**Report By:**

**National TAB**
**1329 E. KEMPER ROAD**
**SUITE 4210**
**CINCINNATI, OH 45246**

**Report: TAB Report**

**Function: Test, Adjust, & Balance**

**Date: 12/05/2025**

**Completed By: National TAB**

# PROJECT

# 12-01-25 APPLEBEES PEMBROKE PINES, FL

10135 Pines Blvd

PEMBROKE PINES, FL 33026

## Client

Flynn Restaurant Group

6200 Oak Tree Boulevard

Suite 250

Independence, OH 44131

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

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## Project Summary

The purpose of this project was to evaluate the condition and performance of all existing HVAC equipment on site. Total airflow was measured for all equipment using a combination of flow hood, velocity grid, and duct traverse readings, with appropriate correction factors where necessary. Other data such as volt/amp draw and static pressures are also recorded. Finally, the overall building pressure was measured with all equipment running at high speed.

Also included in this report are a detailed list of critical issues with equipment and ductwork; a sketch of supply diffuser locations; and pictures of all equipment, breaker panels, temperature sensors, and overall rooftop layout.

## Issue List

- EF 1 Grease Drain
- EF-4 Not Functional
- EF-5 Not Functional
- EFs 1, 2 - Loose Belts
- Kitchen Ductwork - Water Damage
- MUA Pulleys Rusted
- RTU 1 - Loose Insulation
- RTU 5 Blower Dirty
- RTU Condensate Drains
- RTU Condenser Coils
- RTU Filters Dirty
- RTUs - OA Filters

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** EF 1 Grease Drain

**Description :** EF-1 is missing a grease drain, grease has accumulated on the roof near the fan and has made the surrounding area slippery.

| | | | |
|---|---|---|---|
| **Created By :** | National TAB | **Assigned To :** | National TAB - Dan Hertenstein |
| **Status :** | Open | | |
| **Priority :** | High | **Asset Tag :** | |
| **Originated Date :** | 12/05/2025 - Mark Johnson - National TAB | | |

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** EF-4 Not Functional
**Description :** EF-4 (water room) is not powered.

**Created By :** National TAB
**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open
**Priority :** Urgent
**Asset Tag :**
**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details

**12/05/2025**

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** EF-5 Not Functional

**Description :** EF-5 (restrooms) is not running. Fan blades are clogged with debris and the motor is humming loudly but not spinning.

**Created By :** National TAB

**Assigned To :** National TAB - Dan Hertenstein

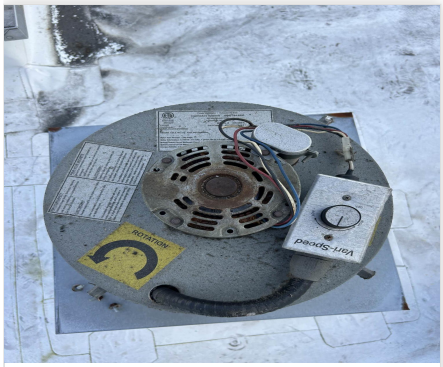
**Status :** Open

**Priority :** Urgent

**Asset Tag :**

**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details




**12/05/2025**

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** EFs 1, 2 - Loose Belts

**Description :** Belts are slightly loose on EFs 1 and 2. May need adjusted or replaced soon.

| | | | |
|---|---|---|---|
| **Created By :** | National TAB | **Assigned To :** | National TAB - Dan Hertenstein |
| **Status :** | Open | | |
| **Priority :** | Medium | **Asset Tag :** | |
| **Originated Date :** | 12/05/2025 - Mark Johnson - National TAB | | |

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** Kitchen Ductwork - Water Damage

**Description :** Much of the ductwork in the kitchen has wet and sagging insulation. Recommend service.

**Created By :** National TAB

**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open

**Priority :** Urgent

**Asset Tag :**

**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details

**12/05/2025**

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** MUA Pulleys Rusted
**Description :** MUA pulleys are rusted and worn.

| | | | |
|---|---|---|---|
| **Created By :** | National TAB | **Assigned To :** | National TAB - Dan Hertenstein |
| **Status :** | Open | | |
| **Priority :** | Medium | **Asset Tag :** | |
| **Originated Date :** | 12/05/2025 - Mark Johnson - National TAB | | |

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** RTU 1 - Loose Insulation

**Description :** There is loose insulation in the blower compartment of RTU 1. Insulation is hanging low and at risk of being caught in the pulleys. Recommend repair.

| | | | |
|---|---|---|---|
| **Created By :** | National TAB | **Assigned To :** | National TAB - Dan Hertenstein |
| **Status :** | Open | | |
| **Priority :** | High | **Asset Tag :** | |
| **Originated Date :** | 12/05/2025 - Mark Johnson - National TAB | | |

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** RTU 5 Blower Dirty

**Description :** RTU 5’s blower wheel is getting dirty and may need cleaned soon.

**Created By :** National TAB

**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open

**Priority :** Medium

**Asset Tag :**

**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** RTU Condensate Drains

**Description :** RTU condensate drains are broken, water is pooling around each unit as a result.

**Created By :** National TAB

**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open

**Priority :** High

**Asset Tag :**

**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

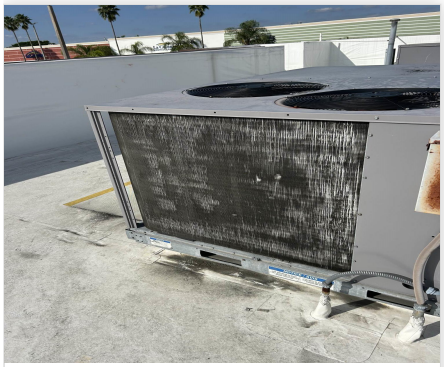
### Project Issue Information

**Issue Name :** RTU Condenser Coils
**Description :** There is some fin damage on all RTU condenser coils.

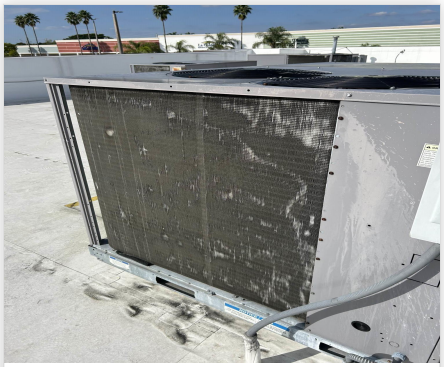
**Created By :** National TAB
**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open
**Priority :** Medium
**Asset Tag :**
**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details



**12/05/2025**



**12/05/2025**

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** RTU Filters Dirty
**Description :** All RTU final filters are dirty and need replaced soon.

**Created By :** National TAB
**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open
**Priority :** High
**Asset Tag :**
**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details

**12/05/2025**

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### Project Issue Information

**Issue Name :** RTUs - OA Filters

**Description :** Outside air intake filters are dirty or damaged on all RTUs. Recommend repair/replacement.

**Created By :** National TAB

**Assigned To :** National TAB - Dan Hertenstein

**Status :** Open

**Priority :** Urgent

**Asset Tag :**

**Originated Date :** 12/05/2025 - Mark Johnson - National TAB

Project Issue File Details

12/05/2025

12/05/2025

12/05/2025

NATIONAL TAB

## AIR BALANCE SCHEDULE

| UNIT | AREA SERVED | HVAC SUPPLY | | HVAC RETURN | | HVAC OUTDOOR | | OA % | | HOOD MAKE-UP | | HOOD EXHAUST | | GENERAL EXH. | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | DESIGN | ACTUAL | DESIGN | ACTUAL | DESIGN | ACTUAL | DESIGN | ACTUAL | DESIGN | ACTUAL | DESIGN | ACTUAL | DESIGN | ACTUAL |
| RTU-1 | FRONT DINING | | 2998 | | 2902 | | 96 | | 3.2% | | | | | | |
| RTU-2 | BAR / MAIN DINING | | 2729 | | 1737 | | 992 | | 36.4% | | | | | | |
| RTU-3 | SIDE DINING / RESTROOMS | | 2898 | | 2898 | | 0 | | 0.0% | | | | | | |
| RTU-4 | KITCHEN | | 4030 | | 3192 | | 838 | | 20.8% | | | | | | |
| RTU-5 | BOH | | 1892 | | 1892 | | 0 | | 0.0% | | | | | | |
| MUA-1 | HOOD 1 | | | | | | | | | | 4174 | | | | |
| EF-1 | HOOD 1-LEFT | | | | | | | | | | | | 4269 | | |
| EF-2 | HOOD 1-RIGHT | | | | | | | | | | | | 2778 | | |
| EF-3 | HOOD 2 | | | | | | | | | | | | 1615 | | |
| EF-4 | WATER ROOM | | | | | | | | | | | | | | 0 |
| EF-5 | RESTROOMS | | | | | | | | | | | | | | 0 |
| **TOTALS** | | | 14547 | | 12621 | | 1926 | | | | 4174 | | 8662 | | 0 |

**NET BUILDING AIRFLOW CALCULATION**

| TOTALS | DESIGN | ACTUAL |
|---|---|---|
| TOTAL OA | N/A | 6100 |
| TOTAL EXHAUST | N/A | 8662 |
| **NET AIRFLOW** | N/A | -2562 |

| DOOR TESTED | BUILDING PRESSURE MEASUREMENTS (IN. H20) |
|---|---|
| FRONT | -0.0146 |
| SIDE | -0.0132 |
| REAR | -0.0113 |
| **AVERAGE** | **-0.013** |

**FINAL CHECKS**

ACTUAL NET AIRFLOW COINCIDES WITH DESIGN: ✗

MEASURED PRESSURES COINCIDES WITH ACTUAL NET AIRFLOW: ✓

PRESSURE FALLS WITHIN IMC TOLERANCE OF +/-0.02" W.C. ✓

NOTES:



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# CheckList List

- 01: GENERAL PICTURE
- 02: GENERAL INSPECTION
- 03: RTU INSPECTION
- 04: EF INSPECTION
- 05: MUA INSPECTION
- 06: HOOD INSPECTION

## 12-01-25 APPLEBEES PEMBROKE PINES, FL

### CheckList Information

| | | | |
|---|---|---|---|
| **Name :** | 01: GENERAL PICTURE | **Status :** | Completed |
| **Assigned Organization :** | National TAB | **Asset :** | |
| **Requesting Organization :** | National TAB | | |
| **Created Date :** | 11/25/2025 - Trinity Dodds - National TAB | | |
| **Completed Date :** | 12/04/2025 - Mark Johnson - National TAB | | |

### CheckList Item Details

**Take the following pictures**

**Rooftop from multiple angles**

**Comment:**

**12/04/2025**

**12/04/2025**

**Exterior of the building from multiple angles**

**Comment:**

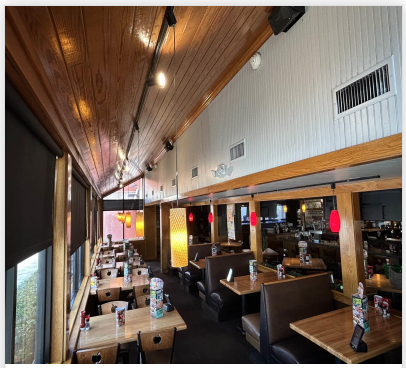
12/04/2025

12/04/2025

**Dining area so that diffusers are visible**

**Comment:**

12/02/2025



12/02/2025

12/02/2025

**Kitchen areas so that diffusers are visible**

**Comment:**

12/02/2025

12/02/2025

**Thermostats**

**Comment:**

12/02/2025

**Temp/humidity sensors zoomed out**

**Comment:**

12/02/2025

12/02/2025

12/02/2025

**Temp/humidity sensors zoomed out (continued)**

**Comment:**

12/02/2025

**Breaker panels with doors open**

**Comment:**

12/02/2025

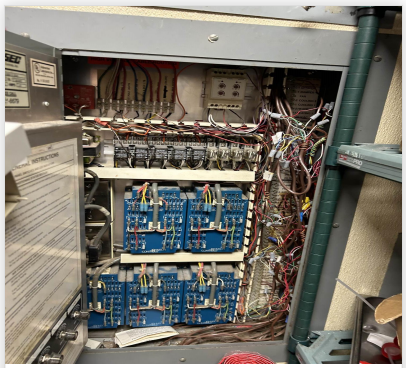
12/02/2025

12/02/2025

**Breaker panels with doors open (continued)**

**Comment:**

12/02/2025



12/02/2025

12/02/2025

**Any additional areas of concern (stained tiles, rusted diffusers, etc)**

**Comment:**

Some dirty tiles and diffusers around kitchen

**12/04/2025**

# 12-01-25 APPLEBEES PEMBROKE PINES, FL

## CheckList Information

| | | | |
|---|---|---|---|
| **Name :** | 02: GENERAL INSPECTION | **Status :** | Completed |
| **Assigned Organization :** | National TAB | **Asset :** | |
| **Requesting Organization :** | National TAB | | |
| **Created Date :** | 11/25/2025 - Trinity Dodds - National TAB | | |
| **Completed Date :** | 12/04/2025 - Mark Johnson - National TAB | | |

## CheckList Item Details

**General Inspection**

**Interview manager to find out what HVAC and KVS related issues they have and any recurring complaints (temperature, humidity, smoke capture, building pressure, drafting, etc).**

**Comment:**

Per manager: customers express that it's hot on the "greenhouse" side of the dining room (sidewalk grilles, large windows). No comfort issues in the kitchen were reported.

**With all fans running, measure the building pressure at all doors. Building pressure measurements:**

**Comment:**

Front: -0.0146" // Side: -0.0132" // Back: -0.0113"

| | |
|---|---|
| **Are thermostats programmable and can they be programmed for a Fan On schedule?** | Pass |

**Comment:**

| | |
|---|---|
| **Are all diffusers free of damage and rust?** | Pass |

**Comment:**

| | |
|---|---|
| **Ductwork appears to be intact and has not come loose above ceiling?** | Pass |

**Comment:**

| | |
|---|---|
| **Does all duct insulation above the ceiling appear to be intact?** | Fail |

**Comment:**

Wet and sagging insulation throughout kitchen ductwork

| | |
|---|---|
| **Mark up drawing if provided with any changes to diffuser location. Otherwise, create a basic drawing showing walls, diffuser locations, diffuser numbers, and hood locations. Upload to files section of HUB** | Pass |

**Comment:**

Included in report

# 12-01-25 APPLEBEES PEMBROKE PINES, FL

## CheckList Information

| | | | |
|---|---|---|---|
| **Name :** | 03: RTU INSPECTION | **Status :** | Completed |
| **Assigned Organization :** | National TAB | **Asset :** | |
| **Requesting Organization :** | National TAB | | |
| **Created Date :** | 11/25/2025 - Trinity Dodds - National TAB | | |
| **Completed Date :** | 12/04/2025 - Mark Johnson - National TAB | | |

## CheckList Item Details

**RTU Inspection**

**Area served**

**Comment:**

RTU 1: Front Dining RTU 2: Main Dining and Bar // RTU 3: Side Dining and Restrooms // RTU 4: Kitchen // RTU 5: BOH

**Size of main supply drop**

**Comment:**

RTU 1: 28”x14” // RTU 2: 30”x14” // RTU 3: 28”x14” // RTU 4: 28”x14” // RTU 5: 18”x14”

**Size of main return drop**

**Comment:**

RTU 1: 32”x14” // RTU 2: 34”x14” // RTU 3: 28”x14” // RTU 4: 28”x14” // RTU 5: 25”x12”

**Look down both the supply drop and return drops from the RTU. Are ducts clean or do they require cleaning? And are they free of obstructions?** Pass

**Comment:**

**Take pictures looking down the drops** Pass

**Comment:**

Included in assets

**Evaporator coil is clean and in good condition** Pass

**Comment:**

| | |
|---|---|
| **Condenser coil is clean and in good condition** | Fail |

**Comment:**

Some coil damage on all RTUs

| | |
|---|---|
| **Blower wheel is clean and in good condition** | Fail |

**Comment:**

RTU 5 wheel is dirty

| | |
|---|---|
| **Filters are clean** | Fail |

**Comment:**

All filters are dirty and need replaced

| | |
|---|---|
| **Belt tight and in good condition** | Pass |

**Comment:**

| | |
|---|---|
| **Is an economizer installed and does it respond to adjustment?** | N/A |

**Comment:**

Manual adjust only

| | |
|---|---|
| **Does the unit have dehumidification?** | N/A |

**Comment:**

No dehumidification

| | |
|---|---|
| **If the unit has dehumidification is the humidity sensor wired properly?** | N/A |

**Comment:**

| | |
|---|---|
| **Is the unit free of unusual noise and vibration?** | Pass |

**Comment:**

| | |
|---|---|
| **Feel around curb. Is there any noticeable air leakage while the unit is running?** | Pass |

**Comment:**

| | |
|---|---|
| **Cooling is functional** | Pass |

**Comment:**

| | |
|---|---|
| **Heating is functional** | N/A |

**Comment:**

Heating is wired but was not tested

**Note any other damage or areas of concern:**

**Comment:**

Loose insulation in blower compartment of RTU 1, in danger of getting caught on blower wheel.

