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**Report: Brightview-DOAS1 Analysis**

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

**Date: 09/22/2025**

**Completed By: National TAB**

# PROJECT

## BVE - Brightview Senior Living (Eatontown, NJ)

201 Wyckoff Road

Eatontown, NJ 07724

### Client

D.J. Wagner Heating & Air Conditioning, Inc.

30 Cutler Avenue

Westville, NJ 08093

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Project: BVE - Brightview Senior Living (Eatontown, NJ)

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Project: BVE - Brightview Senior Living (Eatontown, NJ)  
Function: Test, Adjust, & Balance



## Project Summary

Included in the Report below is data and analysis of DOAS-1 at the Brightview Senior living facility located in Eatontown NJ. The purpose of this analysis was to determine if the unit is meeting design and performance expectations on the Supply and exhaust side of the DOAS.

### Unit Condition:

Per DJW DOAS filters have been replaced and Heat wheel cleaned and serviced by Facility staff. Fresh filters were found inside the unit at time of testing. All doors have had additional foam to seal gaps and to prevent leakage. No air supply/exhaust can be felt around any access doors showing the unit is well sealed. The only spot where there could be some short cycling is a bracket piece on the inside of the unit. Pictured:



### Exhaust Side:

Due to site access restrictions it was impossible to obtain a traverse of the entire exhaust duct prior to any hits or runouts. The only point for a traverse of multiple hits/runouts was through an access of a supply diffuser in the hallway that has all exhaust runs for Grilles 5-11. The traverse came to 629CFM (@0.07" Static). Summation of Flow hood readings for Exhaust grilles 5-11 came to 472CFM.

Next it was important to triangulate Data in order to confirm that the flow hood is reading airflow correctly. Per the Flow hood manufacturers recommendation hood airflow readings should always be compared to a traverse(s) and K-factor established as needed for correction. Three separate exhaust hit traverses along with the main trunk traverse of Grilles 5-11 came to an average of 129.5% difference in flow hood readings vs Traverse readings with the flow hood reading 30% less than traverse.

The ductwork was inspected from traverse location to the Exhaust grilles and found no sources of potential leakage and Exhaust grilles faces were removed and connection to drywall and plenum box was inspected with no gaps for potential leakages found. It was determined that at such low static pressure it is not possible to have 30% leakage from the traverse points to the grilles and a K-factor of 1.295 is justified for the flow hood readings.



Exhaust side unit performance data was collected and compared to the submittals with the Exhaust fan currently right at design HP and RPM. The pressure drop Actual/Design is close at 0.60"/0.67" keeping in mind that there is slight leakage through the heat wheel bypass that are slightly cracked. All three are indicators that were are performing near design CFM. Total external static design is 1" but this is only applicable when the ductwork is follows the design intent perfectly. Design is to have typical 6x6 Square runouts to the exhaust grilles but actual typical installation is 8" round. The difference in flow area from the square to round is 140% and can be a reason we are seeing lower external static while at design flow.

**Supply Side:**

It was not possible to obtain a traverse of any part of the trunkline for the supply side of DOAS-1 due to the location of the duct above hard ceiling in the hallway and clearance needed to insert the pitot tube. Flow hood readings were taken on the supply side with three hood configurations types and it was found that there is no consistency and ability to triangulate hood readings or traverses. The hood readings on the supply side we deem as inaccurate. The reason for the discrepancy/inconsistency in readings is from the 1. Supply grille type, and 2. how the supply grille is connected to ductwork with an elbow directly on top of the plenum box. the configuration is creating turbulence across the flow hood grid where the flow hood requires laminar flow in order to read supply air accurately as you would see with a typical 4 way throw diffuser.



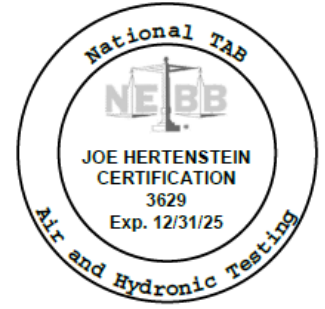
A total traverse of the DOAS supply was not possible so for further testing it would be recommended to read the total intake on the roof via alternative methods.



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Project: BVE - Brightview Senior Living (Eatontown, NJ)

## System/Unit: AHU-DUAL FAN



Asset: DOAS-1

AREA:AREA A - LEVEL 1

| UNIT DATA - SUPPLY           |        |                    |
|------------------------------|--------|--------------------|
|                              | Design | Actual             |
| Manufacturer                 | NA     | CARRIER            |
| Model Number                 | NA     | 62XK10DCMCCAGGBGDU |
| Serial Number                | -      | 1422V03391         |
| No. Pre-Filters / Size (1)   | -      | 4/24X24X2          |
| No. Final Filters / Size (1) | -      | 3/20X25X4          |

| MOTOR DATA - SUPPLY |  | Actual      |
|---------------------|--|-------------|
| Motor MFG / Frame   |  | BALDOR/145T |
| Horsepower / RPM    |  | 2/1760      |
| Rated Volts / Phase |  | 230/3       |
| Rated Amperage / SF |  | 5.6/2.8     |

| TEST DATA - SUPPLY |        |                   |
|--------------------|--------|-------------------|
|                    | Design | Actual            |
| Total CFM          | 2605   | INCONCLUSIVE      |
| Fan RPM            | 2297   | 2256              |
| VFD Speed          | -      | 76.9HZ            |
| RL Voltage         | 208    | 208.8/207.2/207.5 |
| RL Amperage        | -      | 4.6/4.7/4.9       |
| Motor B.H.P.       | 1.66   | 1.47              |

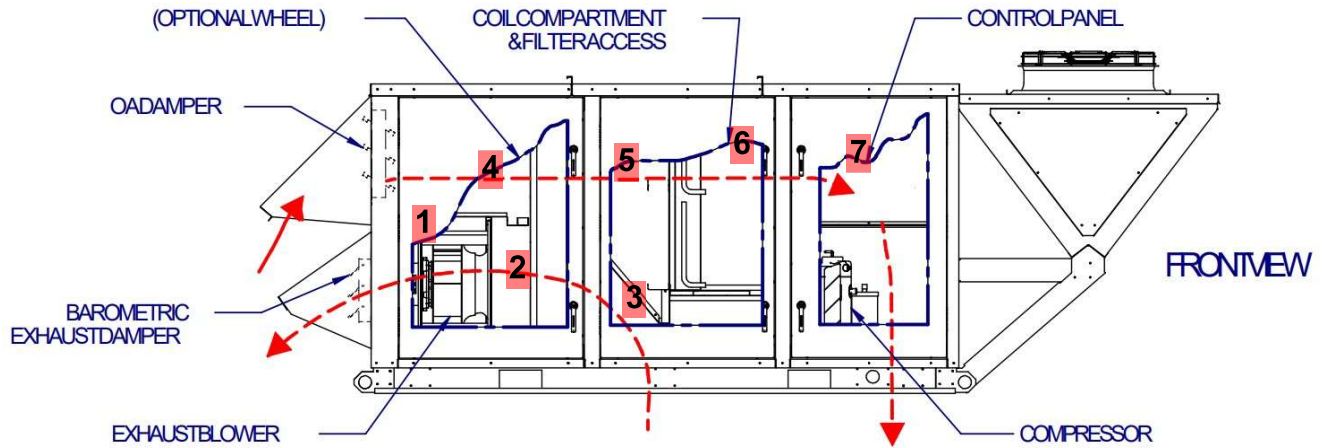
| PERFORMANCE DATA - SUPPLY |           |           |
|---------------------------|-----------|-----------|
|                           | Design    | Actual    |
| Suction S.P.              | -         | -1.07"    |
| Discharge S.P.            | -         | 0.52"     |
| Total S.P.                | 2.77"     | 1.59"     |
| Chilled Water Coil P.D.   | (DX COIL) | *0.25"    |
| Final Filters P.D.        | -         | *COMBINED |
| Heat Wheel P.D.           | -         | 0.74"     |
| Pre-Filters P.D.          | -         | *COMBINED |
| Total ESP                 | 1.25"     | 0.60"     |

| UNIT DATA - EXHAUST/RETURN |        |           |
|----------------------------|--------|-----------|
|                            | Design | Actual    |
| No. Pre-Filters / Size (1) | -      | 2/20X24X2 |
| No. Pre-Filters / Size (2) | -      | 1/12X24X2 |

| MOTOR DATA - EXHAUST/RETURN |  | Actual      |
|-----------------------------|--|-------------|
| Motor MFG / FRAME           |  | BALDOR/145T |
| Horsepower / RPM            |  | 1.5/1755    |
| Rated Volts / Phase         |  | 230/3       |
| Rated Amperage / SF         |  | 4.4/1.15    |

| TEST DATA - EXHAUST/RETURN |        |                   |
|----------------------------|--------|-------------------|
|                            | Design | Actual            |
| Total CFM                  | 2330   | 2307              |
| Fan RPM                    | 1969   | 1989              |
| VFD Speed                  | -      | 68HZ              |
| RL Voltage                 | 230    | 213.3/213.5/213.8 |
| RL Amperage                | 4.4    | 3.3/3.4/3.5       |
| Motor B.H.P.               | 1.07   | 1.05              |

| PERFORMANCE DATA - EXHAUST/RETURN |        |           |
|-----------------------------------|--------|-----------|
|                                   | Design | Actual    |
| Suction S.P.                      | -      | -1.15"    |
| Discharge S.P.                    | -      | 0.44"     |
| Total S.P.                        | 1.81"  | 1.59"     |
| Heat Wheel P.D.                   | 0.67"  | *0.55"    |
| Pre-Filters P.D.                  | -      | *COMBINED |
| Total ESP                         | 1.00   | 0.60"     |

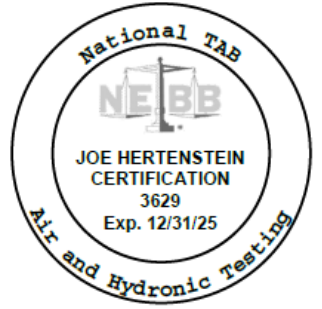


- 1. 0.44" EF DISCHARGE**
- 2. -1.15" EF SUCTION**
- 3. -0.60" PRESSURE AT EXHAUST DUCT (.55" WHEEL/PREFILTER DROP)**
- 4. -0.08" OA INTAKE**
- 5. -0.82" PRECOIL**
- 6. -1.07" SUPPLY FAN INTAKE**
- 7. 0.52" SUPPLY DISCHARGE**



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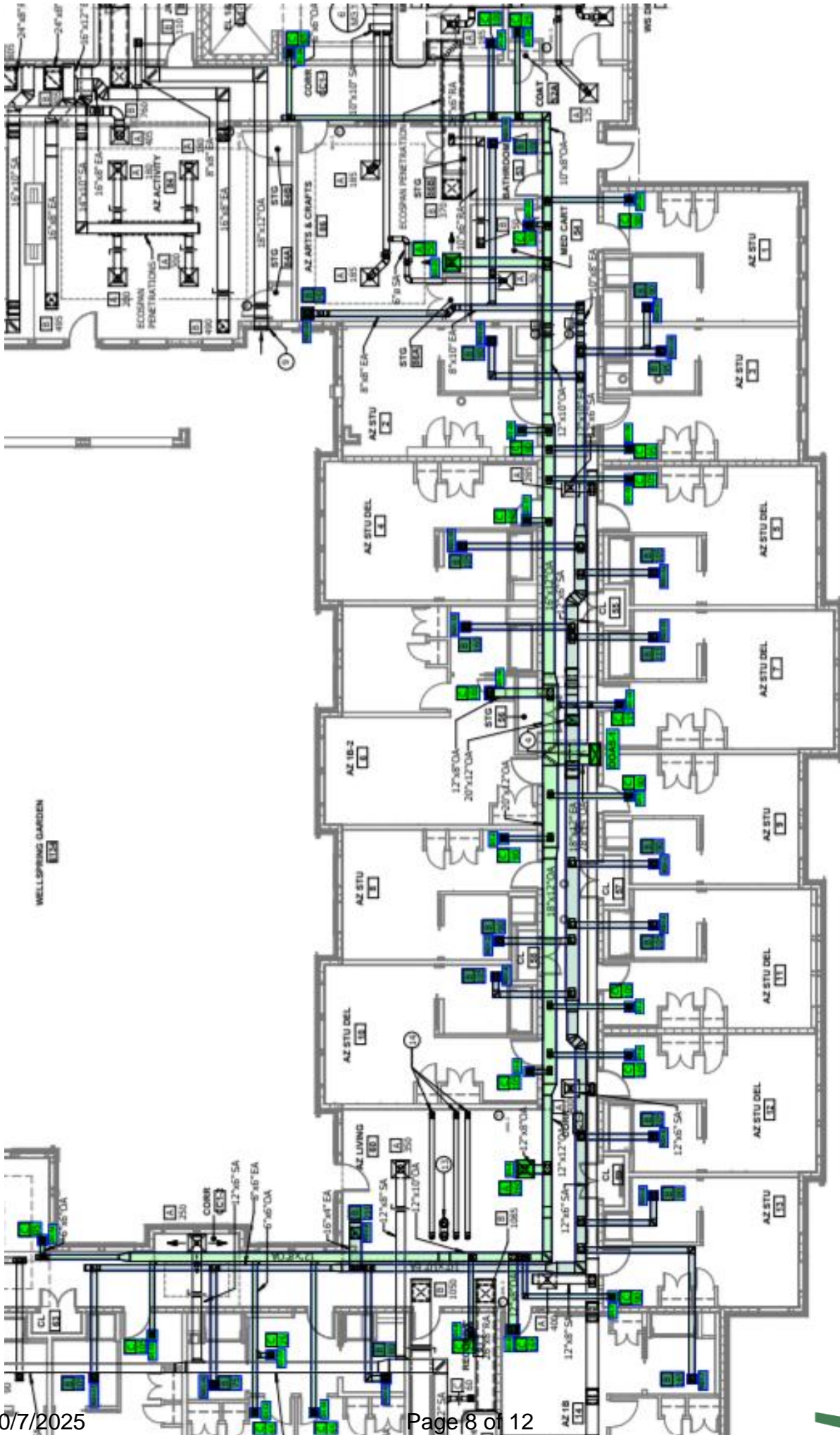
Project: BVE - Brightview Senior Living (Eatontown, NJ)



Diffuser Ret/Exh (GRD)

DOAS-1/AREA A - LEVEL 1

| Asset      |          |      |            |      |           |             |
|------------|----------|------|------------|------|-----------|-------------|
| Asset Name | Location | Type | DESIGN CFM | AK   | FINAL CFM | % to design |
| EGRD1      | 9        | B    | 90         | 1.27 | 250       | 277.8       |
| EGRD2      | 11       | B    | 105        | 1.27 | 147       | 140.0       |
| EGRD3      | 8        | B    | 90         | 1.27 | 154       | 171.1       |
| EGRD4      | 10       | B    | 105        | 1.27 | 142       | 135.2       |
| EGRD5      | 12       | B    | 105        | 1.27 | 126       | 120.0       |
| EGRD6      | 13       | B    | 90         | 1.27 | 90        | 100.0       |
| EGRD7      | 14       | B    | 165        | 1.27 | 86        | 52.1        |
| EGRD8      | 15       | B    | 80         | 1.27 | 89        | 111.3       |
| EGRD9      | 60       | B    | 210        | 1.27 | 102       | 48.6        |
| EGRD10     | 15       | B    | 75         | 1.27 | 57        | 76.0        |
| EGRD11     | 16       | B    | 105        | 1.27 | 50        | 47.6        |
| EGRD12     | 7        | B    | 115        | 1.27 | 27        | 23.5        |
| EGRD13     | 6        | B    | 160        | 1.27 | 196       | 122.5       |
| EGRD14     | 5        | B    | 105        | 1.27 | 25        | 23.8        |
| EGRD15     | 4        | B    | 105        | 1.27 | 307       | 292.4       |
| EGRD16     | 2        | B    | 90         | 1.27 | 204       | 226.7       |
| EGRD17     | 1        | B    | 90         | 1.27 | 66        | 73.3        |
| EGRD18     | 3        | B    | 95         | 1.27 | 50        | 52.6        |
| EGRD19     | 53       | B    | 100        | 1.27 | 44        | 44.0        |
| EGRD20     | 86       | B    | 250        | 1.27 | 95        | 38.0        |
| Total      |          |      | 2330       |      | 2307      | 99.01%      |



WELLSPIRING GARDEN  
112

**FIRST FLOOR HVAC - WING A**  
SCALE: 1/8" = 1'-0"



## SQUARE DUCT TRAVERSE FORM

PROJECT Brightview Senior Living SYSTEM DOAS-1  
 LOCATION Eatontown, NJ SERVICE Exhaust Register 7  
 ALTITUDE - DENSITY - FACTOR -

|             |                  |                 |            |
|-------------|------------------|-----------------|------------|
| <b>DUCT</b> |                  | <b>REQUIRED</b> |            |
| S.P.        | <u>0.013"</u>    | TEMP            | <u>-</u>   |
| SIZE        | <u>11"X6"</u>    | SCFM            | <u>-</u>   |
| AREA        | <u>0.458Ft^2</u> | FPM             | <u>360</u> |
|             |                  | CFM             | <u>165</u> |
|             |                  | SCFM            | <u>-</u>   |
|             |                  | FPM             | <u>207</u> |
|             |                  | CFM             | <u>95</u>  |

| DISTANCE FROM BOTTOM           | POSITION | 1     | 2    | 3     | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|--------------------------------|----------|-------|------|-------|---|---|---|---|---|---|----|----|----|
| 1.5"                           | 1        | 283   | 156  | 182   |   |   |   |   |   |   |    |    |    |
| 4.5"                           | 2        | 226   | 202  | 195   |   |   |   |   |   |   |    |    |    |
|                                | 3        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 4        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 5        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 6        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 7        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 8        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 9        |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 10       |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 11       |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 12       |       |      |       |   |   |   |   |   |   |    |    |    |
|                                | 13       |       |      |       |   |   |   |   |   |   |    |    |    |
| <b>DISTANCE FROM DUCT EDGE</b> |          | 1.83" | 5.5" | 9.15" |   |   |   |   |   |   |    |    |    |
| <b>VELOCITY SUB - TOTALS</b>   |          |       |      |       |   |   |   |   |   |   |    |    |    |

**REMARKS:**

[1] TRAVERSE TAKEN FROM ATTIC, NO SIGNS OF LEAKAGE ALONG DUCTWORK.

TEST DATE:

READINGS BY:

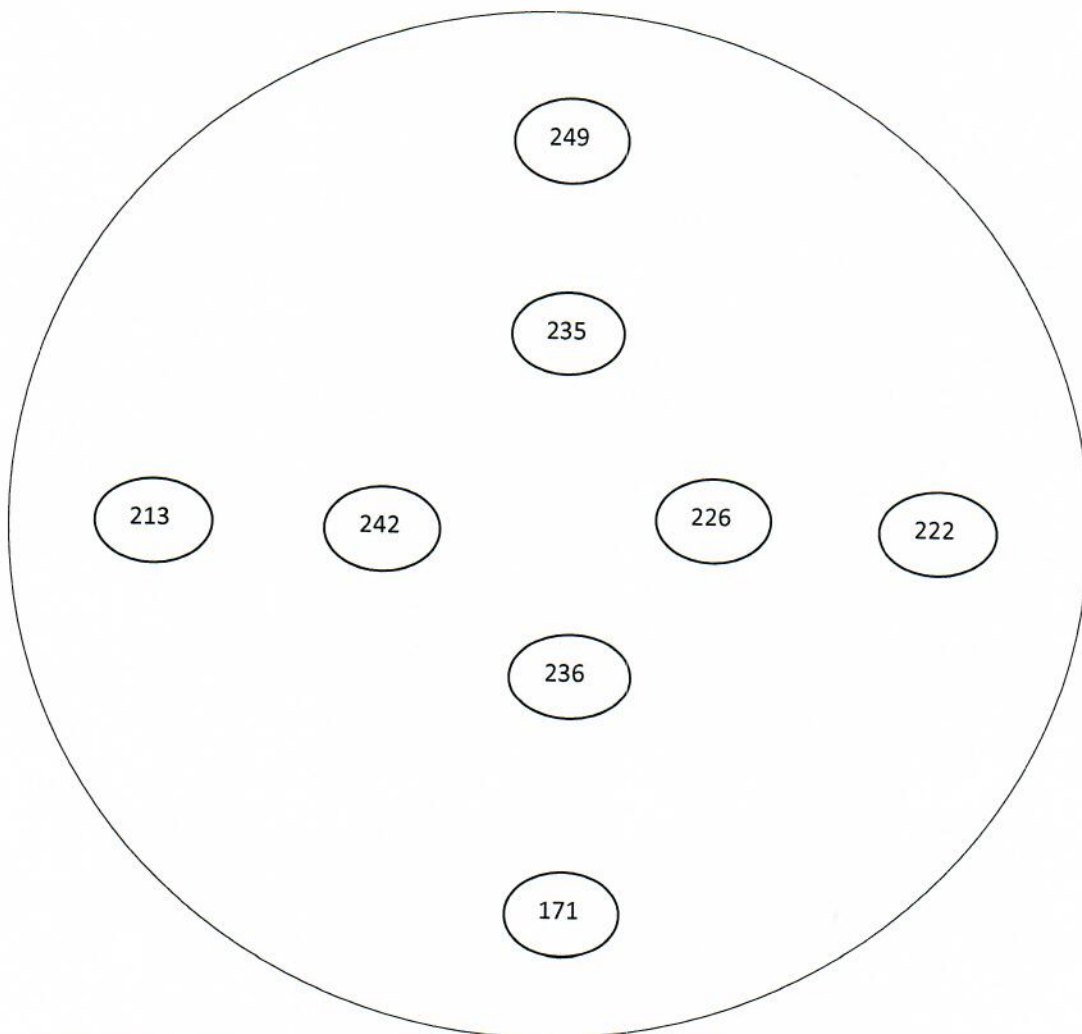
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# ROUND DUCT TRAVERSE FORM

|                  |                          |          |                    |
|------------------|--------------------------|----------|--------------------|
| PROJECT:         | Brightview Senior Living | SYSTEM:  | DOAS-1             |
| LOCATION - ZONE: | Attic                    | SERVICE: | Exhaust Register 8 |
| ALTITUDE:        |                          | DENSITY: |                    |
|                  |                          | FACTOR:  |                    |

| DUCT                      | REQUIRED | ACTUAL   |
|---------------------------|----------|----------|
| S.P.: 0.02"               | SCFM:    | SCFM:    |
| SIZE: 8"                  | FPM: 229 | FPM: 223 |
| AREA: 0.35Ft <sup>2</sup> | CFM: 80  | CFM: 78  |
| TEMP:                     |          |          |



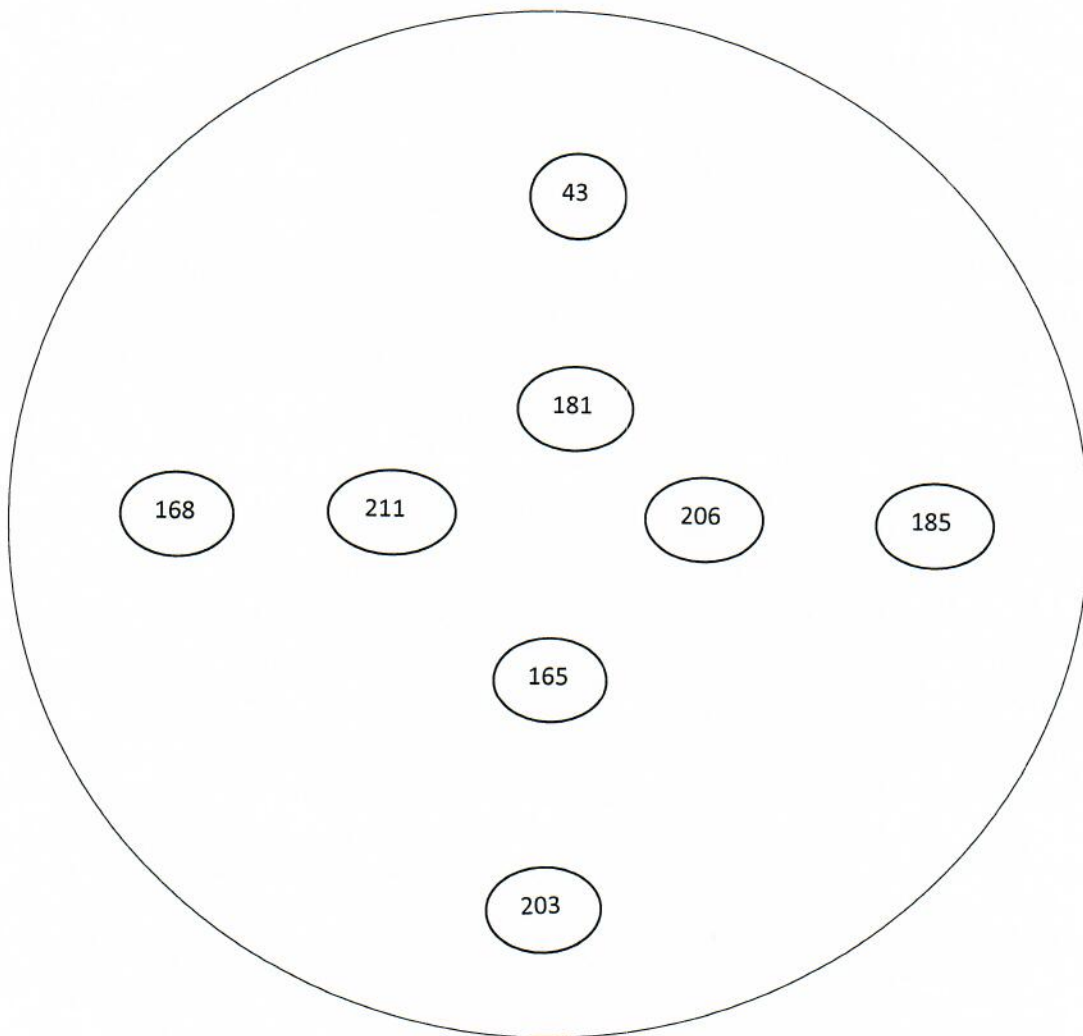
|              |
|--------------|
| TEST DATE:   |
| 9/18/2025    |
| READINGS BY: |
| Tyler Y      |

|          |
|----------|
| REMARKS: |
|          |

# ROUND DUCT TRAVERSE FORM

|                  |                          |          |                     |
|------------------|--------------------------|----------|---------------------|
| PROJECT:         | Brightview Senior Living | SYSTEM:  | DOAS 1              |
| LOCATION - ZONE: | Attic                    | SERVICE: | Exhaust Register 10 |
| ALTITUDE:        |                          | DENSITY: |                     |
|                  |                          | FACTOR:  |                     |

| DUCT                      | REQUIRED | ACTUAL   |
|---------------------------|----------|----------|
| S.P.: 0.008"              | SCFM:    | SCFM:    |
| SIZE: 8"                  | FPM: 214 | FPM: 170 |
| AREA: 0.35Ft <sup>2</sup> | CFM: 75  | CFM: 59  |
| TEMP:                     |          |          |



|              |
|--------------|
| TEST DATE:   |
| 9/18/2025    |
| READINGS BY: |
| Tyler Y      |

|          |
|----------|
| REMARKS: |
|          |