

Report By:



National TAB
1329 E Kemper Rd, Ste 4210
Cincinnati, OH 45246

Report: Renew
Date: 4/20/2022

PROJECT

FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

1007 UNIVERSITY BLVD
SUFFOLK, VA 23435

Client

HCI Hospitality
520 McCall Road
Manhattan, KS 66502

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

Table Of Contents

Section	Page #
Recommendation List	3
Site Pictures	4
Summary Data	13
Checklist Data	14
AHU/RTU	19
FAN - Supply	23
FAN - Exhaust	24

RECOMMENDATION LIST

Assigned Organization: National TAB

Status: Not Submitted

Asset:

RECOMMENDATION (CLEAN/REPAIR/REPLACE/INFO)	
REPAIR	MAU fire for heat did not light when called for. Call service provider to resolve issue.
REPAIR	RTU-2 has a low refrigeration pressure alarm. Call service provider to resolve issue.
INFO	RTU-3 economizer is not operational. Outside air is manual set. No further action recommended at this time.
INFO	Staff not properly tuning hoods on and off. Staff was turning hoods off before the store closes. NT informed manager on how to operate hoods.

Notes/Comments:



FRONT OF STORE

Assigned To FREDDYS JACKSONVILLE



RTU-1 OA FILTER DIRTY



RTU-1 OA FILTER CLEAN



RTU-2 OA FILTER DIRTY



RTU-2 OA FILTER CLEAN



RTU-3/DOAS OA FILTERS DIRTY



RTU-3/DOAS OA FILTERS CLEAN



MAU OA FILTERS DIRTY

Heavy damage



MUA OA FILTER CLEAN



RTU-1 EVAP FILTERS DIRTY



RTU-1 EVAP FILTERS CLEAN



RTU-2 EVAP FILTER DIRTY



RTU-2 EVAP FILTERS CLEAN



RTU-3/DOAS EVAP FILTERS DIRTY



RTU-3/DOAS EVAP FILTERS CLEAN



RTU-1 EVAP COIL DIRTY



RTU-1 EVAP COIL CLEAN



RTU-2 EVAP COIL DIRTY



RTU-2 EVAP COIL CLEAN



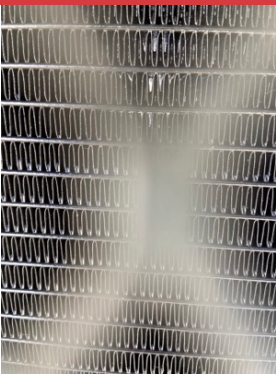
RTU-3/DOAS EVAP COIL DIRTY



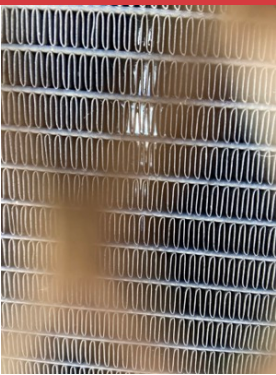
RTU-3 EVAP COIL CLEAN



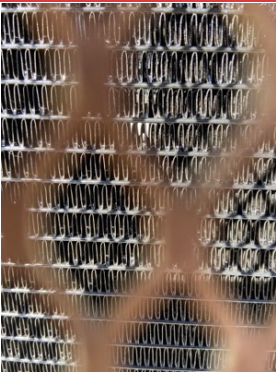
RTU-1 CONDENSER COIL DIRTY



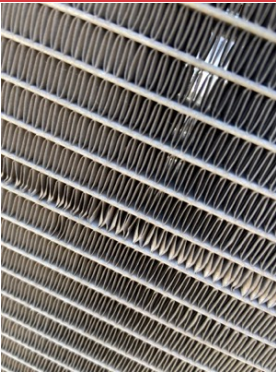
RTU-1 CONDENSER COIL CLEAN



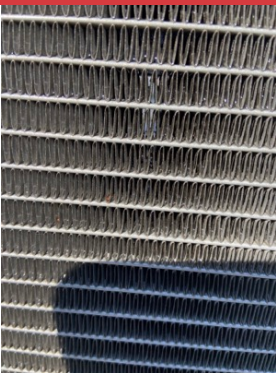
RTU-2 CONDENSER COIL DIRTY



RTU-2 CONDENSER COIL CLEAN



RTU-3/DOAS CONDENSER COIL DIRTY



RTU-3/DOAS CONDENSER COIL CLEAN



RTU-1 CONDENSATION DRAIN



RTU-1 DRAIN PAN CLEAN



RTU-2 CONDENSATION DRAIN



RTU-2 DRAIN PAN CLEAN



RTU-3/DOAS CONDENSATE DRAIN



RTU-3/DOAS DRAIN PAN CLEAN

Project Summary

The purpose of the visit is to perform preventative maintenance for the store. We change belts and filters, clean evaporators and condenser, and check refrigeration and heating cycle where possible. We also, check and set exhaust, outside air, and make up air coming in out of the build to the engineer's design and/or to make the space as comfortable and healthy as possible. All of this ensures a healthy and comfortable space, extends service life of units, and reduces the number of future repairs by prevention.

