

**Report By:**

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



**Report: TAB REPORT**  
**Function: Test, Adjust, & Balance**  
**Date: 10/24/2025**  
**Completed By: National TAB**

**PROJECT**  
**10-20-25 REI 0144 WOODBRIDGE, VA**

15200 POTOMAC TOWN PLACE Woodbridge STE#140

WOODBIDGE, VA

**Client**

Brinco Mechanical Management Services, Inc.  
125 South Main St  
Freeport, NY 11520

# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

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AHU/RTU	11



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA  
Function: Test, Adjust, & Balance

## Project Summary

### Project Summary

The summary below provides a quick understanding of our scope of work and general testing procedures. Enclosed in the report is further detail about your building performance including recommendations, asset data, and pictures. Our focus is to work with the trades to remedy any issues or deficiencies during the actual field balancing and not after the balancing has occurred to achieve a positive environment and outcome. The level of success is determined by the availability of the trades, possible parts needed, or time constraints.

### RTU's (Roof Top Units)

Each of the RTU's were measured at their terminal devices or via traverse to establish a total flow for that unit. Each RTU was adjusted to within tolerance of the engineer's design flow. Outside air was measured by reading the intake air opening with a velocity grid and multiplying by the free area. The outside air damper was adjusted until the airflow was within the design requirements. Any equipment that fell outside of that tolerance is noted throughout the report.

## Issue List

- RTU Final Filters



**10-20-25 REI 0144 WOODBRIDGE, VA**

**Project Issue Information**

**Issue Name :** RTU Final Filters  
**Description :** All rooftop units are equipped with construction filters. Recommend replacing with MERV filters.  
**Created By :** National TAB                      **Assigned To :** National TAB - Dan Hertenstein  
**Status :** Open  
**Priority :** Urgent                                      **Asset Tag :**  
**Originated Date :** 10/21/2025 - John Barresi - National TAB

## CheckList List

- ALL STEPS (TECH CHECKLIST)



**Comment:**

YES

---

**Units are labeled and installed on proper curb**

**Comment:**

YES

---

**Unit ductwork properly installed / sealed on curb**

**Comment:**

YES

---

**Pulleys are properly aligned**

**Comment:**

N/A

---

**Condensate lines and P-Traps installed correctly**

**Comment:**

YES

---

**Disconnect Switch Installed**

**Comment:**

YES

---

**Outside air dampers/Economizers installed and functioning**

**Comment:**

YES

---

**Additional Comments or recommendations:**

**Comment:**

---

**Documentation**

---

**If issues, have NTAB team and Brinco Management been notified ?**

**Comment:**

NO ISSUES

---

**If any issues, have Facilibuild issues been created explaining in detail?**

**Comment:**

YES

---

**Pictures**

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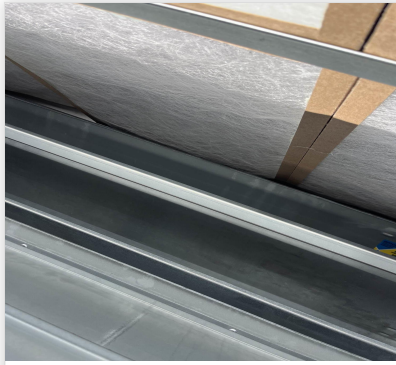
**All Issues**

**Comment:**

All Units equipped with construction filters. Recommend switching out for MERV filters.



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**Each Piece of equipment**

**Comment:**

---

**Front of store**

**Comment:**



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**Roof Top Layout**

Comment:



10/27/2025

# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU1

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2225P77289
Model Num	48FEEM08D3M6-3U5F0	48FEEM08D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	1
OA Filter Size 1	-	35"X19.3125"
Num Final Filter 1	-	4
Final Filter Size 1	-	16"X20"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	3.0
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.5

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	3000	3049
SF RPM	-	2200
RA CFM	2550	2603
OA CFM	450	446
RL Voltage	-	477.8/480.8/477.3
RL Amperage	-	4.2/3.9/3.2
SF Rotation	-	CCW
SF System SetPt	-	100%
RA Damper Position	-	80%
Min OA Damper Position	-	20%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.75"
Fan Suction SP	-	-1.18"
Fan Discharge SP	-	1.24"
Total ESP	1.0"	1.99"
Fan Total SP	-	2.42"

