

**Report By:**

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



**Report: Issue Data**  
**Function: Test, Adjust, & Balance**  
**Date: 12/04/2025**  
**Completed By: National TAB**

**PROJECT**  
**CW 8950 - Mr Cooper (Coppell, TX)**

8950 Cypress Waters Blvd.

Coppell, TX 75019

**Client**

Pacific Builders  
7950 Legacy Dr.  
Suite 150  
Plano, TX 75024

# National TAB

Project: CW 8950 - Mr Cooper (Coppell, TX)

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### CW 8950 - Mr Cooper (Coppell, TX)

#### Project Issue Information

**Issue Name :** FPB-E2-A1 (CONTROLS NAME: FPB2-14) Primary Air Damper Issue  
**Description :** FPB-E2-A1 (FPB 2-14 on controls graphics) primary air damper stays at 100% open no matter what overrides are put in on controls graphic. Unable to calibrate and balance this FPB until this issue is resolved.

**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert

**Status :** Open

**Priority :** Urgent                                      **Asset Tag :**

**Originated Date :** 02/26/2026 - Bayley Morvant - National TAB

#### Project Issue File Details

The screenshot shows the HVAC controls interface for FPB 2-14. It includes a 3D model of the damper, a table of heating/cooling setpoints, and three main control panels: Zone Setpoint, Operating Status, and Damper Control.

Occupied	Current	Unoccupied
Heating 70.5 °F	70.5 °F	45.0 °F
Cooling 73.5 °F	73.5 °F	80.0 °F

**Zone Setpoint**

- Zone Setpoint: 72.0
- Occupied Setpoint: 74.0
- Unoccupied Htg: 45.0
- Unoccupied Ctg: 80.0

**Operating Status**

- Zone Mode Control: Occupied
- Space Temp: 69.5°F
- Supply Air: 84.0°F
- Outside Air Temp: 44.0°F
- Current Airflow: 44 cfm

**Damper Control**

- Check Corresponding Box To Force: 1.500
- Maximum Airt: 450
- Desired Airflow: 1,840 cfm
- Current Airflow: 44 cfm
- Need More: 0%
- Est Damper: 100%
- Force Damper Op:
- Force Damper Cl:
- Lock Damper Mot:
- Clp Damper Time: 95
- Locked Out:  Field Service

02/26/2026



### CW 8950 - Mr Cooper (Coppell, TX)

#### Project Issue Information

**Issue Name :** FPB-E2-A3 (CONTROLS NAME: FPB2-19) Bad Thermostat  
**Description :** FPB-E2-A3(Controls Label FPB2-19) thermostat is showing "No Communication" and is reading a space temperature of 130 degrees. This is not allowing the FPB to go into heat mode and is keeping us from balancing the fan of this FPB.

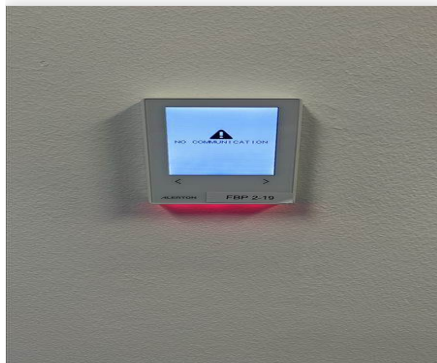
**Created By :** National TAB      **Assigned To :** National TAB - Stephan Gabbert

**Status :** Open

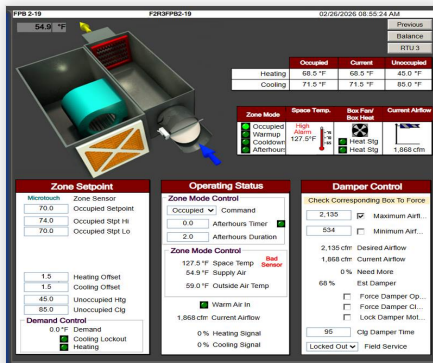
**Priority :** Urgent      **Asset Tag :**