Freddy's locations for preventative maintenance are done in a pair. This allows two stores preventative maintenance to be completed in one day. To accomplish this the food equipment will be cleaned every 6 months. So, every other visit to a store the food equipment will be evaluated and cleaned.

RTUs: There evaporator coil was rinsed off and cleaned. During warmer months a self-cleaning chemical is sprayed on the evaporator. The outside air filters were rinsed off to remove any dirty, so the unit stays at the designated outside air set point. Based on static pressures, amps, and fan rpm it shows that the total supply has not changed since the last test and balance.

MAU: The intake filters had slight dirt accumulation. They were washed.

All exhaust fans were cleaned out on the roof. The vents to the motor were cleaned so they can vent properly.

All issues found are reported in the Recommendation list at the start of the report.

BUILDING PRESSURE SET POINTS

Assigned Organization: National TAB

Status: Not Submitted

Asset:

INITIAL AIRFLOWS:	
OA RTU-1 (DINING)	568
OA RTU-2 (DINING)	555
OA RTU-3 (KITCHEN)	346
KEF-1 (GRIDDLE)	2526
KEF-2 (FRYER)	850
EF-1 (RESTROOM)	150
EF-2 (RESTROOM)	150
MAU-1	2290
TOTAL EXHUAST	3676
TOTAL SUPPLY	3759
NET AIRFLOW	+83
BUILDING PRESSURE (in W.C.)	
INITIAL BUILDING PRESSURE	+0.14
FINAL BUILDING PRESSURE	0.008

Notes/Comments:

(1) DAMPER CONTROL FOR RTU-3 MALFUNCTION CASUEING IT TO OPEN UP THE DAMPERS 100% FOR OA. CONTROLS DISENGAED AND MANUALY SET FOR DESIGN.

**PM CHECKLIST
CONDENSATE DRAINS**

Assigned Organization: National TAB

Status: Not Submitted

Asset:

Condensate Traps (RTU 1/RTU 2/RTU 3)	
Record height of trap on A side	5/5/5
Record height of trap on B side	3/3/2.5
Calculate the Height of the trap (H) [A-B=H]	2/2/2.5
Calculate the minimum required height of the trap (1.5" plus Fan Fan. Suc. S.P.)	2.99/3.0/2.97
Is the trap properly size?	NO/NO/NO
Is the evaporator drip pan cleared of debris? (Include Picture)	YES
Is trap properly put together and not damaged? (Include Picture)	YES
Trap flushed with water and debris removed from the trap?	YES

Notes/Comments:

Unit does not show signs of building up with water. Leave drains as is. NT prefers it slightly oversized to account for issues that can occur.

PM CHECKLIST COOLING SEASON

Assigned Organization: National TAB

Status: Not Submitted

Asset:

COOLING SEASON CHECKLIST	
Does the thermostat turn on all stages of cooling properly?	YES
Confirm that the compressors high pressure not tripped (If applicable)?	YES
If the condenser has double layer condenser, was the inner layer cleaned?	YES
Are all condenser fans running?	YES
Is their a proper drop across RTUs evaporator coil?	YES

Notes/Comments:

RTU-2 LOW PRESSURE COMPRESSER 1 IN PRODIGY BOARD.
 RTU-3 COMPRESSOR 1 DID NOT COME ON WHEN JUMPED IN Y1 AND Y2. FREE COOLING//WILL RETEST ON SUMMER SCHEDULED RENEW.

