

REMARKS

Assigned Organization: National TAB

Status: Not Submitted

Asset:

PRIORITY (HIGH/LOW/INFO ONLY)	
HIGH	Most OA dampers were found to be closed on the RTU's. As a result the building is very negative (net -8643 CFM). Highly recommend that the building be re-balanced after the remodel is completed in order to improve efficiency and comfort of the building.
LOW	RTU-13 has a broken air device on the drop box. Recommend repair
LOW	RTU-13 (Dock) OA damper actuator is not responding to adjustments. Damper was found open about 1/4". Damper position may be controlled through the BAS – recommend verifying on the front end that the unit responds to adjustment for final balancing.
HIGH	RTU-13 (Dock) has no filters in the unit. The evaporator coil is very dirty. Recommend installing filters and thoroughly cleaning the evaporator coil.
LOW	RTU-13 (Dock) is missing a plug on the end of the condensate drain line near the P-trap. Recommend plugging
HIGH	RTU-13 (Dock) VFD is bypassed. Airflow is within design but on the low end. The motor is currently overamping. Once the coil is cleaned the airflow will likely increase which could cause the motor to overamp. Recommend installing VFD so that airflow can be reduced.
INFO ONLY	Comfort complaints noted: Back dock area was notably warm, deli seating area is cold, office mezzanine is warm at times, and pharmacy is warm at times.
LOW	RTU-5 has slight motor whine heard from sales space. Recommend troubleshooting
LOW	RTU-1, 2, 3, 4, 5, 6, 10, 11 have dirty condenser coils. Recommend cleaning.
LOW	RTU-3 blower door latch is missing a bolt. Recommend repair.
HIGH	EF-3 (Elevator Equipment) is not operational. Recommend repair/replacement
LOW	EF-4, 5, and 10 have clogged birdscreens. Recommend cleaning.
INFO ONLY	EF-H1 and EF-H3 have damage to the exterior of the unit. No action is likely necessary.
HIGH	EF-H1 and EF-H2 need belt replacement (AX22 and AX25 belts). Belts are cracked and near failure.
HIGH	EF-6 and 7 bakery fans are single phase motors but the disconnects are wired for 3 phase motors. 16V was measured on the ground wire. Recommend correctly wiring disconnect
LOW	EF-H1 lid is too big. May consider replacement with OEM part.
LOW	EF-H2 conduit into motor is pulling away. Recommend repair.
LOW	EF-7 is missing lid clamps. Recommend replacement.
HIGH	RTU-1 (Pharmacy) VFD is bypassed. The airflow is slightly below design (87%) and in order to achieve design replacement of the VFD would be required. Frequency would need to be sped to 62 Hz minimum to achieve design.

HIGH	RTU-6, 9, 10 VFD's are bypassed. The airflow on these units is above design. The motors are also all overramping. Recommend replacing VFD's so that the airflow can be slowed down for better overall unit performance and to prevent premature motor failure.
LOW	RTU-12 (Sales) VFD is bypassed. The airflow is within design however so repair may not be necessary.

Notes/Comments: