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DATE: Oct. 30, 2024
DATE OF SERVICE: Oct. 29, 2024
LOCATION: VA001 – Abingdon, VA

Bill To: CSS# - 99079
Work Orders Service Desk / 99th -
Region 4A/4C
5285 Shawnee Road, Suite 510
Alexandria, VA 22312
703-738-5302

Labor Hours:
Labor Rate:
Travel Time (portal to portal):
Travel Labor:
Mileage charge:

AGREEMENT: none, ref. quote

Description of Work Performed:

The service call was initiated to resolve a PC communication issue to the ATC system. The user could not logon to the Jace. We found it was necessary to change the password for the AFOS_VA001 user. The old password set up three years ago would not work. The two other login credentials for RFOS_VA001 and VA001 users worked properly. This satisfied the reason for the service request. However, the client noted that they were having issues with the air handler controlling temperature. We had found multiple problems with the unit that had been replaced recently.

1. **AHU FAN** - The ahu fan would not run for more than 10-15 minutes before tripping the breaker. We found the 3-phase fan motor was rated for 7.5 HP, 23.3 amps (note pic). The actual running amperage was tested to be 22.5A.
 - a. The fan is fed from a 20A breaker with 12awg wires (pic).
 - b. The starter is rated for 3 HP (pic).
 - c. Also, dangerously, the 15A overloads on the starter were bypassed with 18awg wiring (pic).
 - d. It is recommended to install a properly sized starter with suitably sized and rated overloads, and install a larger capacity breaker with 10 AWG THHN wiring from the breaker to the starter and from the starter to the fan.
2. **Zone controller communication** – The zone controllers were not communicating on the ATC network. It was found that the comm wire was disconnected to the controllers.
3. **Fan relay** – the pilot relay controlled by the ATC controller had been pulled out of its socket preventing the fan from running.
4. **DX cooling relay** – the pilot relay controlled by the ATC controller had been pulled out of its socket preventing the cooling condenser from running.
5. **Return air damper** – the damper actuator was not clamped onto the damper shaft (pic). This has been reconnected and tested.
6. **Exhaust air damper** - the damper actuator was not clamped onto the damper shaft (pic). This has been reconnected and tested.
7. **Outside air damper** - the damper actuator was not clamped onto the damper shaft (pic). This has been reconnected and tested.

Description of Work Performed:

8. **Zone Controllers mis-wired** – When the new AHU was installed the zone damper controllers were moved. Three of the six zone sensor cables were spliced and mis-wired causing three of the zone sensors to read a constant 100 degf (pic).
9. **Zone 4 (Rm 137) actuator** – The clutch on the actuator does not function and the controller is noisy (pic). It is currently functional but may need replaced soon.
10. **Hot water valve** – the valve is leaking. A garbage bag was found to have been placed under the valve to prevent water damage to the equipment below the valve.
11. **Minimum outside air damper** – there is no actuator on the shaft. The damper was found to be in the open position. The damper is now currently closed.
12. **Hot water pump #1** – the pump will not run.