General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025

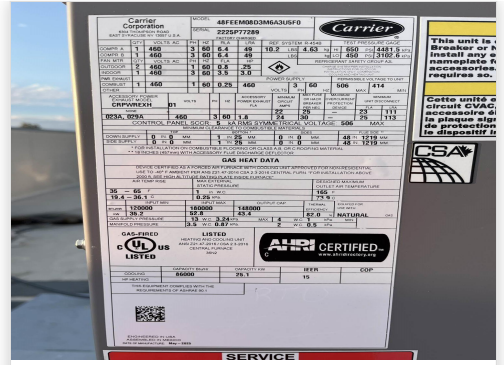
# Unit Data - PHOTO LOG



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Carrier Corporation		MODEL: 48FEM003MAZ0F0		SERIAL: 222677259	
CONDENSER	1 480	2 80	3 20	4 60	5 100
EVAPORATOR	1 480	2 80	3 20	4 60	5 100
COMPRESSOR	1 480	2 80	3 20	4 60	5 100
CONTROL PANEL	1 480	2 80	3 20	4 60	5 100
CONDENSER FAN	1 480	2 80	3 20	4 60	5 100
EVAPORATOR FAN	1 480	2 80	3 20	4 60	5 100
DRYER	1 480	2 80	3 20	4 60	5 100
COILS	1 480	2 80	3 20	4 60	5 100
REFRIGERANT	1 480	2 80	3 20	4 60	5 100
WARRANTY	1 480	2 80	3 20	4 60	5 100
INSTALLATION	1 480	2 80	3 20	4 60	5 100
START DATE	1 480	2 80	3 20	4 60	5 100
END DATE	1 480	2 80	3 20	4 60	5 100
STATUS	1 480	2 80	3 20	4 60	5 100
REMARKS	1 480	2 80	3 20	4 60	5 100
DATE	1 480	2 80	3 20	4 60	5 100
BY	1 480	2 80	3 20	4 60	5 100
APPROVED	1 480	2 80	3 20	4 60	5 100
REVISIONS	1 480	2 80	3 20	4 60	5 100
REVISION NO.	1 480	2 80	3 20	4 60	5 100
REVISION DESCRIPTION	1 480	2 80	3 20	4 60	5 100
DATE	1 480	2 80	3 20	4 60	5 100
BY	1 480	2 80	3 20	4 60	5 100
APPROVED	1 480	2 80	3 20	4 60	5 100
REVISIONS	1 480	2 80	3 20	4 60	5 100
REVISION NO.	1 480	2 80	3 20	4 60	5 100
REVISION DESCRIPTION	1 480	2 80	3 20	4 60	5 100
DATE	1 480	2 80	3 20	4 60	5 100
BY	1 480	2 80	3 20	4 60	5 100
APPROVED	1 480	2 80	3 20	4 60	5 100

This unit is Breaker or F...  
install any o...  
nameplate o...  
requires so.

Cette unité e...  
circuit CVAC...  
accessoire e...  
si please a...  
de protection...  
le disjoncteur e...



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU2

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2125P77121
Model Num	48FEEM09D3M6-3U5F0	48FEEM09D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	1
OA Filter Size 1	-	34.9375"X19.1875"
Num Final Filter 1	-	4
Final Filter Size 1	-	20"X20"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	3.0
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.5

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	3400	3504
SF RPM	-	1482
RA CFM	2890	2945
OA CFM	510	559
RL Voltage	-	474.4/475.3/478.2
RL Amperage	-	1.7/2.1/2.1
SF Rotation	-	CCW
SF System SetPt	-	65%
RA Damper Position	-	68%
Min OA Damper Position	-	32%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.16"
Fan Suction SP	-	-0.26"
Fan Discharge SP	-	0.22"
Total ESP	1.00"	0.38"
Fan Total SP	-	0.48"

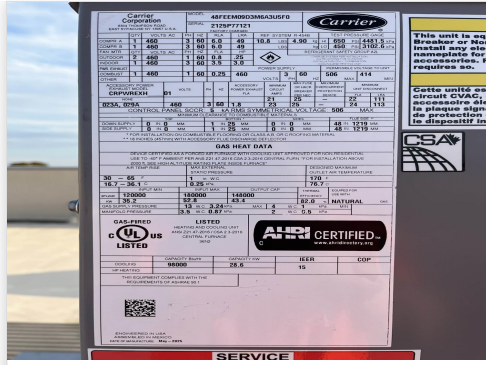
General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025

# Unit Data - PHOTO LOG



11/04/2025



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU3

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2125P77122
Model Num	48FEEM09D3M6-3U5F0	48FEEM09D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	1
OA Filter Size 1	-	35"X19.25"
Num Final Filter 1	-	4
Final Filter Size 1	-	20"X20"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	3.0
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.5

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	3400	3454
SF RPM	-	1662
RA CFM	2890	2930
OA CFM	510	524
RL Voltage	-	477.6/480.5/477.6
RL Amperage	-	2.5/2.2/2.7
SF Rotation	-	CCW
SF System SetPt	-	73%
RA Damper Position	-	84%
Min OA Damper Position	-	16%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.52"
Fan Suction SP	-	-0.82"
Fan Discharge SP	-	0.81"
Total ESP	1.00"	1.33"
Fan Total SP	-	1.63"

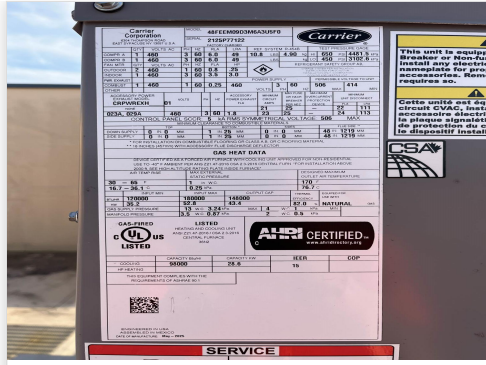
General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025

# Unit Data - PHOTO LOG



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# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU4

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2125P77123
Model Num	48FEEM09D3M6-3U5F0	48FEEM09D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	1
OA Filter Size 1	-	35"X19.25"
Num Final Filter 1	-	4
Final Filter Size 1	-	20"X20"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	3.0
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.5

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	3400	3393
SF RPM	-	1594
RA CFM	2890	2878
OA CFM	510	515
RL Voltage	-	477.2/476.5/480.9
RL Amperage	-	2.1/2.4/2.4
SF Rotation	-	CCW
SF System SetPt	-	70%
RA Damper Position	-	85%
Min OA Damper Position	-	15%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.52"
Fan Suction SP	-	-0.79"
Fan Discharge SP	-	0.70"
Total ESP	1.00"	1.22"
Fan Total SP	-	1.49"

General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU5

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2125P77124
Model Num	48FEEM09D3M6-3U5F0	48FEEM09D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	1
OA Filter Size 1	-	35"X19.25"
Num Final Filter 1	-	4
Final Filter Size 1	-	20"X20"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	3.0
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.5

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	3400	3388
SF RPM	-	1482
RA CFM	2890	2873
OA CFM	510	515
RL Voltage	-	475.9/479.1/477.1
RL Amperage	-	2.1/1.7/2.1
SF Rotation	-	CCW
SF System SetPt	-	65%
RA Damper Position	-	85%
Min OA Damper Position	-	15%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.41"
Fan Suction SP	-	-0.70"
Fan Discharge SP	-	0.52"
Total ESP	1.00"	0.93"
Fan Total SP	-	1.22"

General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU6

AREA: REAR 2ND FLOOR

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2025C10214
Model Num	48FEFA06D3M6-3U5F0	48FEFA06D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	1
OA Filter Size 1	-	28.1875"X14.0625"
Num Final Filter 1	-	2
Final Filter Size 1	-	16"X25"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	2.4
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.1