# 12-01-25 APPLEBEES PEMBROKE PINES, FL

## CheckList Information

| | | | |
|---|---|---|---|
| **Name :** | 04: EF INSPECTION | **Status :** | Completed |
| **Assigned Organization :** | National TAB | **Asset :** | |
| **Requesting Organization :** | National TAB | | |
| **Created Date :** | 11/25/2025 - Trinity Dodds - National TAB | | |
| **Completed Date :** | 12/05/2025 - Mark Johnson - National TAB | | |

## CheckList Item Details

**EF Inspection:**

**Area served**

**Comment:**

EF 1: HD 1L // EF 2: HD 1R // EF 3: HD 2 // EF 4: Water Room // EF 5: Restrooms

**Measure length and width of curb.**

**Comment:**

EF 1: 27”x27” // EF 2: 27”x27” // EF 3: 20”x20” // EF 4: 18”x18” // EF 5: 15”x15”

| | |
|---|---|
| **No unusual noise or vibration?** | Fail |

**Comment:**

EF 5 - Motor humming, no rotation

| | |
|---|---|
| **List any visual damage** | Pass |

**Comment:**

| | |
|---|---|
| **If direct drive fan, is the speed controller or VFD functional?** | N/A |

**Comment:**

| | |
|---|---|
| **If belt driven are the pulleys in good condition and not rusted?** | Pass |



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**Comment:**

| | |
|---|---|
| **Is the belt tight?** | Fail |

**Comment:**

Belts loose - EF 1 and EF 2

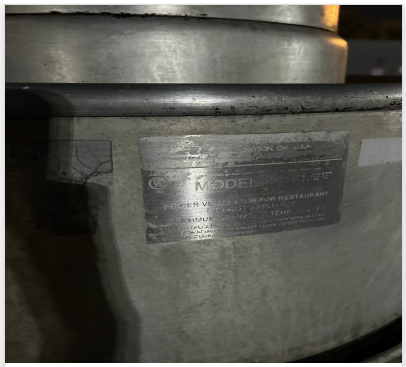
**12/04/2025**

**Pictures**

**Unit nameplate**

**Comment:**

**12/04/2025**



**12/04/2025**

**12/04/2025**

**Exterior of fan from multiple angles**

**Comment:**

12/04/2025

12/04/2025

12/04/2025

**Inside of motor compartment**

**Comment:**

12/04/2025

12/04/2025

12/04/2025

# 12-01-25 APPLEBEES PEMBROKE PINES, FL

## CheckList Information

| | | | |
|---|---|---|---|
| **Name :** | 05: MUA INSPECTION | **Status :** | Completed |
| **Assigned Organization :** | National TAB | **Asset :** | |
| **Requesting Organization :** | National TAB | | |
| **Created Date :** | 11/25/2025 - Trinity Dodds - National TAB | | |
| **Completed Date :** | 12/04/2025 - Mark Johnson - National TAB | | |

## CheckList Item Details

**MUA Inspection**

| | |
|---|---|
| **No unusual noise or vibration?** | Fail |
| **Comment:** Motor vibrates and squeaks loudly when compartment is open | |
| **List any visual damage** | Pass |
| **Comment:** | |
| **If direct drive fan, is the speed controller or VFD functional?** | N/A |
| **Comment:** | |
| **If belt driven are the pulleys in good condition and not rusted?** | Fail |
| **Comment:** Pulleys rusted | |



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**12/04/2025**

| | |
|---|---|
| **Is the belt tight?** | Pass |
| **Comment:** | |
| **If there is a heater is it functional?** | N/A |
| **Comment:** No heat | |
| **Is gas valve turned on?** | N/A |
| **Comment:** | |
| **If there is cooling, is it functional?** | N/A |
| **Comment:** No cooling | |
| **Are the intake air filters clean?** | Pass |
| **Comment:** | |
| **Is the blower wheel clean and are internal compartments clean?** | Pass |
| **Comment:** | |
| **If there is cooling, is the condenser in good condition?** | N/A |
| **Comment:** | |

# 12-01-25 APPLEBEES PEMBROKE PINES, FL

## CheckList Information

| | | | |
|---|---|---|---|
| **Name :** | 06: HOOD INSPECTION | **Status :** | Completed |
| **Assigned Organization :** | National TAB | **Asset :** | |
| **Requesting Organization :** | National TAB | | |
| **Created Date :** | 11/25/2025 - Trinity Dodds - National TAB | | |
| **Completed Date :** | 12/04/2025 - Mark Johnson - National TAB | | |

## CheckList Item Details

**Hood Inspection**

| | |
|---|---|
| **Is the hood free of any damage?** | Pass |
| **Comment:** | |
| **Are there any end panels installed on either side of the hood?** | N/A |
| **Comment:** | |
| **Are all hood filters installed and free of damage?** | Pass |
| **Comment:** | |
| **Do hood filters appear to be clean?** | Pass |
| **Comment:** | |
| **Is all kitchen equipment pushed underneath the hood with at least 6" of overhang on all sides?** | Fail |
| **Comment:** Fryer is at left edge of HD 1L | |
| **Is the MUA discharge plenum clean and not clogged? If there is a PSP shine a light into the perforated metal and see if the top layer appears to be clogged** | Pass |

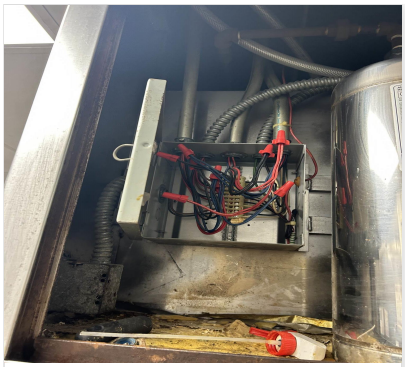
**Comment:**

| | |
|---|---|
| **Are any of the ceiling tiles stained around the hood?** | Pass |

**Comment:**

| | |
|---|---|
| **Is there a pre-wire panel? If so take a picture with the door open** | Pass |

**Comment:**



**12/04/2025**

| | |
|---|---|
| **Is there a pre-wire panel? If so take a picture with the door open** | N/A |

**Comment:**

**Perform a smoke test or observe heavy cooking and note the % capture:**

**Comment:**

HD 1L: 85% (Smoke leakage at left edge due to close proximity of fryers) // HD 1R: 100%

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: AHU/RTU

**Asset: RTU1** AREA:FRONT DINING

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | DAIKIN |
| **Serial Num** | N/A |
| **Model Num** | N/A |

| Motor Data | |
|---|---|
| | **Actual** |
| **Motor MFG** | US MOTORS |
| **Horsepower** | 2.0 |
| **Motor Rpm** | 1750 |
| **Phase** | 3 |
| **Rated Voltage** | 208-230 |
| **Rated Amperage** | 6.4-6.0 |

| Test Data | |
|---|---|
| | **Actual** |
| **SF CFM** | 2998 |
| **SF RPM** | 816 |
| **MOTOR RPM** | 1745 |
| **RA CFM** | 2902 |
| **OA CFM** | 96 |
| **RL Voltage** | 208/210/210 |
| **RL Amperage** | 4.2/4.0/4.3 |
| **SF System SetPt** | HIGH SPEED |
| **OA Damper Position** | MANUAL |
| **OA Damper Type** | MANUAL ADJUST |

| Performance Data | |
|---|---|
| | **Actual** |
| **MA Plenum SP** | -0.40” |
| **Fan Suction SP** | -0.68” |
| **Fan Discharge SP** | 0.47” |
| **Total ESP** | 0.87” |
| **Fan Total SP** | 1.15” |

Completed By: Mark Johnson on 12/03/2025

Notes:
Unit data sticker is not legible.

Written By: Mark Johnson on 12/05/2025



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## Unit Data - PHOTO LOG

**12/02/2025**

## Test Data - PHOTO LOG

**12/03/2025**

# National TAB

**Project:12-01-25 APPLEBEES PEMBROKE PINES, FL**

## AHU/RTU

**Diffuser Supply (GRD)**

**RTU1/FRONT DINING**

| Asset | | | |
|---|---|---|---|
| **Asset Name** | **Location** | **AK** | **FINAL CFM** |
| SGRD1 | FRONT VESTIBULE | 1 | 179 |
| SGRD2 | FOH | 1 | 343 |
| SGRD3 | DINING | 1 | 281 |
| SGRD4 | DINING | 1 | 299 |
| SGRD5 | DINING | 1 | 311 |
| SGRD6 | DINING | 1 | 417 |
| SGRD7 | DINING | 1 | 386 |
| SGRD8 | DINING | 1 | 378 |
| SGRD9 | DINING | 1 | 404 |
| Total | | | 2998 |



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# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: AHU/RTU

**Asset: RTU2** AREA:BAR + MAIN DINING

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | ICP |
| **Serial Num** | P221237433 |
| **Model Num** | RAS119H0CA0AAAA |

| Motor Data | |
|---|---|
| | **Actual** |
| **Motor MFG** | MARATHON |
| **Horsepower** | N/A |
| **Motor Rpm** | 1725 |
| **Phase** | 3 |
| **Rated Voltage** | 230 |
| **Rated Amperage** | 10.6 |

| Test Data | |
|---|---|
| | **Actual** |
| **SF CFM** | 2729 |
| **SF RPM** | 889 |
| **MOTOR RPM** | 1742 |
| **RA CFM** | 1737 |
| **OA CFM** | 992 |
| **RL Voltage** | 212 |
| **RL Amperage** | 6.1/5.7/5.9 |
| **SF System SetPt** | 60 HZ |
| **OA Damper Position** | MANUAL [1] |
| **OA Damper Type** | MANUAL ADJUST |

| Performance Data | |
|---|---|
| | **Actual** |
| **MA Plenum SP** | -0.95” |
| **Fan Suction SP** | -1.22” |
| **Fan Discharge SP** | 0.15” |
| **Total ESP** | 1.10” |
| **Fan Total SP** | 1.37” |

Completed By: Mark Johnson on 12/03/2025

Notes:
[1] Damper is broken in half, OA is fully open on one side as a result.

Written By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

# National TAB

**Project:12-01-25 APPLEBEES PEMBROKE PINES, FL**

## AHU/RTU

**Diffuser Supply (GRD)**

**RTU2/BAR + MAIN DINING**

| Asset | | | |
|---|---|---|---|
| **Asset Name** | **Location** | **AK** | **FINAL CFM** |
| SGRD1 | BAR/DINING | 1 | 193 |
| SGRD2 | BAR/DINING | 1 | 265 |
| SGRD3 | BAR/DINING | 1 | 394 |
| SGRD4 | BAR/DINING | 1 | 275 |
| SGRD5 | BAR/DINING | 1 | 172 |
| SGRD6 | BAR/DINING | 1 | 165 |
| SGRD7 | BAR/DINING | 1 | 223 |
| SGRD8 | BAR/DINING | 1 | 231 |
| SGRD9 | BAR/DINING | 1 | 194 |
| SGRD10 | DINING | 1 | 204 |
| SGRD11 | DINING | 1 | 156 |
| SGRD12 | DINING | 1 | 257 |
| Total | | | 2729 |



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# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: AHU/RTU

**Asset: RTU3** AREA:SIDE DINING + RESTROOMS

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | ICP |
| **Serial Num** | P221036031 |
| **Model Num** | RAS089H0CA0AAAA |

| Motor Data | |
|---|---|
| | **Actual** |
| **Motor MFG** | MARATHON |
| **Horsepower** | N/A |
| **Motor Rpm** | 1725 |
| **Phase** | 3 |
| **Rated Voltage** | 208-230 |
| **Rated Amperage** | 8.8-8.6 |

| Test Data | |
|---|---|
| | **Actual** |
| **SF CFM** | 2898 |
| **SF RPM** | 778 |
| **MOTOR RPM** | 1748 |
| **RA CFM** | 2898 |
| **OA CFM** | 0 [1] |
| **RL Voltage** | 213 |
| **RL Amperage** | 4.9/4.9/5.4 |
| **SF System SetPt** | 60 HZ |
| **OA Damper Position** | CLOSED [1] |
| **OA Damper Type** | MANUAL ADJUST |

| Performance Data | |
|---|---|
| | **Actual** |
| **MA Plenum SP** | -0.48” |
| **Fan Suction SP** | -0.85” |
| **Fan Discharge SP** | 0.27” |
| **Total ESP** | 0.75” |
| **Fan Total SP** | 1.12” |

Completed By: Mark Johnson on 12/03/2025

Notes:
[1] A negligible amount of outside air is present due to damage to OA damper (very small gap at top-right corner). Cannot be accurately measured on the roof.

Written By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

## Test Data - PHOTO LOG

**12/03/2025**

# National TAB

**Project:12-01-25 APPLEBEES PEMBROKE PINES, FL**

## AHU/RTU

**Diffuser Supply (GRD)**

**RTU3/SIDE DINING + RESTROOMS**

| Asset | | | |
|---|---|---|---|
| **Asset Name** | **Location** | **AK** | **FINAL CFM** |
| SGRD1 | SIDE DINING | 1 | 351 |
| SGRD2 | SIDE DINING | 1 | 402 |
| SGRD3 | SIDE DINING | 1 | 363 |
| SGRD4 | SIDE DINING | 1 | 354 |
| SGRD5 | SIDE DINING | 1 | 325 |
| SGRD6 | SIDE DINING | 1 | 179 |
| SGRD7 | SIDE DINING | 1 | 363 |
| SGRD8 | HALL | 1 | 230 |
| SGRD9 | MEN'S RR | 1 | 63 |
| SGRD10 | WOMEN'S RR | 1 | 128 |
| SGRD11 | OFFICE | 1 | 140 |
| Total | | | 2898 |



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# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: AHU/RTU

**Asset: RTU4** AREA:KITCHEN

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | ICP |
| **Serial Num** | P230873302 |
| **Model Num** | RAV120H02A0AAAA |

| Motor Data | |
|---|---|
| | **Actual** |
| **Phase** | 3 |
| **Rated Voltage** | 208/230 |
| **Rated Amperage** | 6.4 |

| Test Data | |
|---|---|
| | **Actual** |
| **SF CFM** | 4030 |
| **SF RPM** | 1926 |
| **MOTOR RPM** | N/A |
| **RA CFM** | 3192 |
| **OA CFM** | 838 |
| **RL Voltage** | 212/211/213 |
| **RL Amperage** | 6.7/6.4/5.7 |
| **SF System SetPt** | C70 |
| **OA Damper Position** | MANUAL (MARKED) |
| **OA Damper Type** | MANUAL ADJUST |

| Performance Data | |
|---|---|
| | **Actual** |
| **MA Plenum SP** | -0.91” |
| **Fan Suction SP** | -1.58” |
| **Fan Discharge SP** | 0.22” |
| **Total ESP** | 1.13” |
| **Fan Total SP** | 1.80” |

Completed By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

## Test Data - PHOTO LOG

**12/03/2025**

**Diffuser Supply (GRD)**

**RTU4/KITCHEN**

| Asset | | | |
|---|---|---|---|
| **Asset Name** | **Location** | **AK** | **FINAL CFM** |
| SGRD1 | KITCHEN | 1 | 357 |
| SGRD2 | KITCHEN | 1 | 486 |
| SGRD3 | KITCHEN | 1 | 500 |
| SGRD4 | KITCHEN | 1 | 503 |
| SGRD5 | KITCHEN | 1 | 561 |
| SGRD6 | KITCHEN | 1 | 644 |
| SGRD7 | KITCHEN | 1 | 556 |
| SGRD8 | KITCHEN | 1 | 423 |
| Total | | | 4030 |

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: AHU/RTU

**Asset: RTU5** AREA:BOH

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | CARRIER |
| **Serial Num** | 3313C85440 |
| **Model Num** | 50TC-A06A2B5A0A0A0 |

| Motor Data | |
|---|---|
| | **Actual** |
| **Motor MFG** | MARATHON |
| **Horsepower** | N/A |
| **Motor Rpm** | 1725 |
| **Phase** | 3 |
| **Rated Voltage** | 208-230/460 |
| **Rated Amperage** | 6.9-6.7/3.4 |

| Test Data | |
|---|---|
| | **Actual** |
| **SF CFM** | 1892 |
| **SF RPM** | 1278 |
| **MOTOR RPM** | 1773 |
| **RA CFM** | 1892 |
| **OA CFM** | 0 |
| **RL Voltage** | 209 |
| **RL Amperage** | 3.9/3.9/3.8 |
| **SF System SetPt** | 60 HZ |
| **OA Damper Position** | CLOSED |
| **OA Damper Type** | MANUAL ADJUST |

| Performance Data | |
|---|---|
| | **Actual** |
| **MA Plenum SP** | -0.25” |
| **Fan Suction SP** | -0.60” |
| **Fan Discharge SP** | 0.18” |
| **Total ESP** | 0.43” |
| **Fan Total SP** | 0.78” |

Completed By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

## Test Data - PHOTO LOG

**12/03/2025**

# National TAB

**Project:12-01-25 APPLEBEES PEMBROKE PINES, FL**

## AHU/RTU

**Diffuser Supply (GRD)**

**RTU5/BOH**

| Asset | | | |
|---|---|---|---|
| **Asset Name** | **Location** | **AK** | **FINAL CFM** |
| SGRD1 | BOH | 1 | 408 |
| SGRD2 | BOH | 1 | 156 |
| SGRD3 | BOH | 1 | 664 |
| SGRD4 | BOH | 1 | 664 |
| Total | | | 1892 |

| Asset | Notes | Date | Written By |
|---|---|---|---|
| SGRD3 | Diffusers 3 and 4 were inaccessible via flow hood. Airflow was measured by traversing the common branch serving diffusers 3 and 4. Total airflow for the branch is 1328 CFM. | 12/05/2025 | Mark Johnson |



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# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: FAN - Supply

**Asset: MAU1** AREA:HD 1

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | N/A |
| **Model Num** | N/A |
| **Serial Num** | N/A |

| Motor Data | |
|---|---|
| | **Actual** |
| **Motor MFG** | US MOTORS |
| **Horsepower** | 2 |
| **Motor Rpm** | 1725 |
| **Phase** | 3 |
| **Voltage (rated)** | 208-230/460 |
| **Amperage (rated)** | 6.1-6.3/3.1 |

| Test Data | |
|---|---|
| | **Actual** |
| **CFM** | 4174 |
| **SF RPM** | 860 |
| **Motor RPM** | 1695 |
| **SF System SetPt** | 60 HZ |
| **RL Voltage** | 213/211/213 |
| **RL Amperage** | 8.2/8.2/8.3 |

Completed By: Mark Johnson on 12/03/2025

Notes:
No unit nameplate.

Written By: Mark Johnson on 12/02/2025



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## Unit Data - PHOTO LOG

**12/02/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: FAN - Exhaust

**Asset: EF1** AREA:HD 1L

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | LAU INDUSTRIES |
| **Model Num** | N/A |
| **Serial Num** | N/A |

| Motor Data | |
|---|---|
| | **Actual** |
| **Horsepower** | 1.5 |
| **Motor Rpm** | 1725 |
| **Phase** | 3 |
| **Voltage (rated)** | 208-230 |
| **Amperage (rated)** | 4.7 |

| Test Data | |
|---|---|
| | **Actual** |
| **CFM** | 4269 |
| **Fan RPM** | N/A |
| **Motor RPM** | N/A |
| **System SetPt** | 60 HZ |
| **RL Voltage** | 207 (L1-L3) |
| **RL Amperage** | 5.2 (L1) |

Completed By: Mark Johnson on 12/03/2025

Notes:
Unit model/serial numbers are not legible. No disconnect on roof, cannot power off fan to check RPMs due to cooking.

Written By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/02/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: FAN - Exhaust

**Asset: EF2** AREA:HD 1R

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | CAPTIVEAIRE |
| **Model Num** | N/A |
| **Serial Num** | N/A [1] |

| Motor Data | |
|---|---|
| | **Actual** |
| **Horsepower** | 1.5 |
| **Motor Rpm** | 1725 |
| **Phase** | 3 |
| **Voltage (rated)** | 200-230 |
| **Amperage (rated)** | 5.8 |

| Test Data | |
|---|---|
| | **Actual** |
| **CFM** | 2778 |
| **Fan RPM** | 1011 |
| **Motor RPM** | 1736 |
| **System SetPt** | 60 HZ |
| **RL Voltage** | 212/212/209 |
| **RL Amperage** | 4.1 (L2) [2] |

Completed By: Mark Johnson on 12/03/2025

Notes:
[1] Unit nameplate is not legible.
[2] Lines 1 and 3 wires are too short to collect amperage readings safely.

Written By: Mark Johnson on 12/02/2025



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## Unit Data - PHOTO LOG

**12/02/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: FAN - Exhaust

**Asset: EF3** AREA:HD 2

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | DAYTON |
| **Model Num** | 5DVP8 |
| **Serial Num** | 25658239 |

| Motor Data | |
|---|---|
| | **Actual** |
| **Horsepower** | 1/2 |
| **Motor Rpm** | 1650 |
| **Phase** | 1 |
| **Voltage (rated)** | 115/230 |
| **Amperage (rated)** | 5.4/2.7 |

| Test Data | |
|---|---|
| | **Actual** |
| **CFM** | 1615 |
| **Fan RPM** | DD |
| **Motor RPM** | DD |
| **System SetPt** | SINGLE SPEED |
| **RL Voltage** | 121 |
| **RL Amperage** | 4.0 |

Completed By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/02/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: FAN - Exhaust

**Asset: EF4** AREA:WATER ROOM

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | DAYTON |
| **Model Num** | 4YC70G |
| **Serial Num** | 05620868 |

| Motor Data | |
|---|---|
| | **Actual** |
| **Horsepower** | 1/8 |
| **Motor Rpm** | 860 |
| **Phase** | 1 |
| **Voltage (rated)** | 115 |
| **Amperage (rated)** | 2.1 |

| Test Data | |
|---|---|
| | **Actual** |
| **CFM** | 0 |
| **Fan RPM** | 0 |
| **Motor RPM** | 0 |
| **System SetPt** | SINGLE SPEED |
| **RL Voltage** | 0 |
| **RL Amperage** | 0 |

Completed By: Mark Johnson on 12/02/2025

Notes:
Not powered. Requires service.

Written By: Mark Johnson on 12/02/2025



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## Unit Data - PHOTO LOG

**12/05/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: FAN - Exhaust

**Asset: EF5** AREA:RESTROOMS

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | CAPTIVEAIRE |
| **Model Num** | DR12HFA |
| **Serial Num** | 1496927 |

| Motor Data | |
|---|---|
| | **Actual** |
| **Horsepower** | 0.18 |
| **Motor Rpm** | 1625 |
| **Phase** | 1 |
| **Voltage (rated)** | 115 |
| **Amperage (rated)** | 2.0 |

| Test Data | |
|---|---|
| | **Actual** |
| **CFM** | 0 |
| **Fan RPM** | 0 |
| **Motor RPM** | 0 |
| **System SetPt** | SPEED CONTROLLER |
| **RL Voltage** | 0 |
| **RL Amperage** | 0 |

Completed By: Mark Johnson on 12/02/2025

Notes:
Motor is seized. Requires service.

Written By: Mark Johnson on 12/02/2025



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## Unit Data - PHOTO LOG

**12/05/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: Kitchen Hood Type I

**Asset: HDL1** AREA:KITCHEN

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | N/A |
| **Model Num** | N/A |
| **Job / Serial Num** | N/A |
| **Hood length** | 132” |
| **Hood Width** | 48” |
| **Hood Height** | 78” AFF |
| **Supply Plenum Type** | BACK RETURN |

| Test Data Exhaust | | |
|---|---|---|
| | **Design** | **Actual** |
| **Filter Type** | - | BAFFLE |
| **Filter Size 1** | - | 16x20 |
| **Filter Size 2** | - | 16x16 |
| **Filter Qty 1** | - | 5 |
| **Filter Qty 2** | - | 2 |
| **Filter AK factor size 1** | - | 2.08 |
| **Filters AK factor size 2** | - | 1.62 |
| **Filter Total AK Area** | - | 13.64 |
| **Filter1 FPM** | - | 255 |
| **Filter2 FPM** | - | 279 |
| **Filter3 FPM** | - | 360 |
| **Filter4 FPM** | - | 368 |
| **Filter5 FPM** | - | 344 |
| **Filter6 FPM** | - | 299 |
| **Filter7 FPM** | - | 288 |
| **CFM** | - | 4269 |

| Cooking Equipment | |
|---|---|
| | **Actual** |
| **Item 1** | FRYERS |
| **Item 2** | GRIDDLE |
| **Item 3** | OVEN |

Completed By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: Kitchen Hood Type I

**Asset: HDR1** AREA:KITCHEN

| Unit Data | |
|---|---|
| | **Actual** |
| **MFG** | N/A |
| **Model Num** | N/A |
| **Job / Serial Num** | N/A |
| **Hood length** | 108” |
| **Hood Width** | 48” |
| **Hood Height** | 78” AFF |
| **Supply Plenum Type** | BACK RETURN |

| Test Data Exhaust | | |
|---|---|---|
| | **Design** | **Actual** |
| **Filter Type** | - | BAFFLE |
| **Filter Size 1** | - | 16x25 |
| **Filter Size 2** | - | 16x20 |
| **Filter Qty 1** | - | 1 |
| **Filter Qty 2** | - | 4 |
| **Filter AK factor size 1** | - | 2.66 |
| **Filters AK factor size 2** | - | 2.08 |
| **Filter Total AK Area** | - | 10.98 |
| **Filter1 FPM** | - | 259 |
| **Filter2 FPM** | - | 284 |
| **Filter3 FPM** | - | 310 |
| **Filter4 FPM** | - | 215 |
| **Filter5 FPM** | - | 201 |
| **CFM** | - | 2778 |

| Cooking Equipment | |
|---|---|
| | **Actual** |
| **Item 1** | GRIDDLE |
| **Item 2** | GAS STOVE |

Completed By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

# National TAB

**Project: 12-01-25 APPLEBEES PEMBROKE PINES, FL**

## System/Unit: Kitchen Hood Type II

**Asset: HD2** AREA:DISHWASHER

| Unit Data | | |
|---|---|---|
| | **Design** | **Actual** |
| **MFG** | NA | N/A |
| **Model Num** | NA | N/A |
| **Serial Num** | - | N/A |
| **Type** | - | TYPE II |
| **Hood length** | - | 84” |
| **Hood Width** | - | 36” |

| Test Data | | |
|---|---|---|
| | **Design** | **Actual** |
| **Exhaust CFM** | - | 1615 |

Completed By: Mark Johnson on 12/03/2025



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## Unit Data - PHOTO LOG

**12/03/2025**

Women's Restroom
Men's Restroom
Office
Walk-In Cooler/Freezer
Kitchen
EF5-2
EF5-1
3-11
5-2
3-10
3-9
5-3
5-4
5-1
3-8
HD 1L
HD 1R
4-6
4-8
4-7
4-5
HD 2
4-1
4-2
4-3
4-4
3-7
2-5
2-6
1-9
3-6
2-4
2-12
3-5
2-7
1-8
3-4
Dining
Bar
2-3
2-11
Side Dining
3-3
2-8
1-7
3-2
2-2
2-9
2-10
3-1
2-1
1-6
Front Vestibule
1-2
1-1
1-3
1-4
1-5

NOT TO SCALE