**Originated Date :** 02/26/2026 - Bayley Morvant - National TAB

#### Project Issue File Details



02/26/2026



02/26/2026

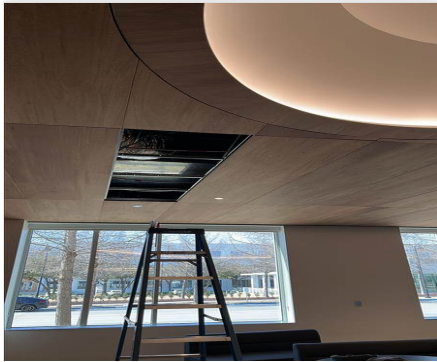


**CW 8950 - Mr Cooper (Coppell, TX)**

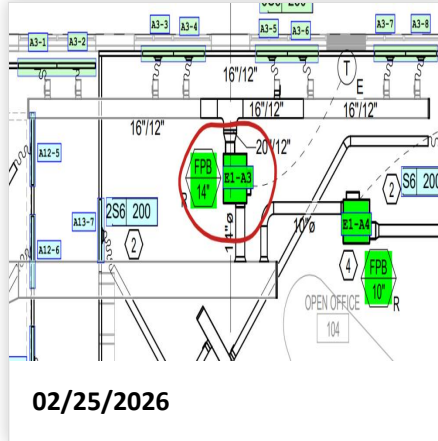
**Project Issue Information**

**Issue Name :** FPBE1-A3 (CONTROLS NAME: FOB1-22) Fan Not Operational  
**Description :** Existing FPBE1-A3 fan is not operational. Controls name for this FPB is FPB 1-22.  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** **Urgent**                                      **Asset Tag :**  
**Originated Date :** 02/25/2026 - Bayley Morvant - National TAB

Project Issue File Details



02/25/2026



02/25/2026

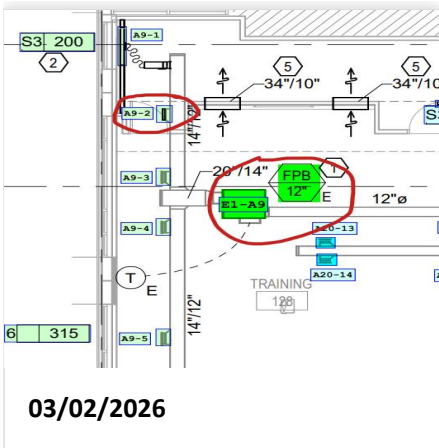


**CW 8950 - Mr Cooper (Coppell, TX)**

**Project Issue Information**

**Issue Name :** FPBE1-A9 Missing Diffuser  
**Description :** FPBE1-A9 is missing diffuser #2 as shown on drawings. Diffuser is shown to serve above doorway going from Training 128 to the corridor.  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** **Urgent**                                      **Asset Tag :**  
**Originated Date :** 03/02/2026 - Bayley Morvant - National TAB

Project Issue File Details





## CW 8950 - Mr Cooper (Coppell, TX)

### Project Issue Information

**Issue Name :** FPBE2.B4 (CONTROLS NAME: FPB2-34) Fan Not Operational  
**Description :** FPB E2.B4 (FPB2-34 on controls graphics) fan is not operational.  
**Created By :** National TAB **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent **Asset Tag :**  
**Originated Date :** 02/19/2026 - Bayley Morvant - National TAB

#### Project Issue File Details

**FPB 2-34** 02/19/2026 01:11:20 PM

	Occupied	Current	Unoccupied
Heating	90.5 °F	90.5 °F	45.0 °F
Cooling	96.5 °F	96.5 °F	65.0 °F