PM CHECKLIST HVAC

Assigned Organization: National TAB

Status: Not Submitted

Asset:

HOOD CHECKLIST	
Smoke test capture - Perimeter of hood	YES, 100%
Smoke test capture - Top of cooking surface	YES,100%
Hoods turn on by switch or HMI?	HMI
Are the hoods "FAN ON BY BUTTON" upon arrival?	YES(1)
RTU PM CHECKLIST	
Outside air fliter clean?	YES
Evaporator Filters Replaced?	YES
Evaporator Coil cleaned?	YES
Condenser cleaned? (Seasonal)	YES
Belt replaced in last 6 months?	YES
Motor ventilation cleared of dust and debris?	YES
Is there a return filter on the Dining Room RTU return duct? If so what type?	NA
Is the return filter clean on the Dinning Rooms RTU Dinning duct?	NA
MAU PM CHECKLIST	
Outside air fliter clean?	YES
Belt replaced in last 6 months?	YES
EXHUAST FAN PM CHECKLIST	
Motor ventilation cleared of dust and debris?	YES
Belt replaced in last 6 months?	YES
Motor ventilation cleared of dust and debris?	YES
Are the screws installed to secure the exhaust fan to the curb?	Yes
THERMOSTAT CHECKLIST	
Are the thermostats in fan "ON" position upon arrival?	YES
Are the thermostats prograded?	YES
ADDITIONAL	
Manager on Duty at time of completion.	DANIELLE TELLER

Is the roof free of debris? if not what was left on the roof?	YES
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Notes/Comments:

(1) UNIT WAS NOT TURNED OFF DURING CLOSING. I TOLD THE MANAGER THAT THEY NEED TO TURN THIS OFF AT NIGHT AND ON IN THE MORNING

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: AHU/RTU

Asset: RTU-1

AREA: DINING

Unit Data		
	Design	Actual
MFG	LENNOX	LENNOX
Model Num	LGH092H4B	LGH092H4B
Serial Num	-	561BE02671
Num OA Filters 1	-	1
OA Filter Size 1	-	28.25X23
Num Final Filter 1	-	4
Final Filter Size 1	-	20X25X2
Num Final Filter 2	-	
Final Filter Size 2	-	

Motor Data		
	Design	Actual
Motor MFG	-	INTERLINK
Frame	-	56
Horsepower	-	3
Motor Rpm	-	1750
Phase	-	3
Rated Voltage	-	200
Rated Amperage	-	8

Drive Data		
	Design	Actual
Belt CL Distance	-	
Num of Belts	-	1
Belt Size	-	AX58
Belt Alignment	-	GOOD

Test Data		
	Design	Actual
SF RPM	822	840
OA CFM	575	568
RL Voltage	-	203/204/205
RL Amperage	-	5.1/5.2/5.3

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.34
Fan Suction SP	-	-0.68
Fan Discharge SP	-	0.81
Total ESP	0.94"	1.15
Fan Total SP	1.01"	1.49
MA Temp (db/wb)	-	61/50
SA Temp (db/wb)	-	41/40

Compressors		
	Design	Actual
Refrigerant Charge	-	R410A
Refrigerant Type	-	REFRIGERANT
Comp 1 RLA	-	6.6/6.2/6.1
Comp 2 RLA	-	7.5/6.8/6.7

General		
	Design	Actual
Unit free of Damage	-	YES
Unit Completely Assembled	-	YES
Unit Leveled	-	YES
Curb & Unit Installed Air Tight	-	YES
Controls Complete	-	YES
Unit Filters Clean	-	YES
Evap Coil Clean	-	YES
Evap Coil Free of Frost	-	YES
Condensor Coil Clean	-	YES
Condensor Fins Straight	-	YES
Refr Sight Glass Dry	-	NA
Condensate Drain Installed	-	YES
Crankcase Heaters Operate	-	NA

Completed By: Ash Albin on 04/20/2022

Notes:

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: AHU/RTU

Asset: RTU-2

AREA: DINING

Unit Data		
	Design	Actual
MFG	LENNOX	LENNOX
Model Num	LGH092H4B	LGH092H4B
Serial Num	-	561BE02670
Num OA Filters 1	-	1
OA Filter Size 1	-	28.5X23
Num Final Filter 1	-	4
Final Filter Size 1	-	20X25X2
Num Final Filter 2	-	
Final Filter Size 2	-	

Motor Data		
	Design	Actual
Motor MFG	-	INTERLINK
Frame	-	56HZ
Horsepower	-	2
Motor Rpm	-	1750
Phase	-	3
Rated Voltage	-	208
Rated Amperage	-	8

Drive Data		
	Design	Actual
Belt CL Distance	-	
Num of Belts	-	1
Belt Size	-	AX58
Belt Alignment	-	GOOD

Test Data		
	Design	Actual
SF RPM	828	849
OA CFM	575	555
RL Voltage	-	203/204/205
RL Amperage	-	5.2/5.1/4.8

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.35
Fan Suction SP	-	-0.69
Fan Discharge SP	-	0.81
Total ESP	1.06"	1.16
Fan Total SP	1.23"	1.50
MA Temp (db/wb)	-	62/50
SA Temp (db/wb)	-	45/49

Compressors		
	Design	Actual
Refrigerant Charge	-	R410A
Refrigerant Type	-	REFRIGERANT
Comp 1 RLA	-	0.0/0.0/0.0
Comp 2 RLA	-	6.5/7.2/6.8

General		
	Design	Actual
Unit free of Damage	-	YES
Unit Completely Assembled	-	YES
Unit Leveled	-	YES
Curb & Unit Installed Air Tight	-	YES
Controls Complete	-	YES
Unit Filters Clean	-	YES
Evap Coil Clean	-	YES
Evap Coil Free of Frost	-	YES
Condensor Coil Clean	-	YES
Condensor Fins Straight	-	YES
Refr Sight Glass Dry	-	NA
Condensate Drain Installed	-	YES
Crankcase Heaters Operate	-	NA

Completed By: Ash Albin on 04/20/2022

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: AHU/RTU

Compressor 1 low pressure alarm in prodigy board, power cycling in y2
Took off morning warmup off
5 blinks on heat Electra compartment =mechanical fault.
Fault disappeard after morning start up time was reduced to 0.

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: AHU/RTU

Asset: RTU-3

AREA: KITCHEN

Unit Data		
	Design	Actual
MFG	LENNOX	LENNOX
Model Num	KGA120H4B	KGA120H4B
Serial Num	-	561BE02289
Num OA Filters 1	-	1
OA Filter Size 1	-	28.5X23
Num Final Filter 1	-	4
Final Filter Size 1	-	20X25X2
Num Final Filter 2	-	
Final Filter Size 2	-	

Motor Data		
	Design	Actual
Motor MFG	-	NEMA
Frame	-	184TZ
Horsepower	-	5
Motor Rpm	-	1765
Phase	-	3
Rated Voltage	-	208
Rated Amperage	-	13.8

Drive Data		
	Design	Actual
Belt CL Distance	-	
Num of Belts	-	1
Belt Size	-	BX59
Belt Alignment	-	GOOD

Test Data		
	Design	Actual
SF RPM	994	1041
OA CFM	350	346
RL Voltage	-	204/205/207
RL Amperage	-	7.2/7.5/7.7

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.62
Fan Suction SP	-	-1.02
Fan Discharge SP	-	0.45
Total ESP	1.52"	1.07
Fan Total SP	1.42"	1.47
MA Temp (db/wb)	-	66/55
SA Temp (db/wb)	-	45/49

Compressors		
	Design	Actual
Refrigerant Charge	-	R410A
Refrigerant Type	-	REFRIGERANT
Comp 1 RLA	-	0.0/0.0/0.0
Comp 2 RLA	-	10.1/11.4/11.2

General		
	Design	Actual
Unit free of Damage	-	YES
Unit Completely Assembled	-	YES
Unit Leveled	-	YES
Curb & Unit Installed Air Tight	-	YES
Controls Complete	-	YES
Unit Filters Clean	-	YES
Evap Coil Clean	-	YES
Evap Coil Free of Frost	-	YES
Condensor Coil Clean	-	YES
Condensor Fins Straight	-	YES
Refr Sight Glass Dry	-	NA
Condensate Drain Installed	-	YES
Crankcase Heaters Operate	-	NA

Completed By: Ash Albin on 04/20/2022

Notes:

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: FAN - Supply

Asset: MUA-1

AREA: H-A1&B1-H-2

Unit Data		
	Design	Actual
MFG	CAPTIVE-AIRE	CAPTIVE AIRE
Model Num	A1-D.250-G10	A1-D.250-G10
Serial Num	-	3070314
Num Filters Size 1	-	3
Filter Size 1	-	16X20X2
Num Filters Size 2	-	
Filter Size 2	-	

Test Data		
	Design	Actual
CFM	2743	2290
SF RPM	1204	1260
Motor RPM	-	1737
RL Voltage	-	203/203/204
RL Amperage	-	3.8/4.4/4.2

Motor Data		
	Design	Actual
Motor MFG	-	WEG
Frame	-	56HZ
Horsepower	-	2
Motor Rpm	-	1740
Phase	-	320
Voltage (rated)	-	8
Amperage (rated)	-	5.95
Service Factor	-	1.15

General		
	Design	Actual
Unit free of Damage	-	YES
Curb & Unit Installed Air Tight	-	YES
Fan Rotation Correct	-	YES
Fan Belt Condition	-	GOOD
Unit Filters Clean	-	YES

Drive Data		
	Design	Actual
Num of Belts	-	1
Belt Size	-	AX37
Belt Alignment Verified	-	HOOD

Gas Heat		
	Design	Actual
Gas Type	-	NATURAL GAS
Burner Type	-	DIRECT FIRE
Heater Operates (y/n)	-	NO
Flame Status (pass/fail)	-	FAIL
Inlet Air Temp SetPt	-	55
Discharge Air Temp SetPt	-	60
Air Flow Switch SP Actual	-	-0.58"

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Notes: ALARM IN ELECTRICAL PANEL. NO GAS HEAT. SYSTEM GOES ON AND DAMPERS OPEN, BUT ONCE IT PTFI IT GOES STRAIT INTO ALARM BUT CONTINUES TO FUNCTION.

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: FAN - Exhaust

Asset: EF-1

AREA: MENS RESTROOM

Unit Data		
	Design	Actual
MFG	COOK	COOK
Model Num	GC-186	GC-186
Serial Num	-	NL

Test Data		
	Design	Actual
CFM	150	150

Motor Data		
	Design	Actual
Motor MFG	-	QUEACE
Horsepower	-	NL
Motor Rpm	-	110
Phase	-	1
Voltage (rated)	-	115
Amperage (rated)	-	0.51

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Notes:

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: FAN - Exhaust

Asset: EF-2

AREA: WOMANS RESTROOM

Unit Data		
	Design	Actual
MFG	COOK	COOK
Model Num	GC-186	GC-186
Serial Num	-	NL

Test Data		
	Design	Actual
CFM	150	150

Motor Data		
	Design	Actual
Motor MFG	-	QUEACE
Horsepower	-	NL
Motor Rpm	-	1100
Phase	-	1
Voltage (rated)	-	115
Amperage (rated)	-	0.51

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Notes:

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: FAN - Exhaust

Asset: KEF-1

AREA: H-A1&B1-GRIDDLE

Unit Data		
	Design	Actual
MFG	CAPTIVE-AIRE	CAPTIVE-AIRE
Model Num	NCA16HPFA	NCA16HPFA
Serial Num	-	3070134
Type	-	UPBLAST
Configuration	-	VERTICAL

Test Data		
	Design	Actual
CFM	2584	2526
Fan RPM	1228	1254
Fan Rotation	-	CCW
Motor RPM	-	1749
RL Voltage	-	201/201/203
RL Amperage	-	3.6/3.5/3.4
Suction ESP	-	-0.84
Discharge ESP	-	ATM
Total ESP	0.95"	0.84"

Motor Data		
	Design	Actual
Motor MFG	-	WEG
Frame	-	56HZ
Horsepower	-	1.5
Motor Rpm	-	1170
Phase	-	3
Voltage (rated)	-	208
Amperage (rated)	-	4.2
Service Factor	-	1.5

Drive Data		
	Design	Actual
Num of Belts	-	1
Belt Size	-	AX22
Belt Alignment Verified	-	GOOD

Completed By: Ash Albin on 04/20/2022

Notes:

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Project: FREDDY'S HCI - SUFFOLK, VA (6802) - RENEW 2CB (3)

System/Unit: FAN - Exhaust

Asset: KEF-2

AREA: H-2-FRYER

Unit Data		
	Design	Actual
MFG	CAPTIVE-AIRE	CAPTIVE-AIRE
Model Num	DU50HFA	DU50HFA
Serial Num	-	3070134
Type	-	UPBLAST
Configuration	-	VERTICAL

Motor Data		
	Design	Actual
Motor MFG	-	HSSA
Frame	-	48Y
Horsepower	-	0.5
Motor Rpm	-	1625
Phase	-	1
Voltage (rated)	-	115
Amperage (rated)	-	7.6
Service Factor	-	1

Test Data		
	Design	Actual
CFM	775	850
Fan RPM	DD	DD
Fan Rotation	-	CCW
Motor RPM	-	DD
System SetPt	-	75P
RL Voltage	-	120
RL Amperage	-	4.5
Total ESP	0.72"	0.78"
Fan Inlet SP	-	-0.78"
Fan Discharge SP	-	ATM

Completed By: Ash Albin on 04/20/2022

Notes: