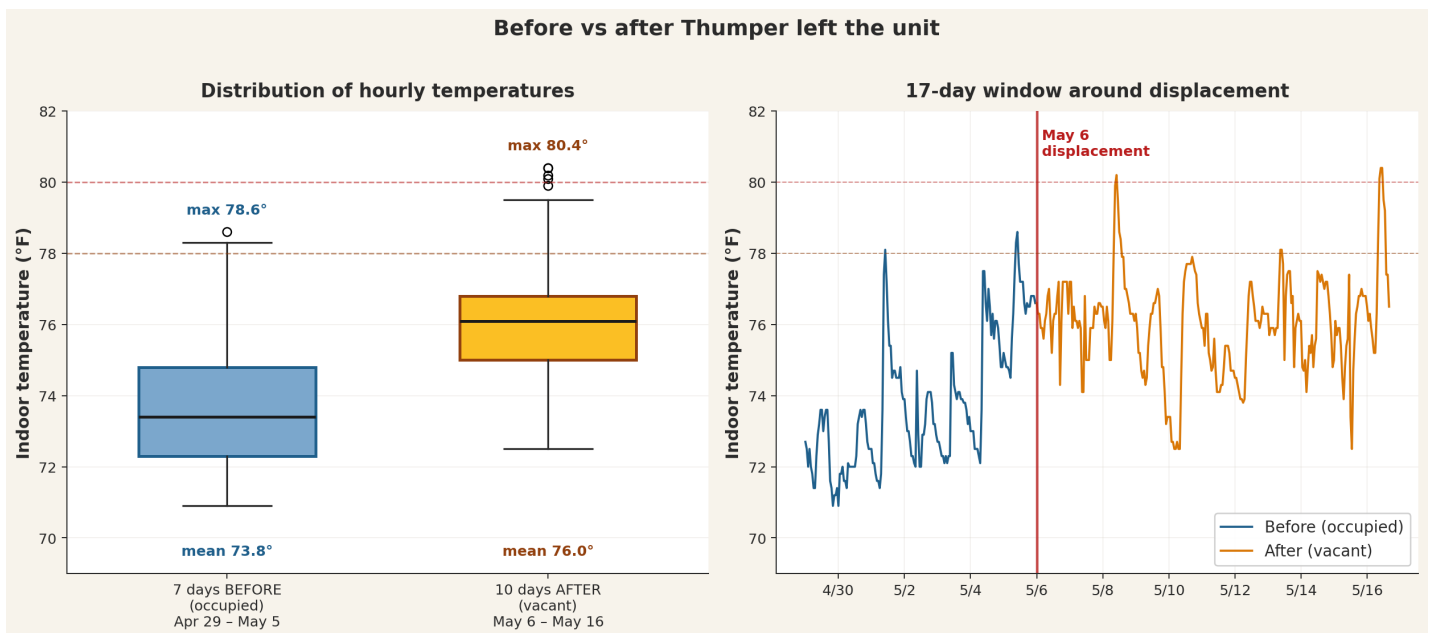


Bars are color-coded: **blue** = below 75°F, **light yellow** = 75–78°F, **amber** = 78–80°F (over comfort ceiling), **red** = 80°F or hotter (heat-stress threshold).

**The vertical red line marks May 6**, when Thumper was evacuated by ambulance. The chart shows that conditions after his displacement were essentially the same as before — the unit kept hitting 80°F even with no one inside.

# Before and after Thumper left

Two ways of looking at the seven days before May 6 (when Thumper was still in the unit) versus the ten days after (when no one was there).

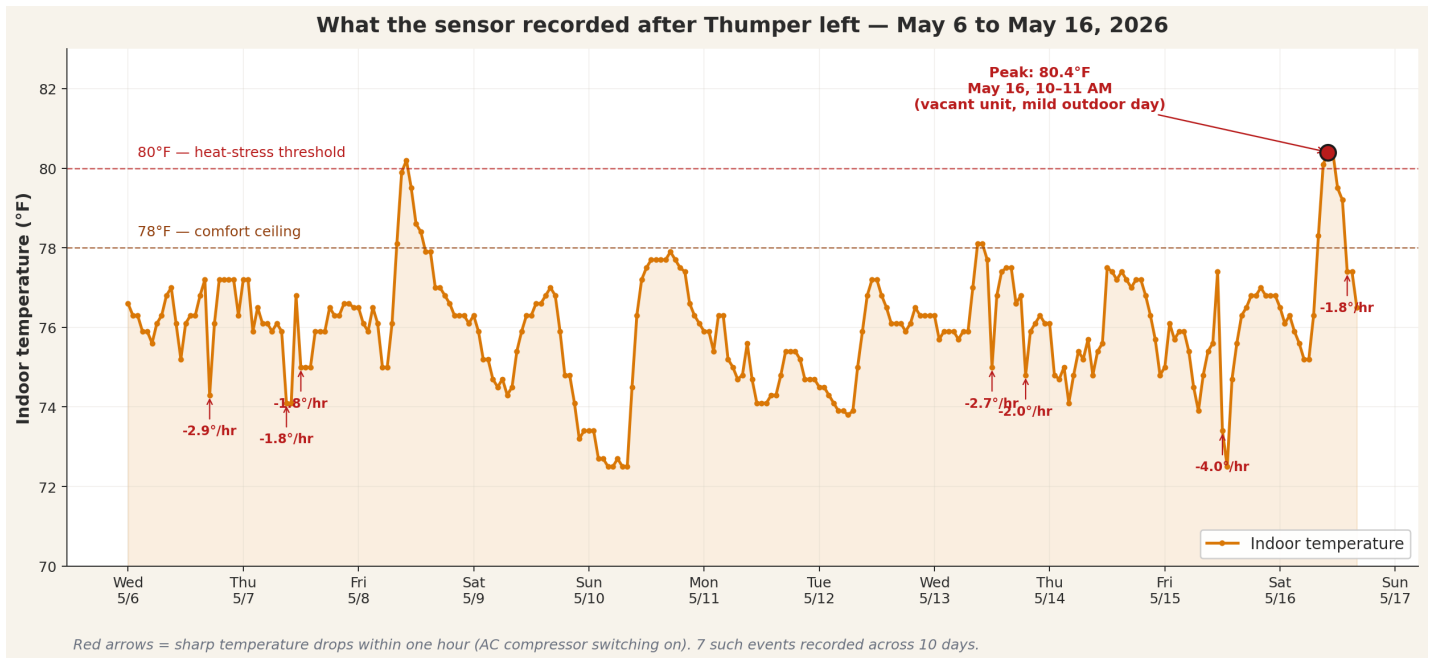


**Left:** A box-and-whisker plot. The box shows where the middle 50% of readings fell. The thick line is the median. The whiskers extend to the rest of the data. Circles are unusual readings. The vacant period (amber) sits higher than the occupied period (blue).

**Right:** Same data plotted over time. The unit ran hotter after he left, not cooler. If the source of the heat were Thumper himself, his portable AC, or anything he was doing in the unit, we would expect the line to drop after May 6. Instead, it rose.

# The vacant unit, hour by hour

Zooming in on the 10 days after Thumper left. This is what the sensor recorded with no one inside the unit.

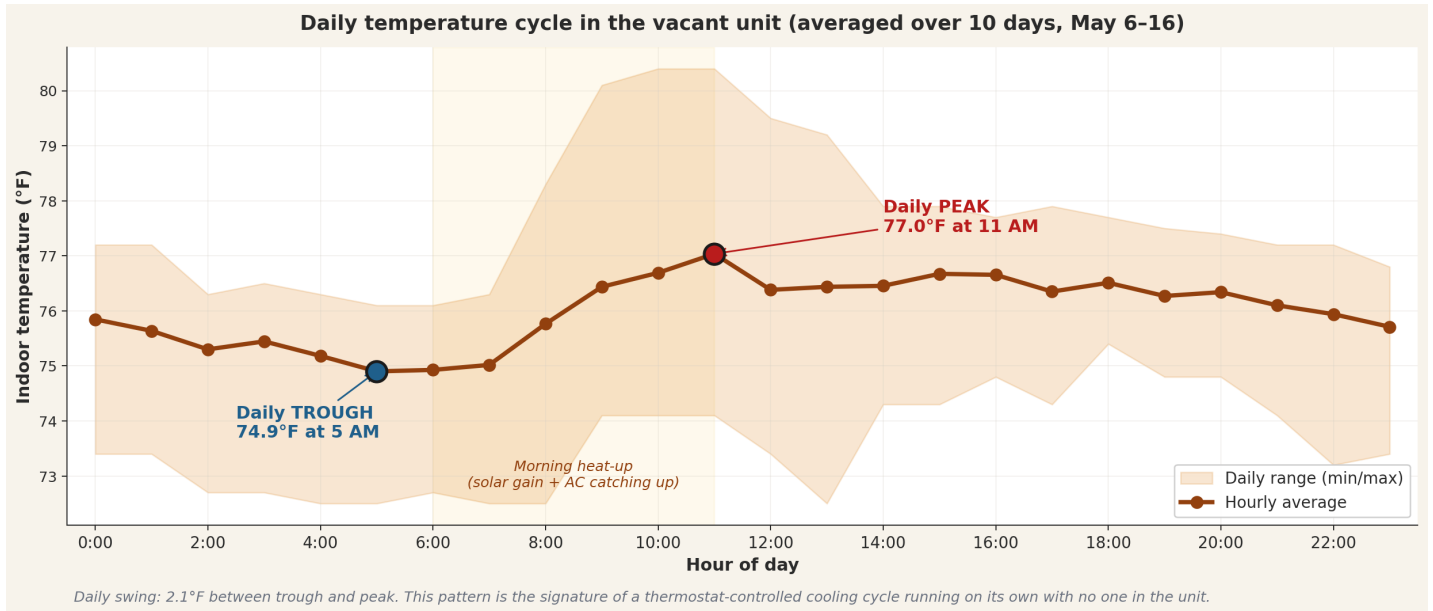


**What the red arrows show:** Seven points where the temperature dropped by 1.5°F or more in a single hour. That's a signature pattern for an AC compressor switching on — the air in the room cools rapidly, then the system shuts off and the room slowly warms again until the cycle repeats. The biggest single-hour drop was **-4.0°F at noon on May 15**.

**The red dot on May 16:** The unit hit 80.4°F at 10–11 AM with no one inside and outdoor temperatures still in the 70s. That's the building's thermal envelope failing to hold setpoint on a mild day.

# The daily cycle

Averaging the 10 days of vacant-unit data hour-by-hour reveals a clear daily rhythm.

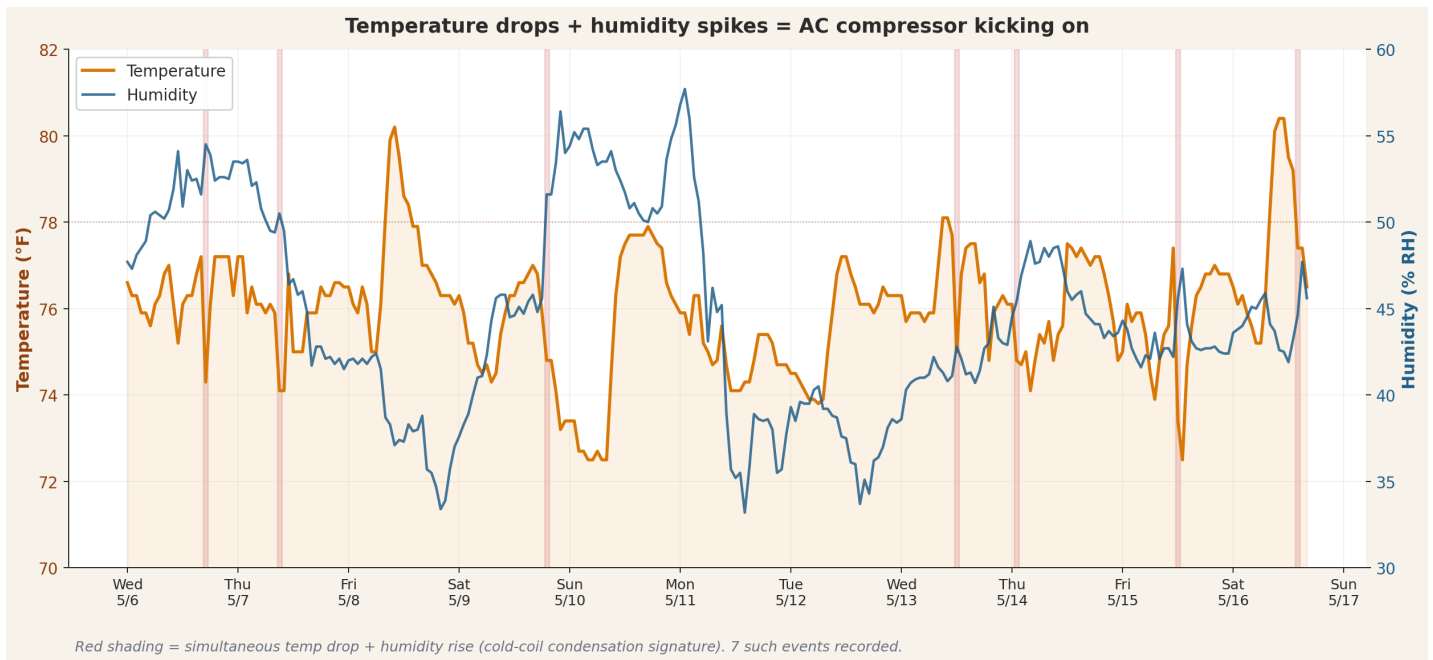


**The pattern:** Temperature is lowest at 5 AM (74.9°F average). It starts climbing at sunrise as solar gain warms the unit, peaks at 11 AM (77.0°F), then holds steady through the afternoon. This is the classic signature of a thermostat-controlled cooling system — the AC catches up to the morning heat load and then maintains setpoint.

**Why this matters:** A vacant unit with no one operating anything is still showing this pattern. That means the AC system is running, cycling on and off, and producing the same conditions that drove Thumper out of the unit — whether or not anyone is there to be affected.

# Why we can tell the AC is running

Looking at temperature and humidity together. When an AC compressor switches on, two things happen at the same time: the temperature drops, and humidity briefly spikes (the cold evaporator coil pulls moisture out of the air faster than the air can warm back up).



**What the red shading shows:** Each red strip is a single hour where the temperature dropped AND the humidity rose at the same time. That's the chemical signature of a cooling cycle. The sensor recorded 7 such events over 10 days. The system is actively running.

Across the whole 10-day vacant period, temperature and humidity are inversely correlated ( $r = -0.16$ ). In a passive room with no AC, temperature and humidity normally move together. The negative correlation here is the fingerprint of active dehumidification.

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# What this means

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The sensor data, on its own, establishes a few things that don't require any other documentation to be true.

## **The unit ran hot.**

Indoor temperatures regularly exceeded ASHRAE comfort guidelines and the building's lease-implied habitability standards. The unit hit 80°F or hotter 47 times across the monitoring period, including during months when outdoor temperatures were mild.

## **Conditions worsened with the season.**

Average monthly temperatures rose from 64.9°F in December to 75.5°F in May. The pattern points to a cooling system that cannot hold setpoint when outdoor load increases — and to a problem that will get worse, not better, through June, July, and August.

## **The unit kept running hot after Thumper left.**

If the cause of the elevated temperatures were the tenant's own equipment or behavior, the readings should have dropped after his May 6 displacement. They did not. The 10-day vacant period averaged 76.0°F — 2.2°F higher than the week before he was evacuated.

## **The AC system is still cycling.**

Sharp temperature drops paired with humidity spikes — the unmistakable signature of a compressor switching on — are present throughout the vacant period. This is relevant because any heat source tied to the AC system (including a portable unit's exhaust hose, condenser coils, or any tape or sealant associated with installation) will continue to be subjected to thermal cycling regardless of occupancy.

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# How this report was built

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## The data

**Source:** A consumer-grade IoT temperature and humidity sensor located inside Unit 806. Hourly readings were exported directly from the sensor's app on May 16, 2026. The export covers 175 consecutive days from November 22, 2025 at 12:00 PM to May 16, 2026 at 4:00 PM, with 4,205 valid readings (a small number of early readings showed '--' before the sensor stabilized and were excluded).

**Format:** Standard CSV file with four columns: date, time, temperature (°F), humidity (%RH). No data manipulation was performed beyond parsing timestamps and computing rolling averages, hourly deltas, and group-by-month summaries.

## Definitions used in this report

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<b>Comfort ceiling (78°F)</b>	ASHRAE Standard 55 recommends indoor temperatures not exceed 78°F for occupant comfort during cooling season.
<b>Heat-stress threshold (80°F)</b>	Sustained indoor temperatures of 80°F or higher are widely cited in housing-code and public-health literature as the point where heat exposure begins to affect vulnerable occupants.
<b>Vacant period</b>	May 6, 2026 onward — the date Thumper was transported from the unit by ambulance and the date the unit has not been continuously occupied since.
<b>AC cycling event</b>	A single hour where indoor temperature dropped by 1.5°F or more, often paired with a simultaneous rise in relative humidity. This pattern is the standard thermodynamic signature of a vapor-compression cooling system switching on.

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## What this report is not

This is a narrow analysis of one sensor's output. It does not address VOC chemistry, FLIR imaging, medical records, building permits, rental license status, or any of the parallel issues being documented elsewhere. Each of those is its own evidentiary record. What this report can do is stand on its own as a contemporaneous, machine-generated, continuously-recorded account of indoor thermal conditions in Unit 806 — independent of human testimony and independent of any disputed fact about cause or responsibility.