**Zone Mode** Space Temp: 67.0 °F Room Fan/Relief: Heat Stg Current Airflow: 751 cfm

**Zone Setpoint**  
Zone Sensor: 64.6 °F  
Occupied Setpoint: 72  
Occupied Spt Hi: 74  
Occupied Spt Lo: 70  
Heating Offset: 1.5  
Cooling Offset: 1.5  
Unoccupied Htg: 45.0  
Unoccupied Cig: 65.0  
Demand Control: 0.0 °F Demand, Cooling Lockout, Heating

**Operating Status**  
Zone Mode Control: Occupied, Command  
Afterhours Timer: 0.0  
Afterhours Limit (hrs): 2.0  
Zone Mode Control: 67.0 °F Space Temp, 64.6 °F Supply Air, 77.0 °F Outside Air Temp, Warm Air In, 751 cfm Current Airflow, 100 % Heating Signal, 0 % Cooling Signal

**Damper Control**  
Check Corresponding Box To Force:  
2760 Maximum Airt., 690 Minimum Airt.  
690 cfm Desired Airflow, 751 cfm Current Airflow, 0 % Need More Est Damper, 25 %  
Force Damper Op., Force Damper Cl., Lock Damper Mod., 95 Cfg Damper Time, Locked Out, Field Service

02/19/2026

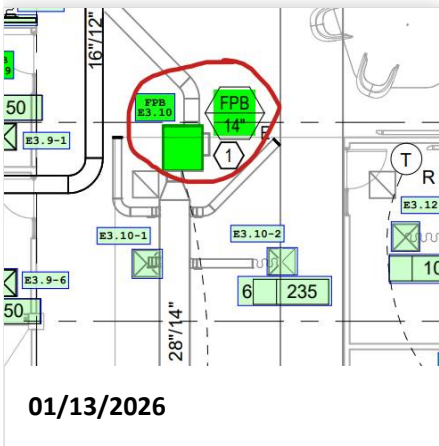


**CW 8950 - Mr Cooper (Coppell, TX)**

**Project Issue Information**

**Issue Name :** FPBE3-10 (CONTROLS NAME: FPB3-38) Fan Not Operational  
**Description :** Fan not operational during time of testing. Unit is an existing box. (controls label is FPB3-38) Fan not operational as of 2/25/2026  
**Created By :** National TAB **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent **Asset Tag :**  
**Originated Date :** 01/13/2026 - Bayley Morvant - National TAB

Project Issue File Details



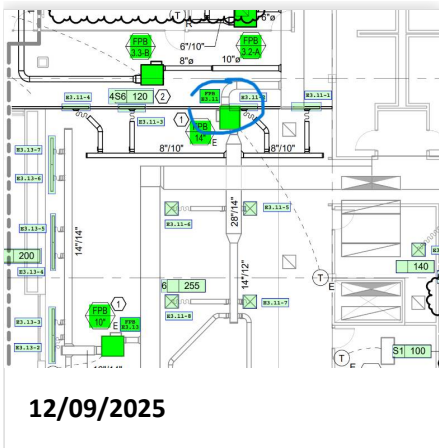


### CW 8950 - Mr Cooper (Coppell, TX)

#### Project Issue Information

**Issue Name :** FPBE3-11 (CONTROLS NAME: FPB3-51) Fan Not Operational  
**Description :** FPB3E3-11 fan is not operational. Unit is an existing box. (Controls label is FPB3-51) Fan not operational as of 2-25-2026  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** **Urgent**                                      **Asset Tag :**  
**Originated Date :** 12/09/2025 - Bayley Morvant - National TAB

#### Project Issue File Details





### CW 8950 - Mr Cooper (Coppell, TX)

#### Project Issue Information

**Issue Name :** FPBE3.11A (CONTROLS NAME: FPB3-14) Fan Not Operational  
**Description :** Fan not operational during time of testing. Unit is existing box. (box labeled as FPB3-14 on controls graphics) Fan not operational as of 02/25/2026

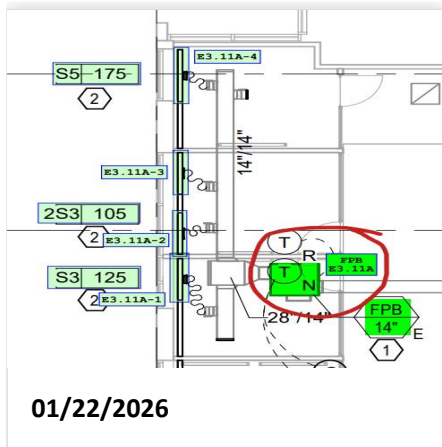
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert

**Status :** Open

**Priority :** Urgent                                      **Asset Tag :**

**Originated Date :** 01/22/2026 - Bayley Morvant - National TAB

#### Project Issue File Details



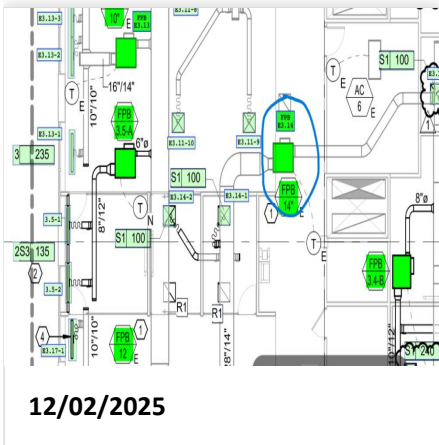


**CW 8950 - Mr Cooper (Coppell, TX)**

**Project Issue Information**

**Issue Name :** FPBE3.14 (CONTROLS NAME: FPB3-48) Fan not operational  
**Description :** Fan not operational during time of testing. Unit is existing box. (box labeled as FPB3-48 on controls graphics) Fan not operational as of 2-25-2026  
**Created By :** National TAB **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent **Asset Tag :**  
**Originated Date :** 12/02/2025 - Bayley Morvant - National TAB

**Project Issue File Details**



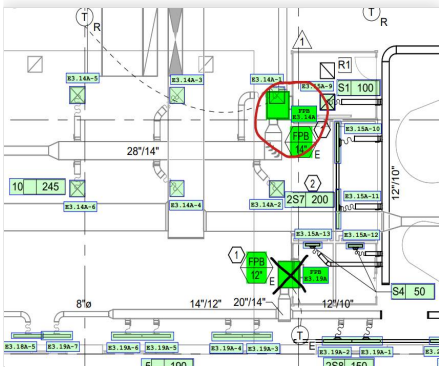


**CW 8950 - Mr Cooper (Coppell, TX)**

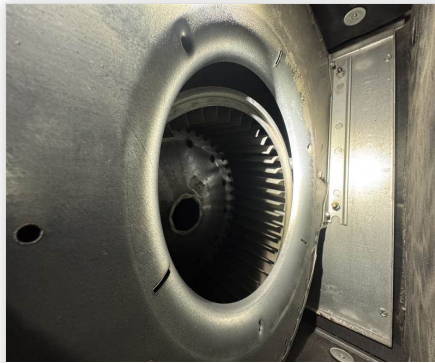
**Project Issue Information**

**Issue Name :** FPBE3.14A (CONTROLS NAME: FPB3-06) Fan Not Operational  
**Description :** Fan not operational during time of testing. Unit is existing box. (box labeled as FPB3-06 on controls graphics) Fan not operational as of 2/25/2026. Fan wheel is not attached to motor. See pictures  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent                                      **Asset Tag :**  
**Originated Date :** 01/27/2026 - Bayley Morvant - National TAB

**Project Issue File Details**



01/27/2026



01/27/2026

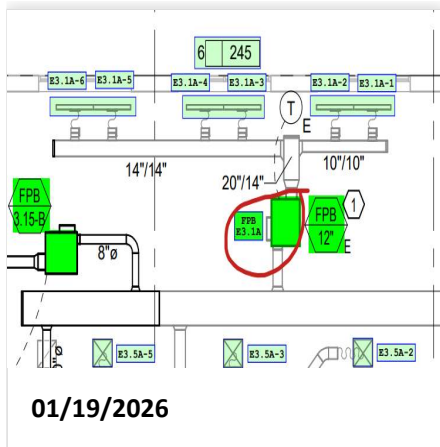


**CW 8950 - Mr Cooper (Coppell, TX)**

**Project Issue Information**

**Issue Name :** FPBE3.1A (CONTROLS NAME: FPB3-18) Fan Not Operational  
**Description :** Unit fan not operational in heating mode. Unable to balance fan to design. Unit is an existing unit. (Controls label is FPB3-18)Fan not operational as of 02/25/2026  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent                                      **Asset Tag :**  
**Originated Date :** 01/19/2026 - Bayley Morvant - National TAB

**Project Issue File Details**





### CW 8950 - Mr Cooper (Coppell, TX)

#### Project Issue Information

**Issue Name :** VAV 2.6-D (CONTROLS NAME: VAV2-50) Primary Air Damper Issue  
**Description :** VAV2.6-D is not controlling correctly. No matter what overrides are put into controls or what the controls is telling the VAV to do it is not operating. Damper stays at 100% open no matter what controls says the damper percentage is at. This will need to be fixed before this VAV can be calibrated and balanced. (Controls label is VAV2-50)

**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert

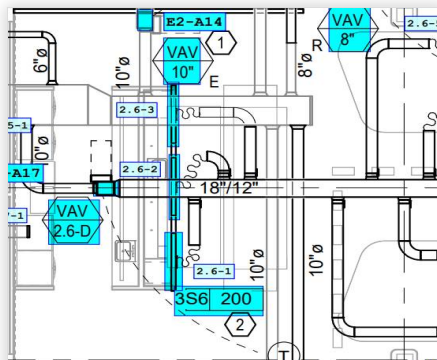
**Status :** Open

**Priority :** Urgent                                      **Asset Tag :**

**Originated Date :** 03/05/2026 - Bayley Morvant - National TAB

#### Project Issue File Details

**03/05/2026**





## CW 8950 - Mr Cooper (Coppell, TX)

### Project Issue Information

**Issue Name :** VAV2.2C (CONTROLS NAME: VAV2-60) Primary Air Damper Issue  
**Description :** VAV2.2C (VAV 2-60 on controls graphics) primary air damper stays at 100% open no matter what overrides are put in on controls graphic. Unable to calibrate and balance this VAV until this issue is resolved.

**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert

**Status :** Open

**Priority :** Urgent                      **Asset Tag :**

**Originated Date :** 02/19/2026 - Bayley Morvant - National TAB

#### Project Issue File Details

	Occupied	Current	Unoccupied	Balance
Heating	70.0 °F	70.0 °F	45.0 °F	RTU 13
Cooling	73.0 °F	73.0 °F	85.0 °F	

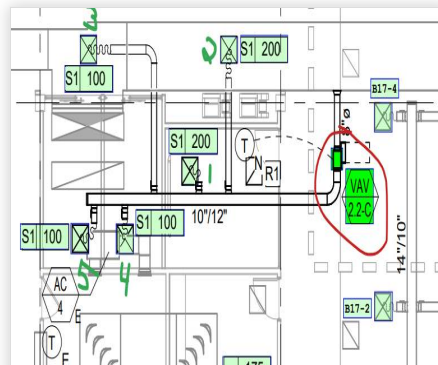
  

Zone Mode	Space Temp.	Current Airflow
Occupied	71.0 °F	1,308 cfm
Cooldown (afternoon)		

Zone Setpoint	Operating Status	Damper Control
Min/Max: 72.0 / 74.0 / 70.0	Occupied Command: 0.0	700 cfm: Desired Airflow
74.0 / 70.0	Afterhours Timer: 2.0	1,308 cfm: Current Airflow
	Afterhours Limit (hrs):	0%: Need More
		Est Damper
		Force Damper Op.
		Force Damper Cl.
		Lock Damper Mot.
		95 Clp Damper Time
		Locked Out Field Service

02/19/2026



02/19/2026



## CW 8950 - Mr Cooper (Coppell, TX)

### Project Issue Information

**Issue Name :** VAVE1-A11 (CONTROLS NAME: VAV1-19) Primary Air Damper Issue  
**Description :** VAVE1-A11 (VAV1-19 controls label) actuator is not following any overrides or operating correctly. Damper actuator stays in fully closed position no matter what overrides or setpoints controls is putting in. Unable to calibrate and balance VAV until this is fixed.

**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert

**Status :** Open

**Priority :** Urgent                                      **Asset Tag :**

**Originated Date :** 03/04/2026 - Bayley Morvant - National TAB

#### Project Issue File Details

The screenshot displays the control interface for VAV1-19. At the top, it shows 'VAV1-19' and 'FIRZVAV1-19' with a timestamp of '03/04/2026 10:41:51 AM'. Below this is a table with columns 'Occupied', 'Current', 'Unoccupied', and 'Previous'. The 'Occupied' column shows Heating at 48.0 °F and Cooling at 51.0 °F. The 'Current' column shows Heating at 48.0 °F and Cooling at 51.0 °F. The 'Unoccupied' column shows Heating at 45.0 °F and Cooling at 58.0 °F. The 'Previous' column shows Balance and RTU 2.

Below the table is a 'Zone Mode' section with a 'Space Temp.' of 70.0 °F and a 'Current Airflow' of 0 cfm. There are also 'High Alarm' and 'Low Alarm' indicators.

The interface is divided into three main panels:

- Zone Setpoint:** Includes 'Zone Sensor' (50.0), 'Occupied Setpoint' (74.0), 'Occupied Sppt Hi' (50.0), 'Occupied Sppt Lo' (50.0), 'Heating Offset' (1.5), 'Cooling Offset' (1.5), 'Unoccupied Htg' (45.0), 'Unoccupied Ctg' (55.0), and 'Demand Control' (0.0 °F Demand, Cooling Lockout, Heating).
- Operating Status:** Includes 'Zone Mode Control' (Occupied, Command), 'Afterhours Timer' (0.0), 'Afterhours Limit (hrs)' (2.0), 'Zone Mode Control' (70.0 °F Space Temp), '73.0 °F Outside Air Temp', 'Warm Air In' (checked), '0 cfm Current Airflow', '0% Heating signal', and '100% Cooling signal'.
- Damper Control:** Includes 'Check Corresponding Bldg To Force', '1,200' Maximum Airflow, '240' Minimum Airflow, '1,200 cfm Desired Airflow', '0 cfm Current Airflow', '0% Needs More', '0% Damper', 'Force Damper Clp' (unchecked), 'Force Damper Cl...' (unchecked), 'Lock Damper Mot...' (unchecked), '95' Clg Damper Time, and 'Locked Out' (checked) Field Service.

At the bottom of the screenshot, the date '03/04/2026' is displayed.

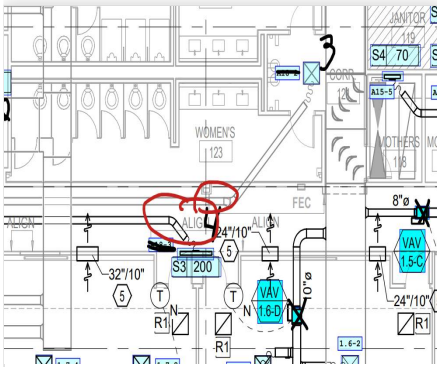


### CW 8950 - Mr Cooper (Coppell, TX)

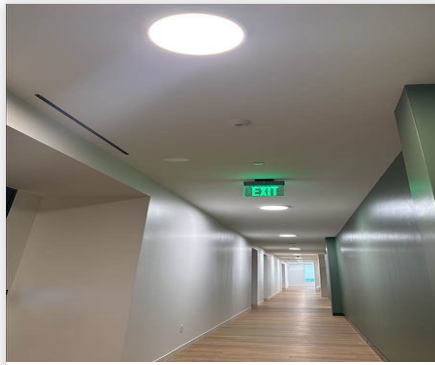
#### Project Issue Information

**Issue Name :** VAVE1-A18 No Access to Dampers  
**Description :** Diffusers #3 and 4 need access panel cut into sheet rock ceiling in Corridor 124 to access dampers for both diffusers. Brad with PBI is aware of this issue and is looking into a solution.  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent                                      **Asset Tag :**  
**Originated Date :** 03/04/2026 - Bayley Morvant - National TAB

#### Project Issue File Details



03/04/2026



03/04/2026

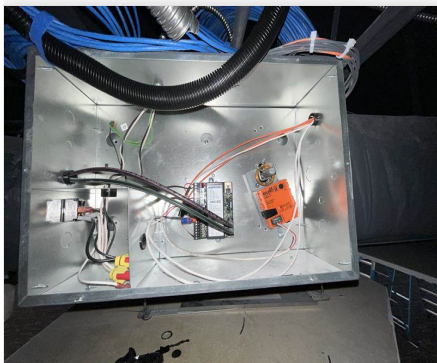


### CW 8950 - Mr Cooper (Coppell, TX)

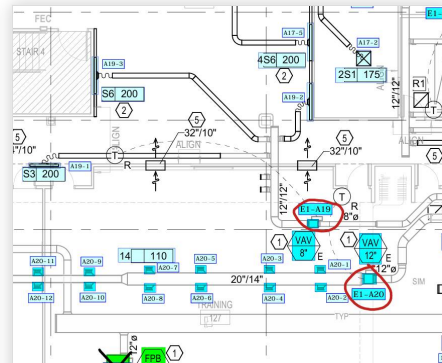
#### Project Issue Information

**Issue Name :** VAVE1-A19 No Power  
**Description :** VAVE1-A19 (Controls label is VAV1-11) is not operational. VAV does not have a transformer installed, so VAV controller has not yet been wired up for power.  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent                                      **Asset Tag :**  
**Originated Date :** 02/25/2026 - Bayley Morvant - National TAB

#### Project Issue File Details



02/25/2026



03/06/2026

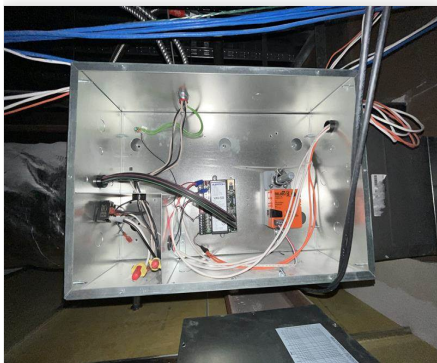


**CW 8950 - Mr Cooper (Coppell, TX)**

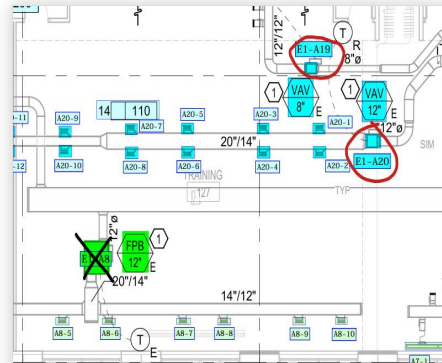
**Project Issue Information**

**Issue Name :** VAVE1-A20 No Power  
**Description :** VAVE1-A20 (Controls label is VAV1-10) is not operational. VAV does not have a transformer installed, so VAV controller has not yet been wired up for power.  
**Created By :** National TAB                      **Assigned To :** National TAB - Stephan Gabbert  
**Status :** Open  
**Priority :** Urgent                                      **Asset Tag :**  
**Originated Date :** 02/25/2026 - Bayley Morvant - National TAB

Project Issue File Details



02/25/2026



03/06/2026