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	2000	1988
SF RPM	-	2836
RA CFM	1700	1683
OA CFM	300	305
RL Voltage	-	477.4/480.1/477.7
RL Amperage	-	3.1/2.9/3.5
SF Rotation	-	CCW
SF System SetPt	-	100%
RA Damper Position	-	84%
Min OA Damper Position	-	16%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-1.39"
Fan Suction SP	-	-1.74"
Fan Discharge SP	-	0.79"
Total ESP	1.00"	2.18"
Fan Total SP	-	2.53"

General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU7

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2025P04494
Model Num	48FEEM16D3M6-3U5F0	48FEEM16D3M6-3U5F0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	2
OA Filter Size 1	-	22.5"X25.4375"
Num Final Filter 1	-	6
Final Filter Size 1	-	18"X24"X2"

Motor Data		
	Design	Actual
Motor MFG	-	N/L
Frame	-	N/L
Horsepower	-	5
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	5.6

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	6000	6455
SF RPM	-	2200
RA CFM	5100	5565
OA CFM	900	890
RL Voltage	-	479.4/482.6/479.6
RL Amperage	-	5.8/5.6/5.3
SF Rotation	-	CCW
SF System SetPt	-	100%
RA Damper Position	-	72%
Min OA Damper Position	-	28%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-1.27"
Fan Suction SP	-	-1.42"
Fan Discharge SP	-	1.50"
Total ESP	1.00"	2.77"
Fan Total SP	-	2.92"

General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025



# National TAB

Project: 10-20-25 REI 0144 WOODBRIDGE, VA

System/Unit: AHU/RTU



Asset: RTU8

AREA:SALES

Unit Data		
	Design	Actual
MFG	CARRIER	CARRIER
Serial Num	-	2125P19101
Model Num	48FEEM20D3M6-3V5C0	48FEEM20D3M6-3V5C0
Type	RTU	RTU
Configuration	VERTICAL	VERTICAL
Num OA Filters 1	-	4
OA Filter Size 1	-	14.375"X23.375"
Num Final Filter 1	-	6
Final Filter Size 1	-	20"X25"X2"

Motor Data		
	Design	Actual
Motor MFG	-	2 N/L
Frame	-	N/L
Horsepower	-	3.0
Motor Rpm	-	N/L
Phase	3	3
Rated Voltage	460	460
Rated Amperage	-	3.5

Drive Data	
	Actual
Motor Sheave Size	DD
Motor Bore Size	DD
Motor Sheave SetPt	DD
Fan Sheave Size	DD
Fan Sheave Bore	DD
Belt CL Distance	DD
Num of Belts	DD
Belt Size	DD
Belt Alignment	DD

Test Data		
	Design	Actual
SF CFM	7000	7025
SF RPM	-	1370
RA CFM	5950	5915
OA CFM	1050	1110
RL Voltage	-	476.6/480.7/477.5
RL Amperage	-	3.3/2.9/3.5
SF Rotation	-	CCW
SF System SetPt	-	60%
RA Damper Position	-	57%
Min OA Damper Position	-	43%
Min OA Damper Type	-	ECONOMIZER
OA Enthalpy Setpt	-	28 BTU/lb

Performance Data		
	Design	Actual
MA Plenum SP	-	-0.36"
Fan Suction SP	-	-0.58"
Fan Discharge SP	-	0.63"
Total ESP	1.00"	0.99"
Fan Total SP	-	1.21"

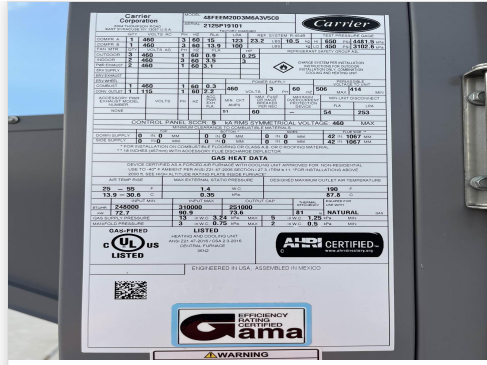
General	
	Actual
Fan Rotation Correct	YES
Unit Filters Clean	NO
Condensate Drain Installed	YES

Completed By: John Barresi on 10/22/2025

# Unit Data - PHOTO LOG



11/04/2025



11/04/2025



11/04/2025