

From: Grittner, Paul V - DNR
Sent: Thursday, September 28, 2023 3:56 PM
To: Frank Damato
Subject: Inspection forms - 13855 W North Ave.

Frank,

Thank-you for providing documentation that inspections of the vapor mitigation system and cap at the Distinctive Cleaners site (13855 W North Avenue, BRRTS # 02-68-245535) have been completed. Please remember to conduct these inspections at least once a year, complete repairs on the system and cap as needed, and keep a copy of the maintenance plans and all completed inspection forms on the property.

At this time, the DNR is not requesting you take any further action to demonstrate compliance with closure conditions at this site.

I can be contacted at the number or email listed below if you have any questions.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Paul Grittner

Hydrogeologist - Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

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General Information		Seals ¹				
Date	Inspector	Have Sump Pump Repairs Recently Been Warranted? ²	Has the Fire Suppression System Recently Been Tested? ³	Crock Sump Lids Sealed? ⁴	View Ports Sealed? ⁴	Cracks in the Concrete Slab Noted/Sealed? ^{4,5}
9/27/23	FAD	N	N	Y	Y	Y

Notes:

1. Seal monitoring applies to general building infrastructure, see Attachment D in the Operations and Maintenance Plan for photos to assist with inspections.
2. If a sump pump installed in one of the crocks required repair or replacement due to operational issues, the crock seal must be inspected to ensure the mitigation system has not been compromised.
3. If the fire suppression system has been tested, confirm that operations have not comprised the seals on the sump crock lids/view ports.
4. Any identified seal breaches to the sump crock lids, view ports, extraction points, piping, or additional cracks in the basement floor should be repaired / sealed as soon as possible.
5. This inspection portion relates to the entire property building concrete slab - a visual walk through of the building and inspection of the concrete slab should be completed and any worn seals or new cracks should be noted and repaired as soon as possible.
6. The property currently contains three mitigation systems identified as the East System, Central System, and the West System. Attachment A indicates the approximate location of each with respect to the property.
7. Monitor the fan motor for noise level. The motor should operate at a fairly quiet level and loud noises may indicate a problem with the fan system. If loud noise levels are observed, the fan may need repair or replacement. Attachment B includes further manufacturing information for the installed fan.
8. Each VMS is equipped with a vacuum alarm sensor which should display a "green" or "red" light. When a "green" light is present, the alarm is working and sufficient vacuum is being obtained. When the alarm condition changes to "red" and/or an audible alarm is sounding, the vacuum within the system is too low and the VMS needs inspection. If the system appears to be operating as designed and alarm conditions are present, the alarm sensor may need to be repaired or replaced. The alarm should always be plugged into a power source unless maintenance or repairs are being made. If the alarm is plugged in, and no light is displayed, the alarm system may need to be replaced or repaired.
9. If the system alarm is active (audible alarm and/or red light displayed), the system is not operating within the standard vacuum range. Check for piping or exhaust vent obstructions, seal breaches, and for basement floor cracking.
10. Typical vacuum ranges for each VMS were obtained during baseline system inspections and are noted in the table below for comparison purposes.

System ID	Typical Vacuum Ranges (inches of water column)
East System	1.5
Center System	2.1
West System	1.35 - 1.45

11. Identified loose piping supports or hangers should be replaced / reinstalled. Loose supports may be a result of vibrations from the active fan system, so ensure fittings are tight.
12. Recaulk area where piping exits the building to prevent further water damage.
13. Replace plugs or tape over flowrate measurement ports if they are determined to be missing.
14. If building modifications are required, be sure any air intake systems are constructed at least 10 feet from the existing VMS exhaust stacks.

General Information	Depressurization System							
	Date	System ID ⁶	Extraction Points Sealed? ⁴	Fan Operating? ⁷	Alarm System Operating? ^{8,9}		System Vacuum	
					Alarm Indication Light Green/Red/No Light	Auditable Alarm ON/OFF	Record Vacuum measurement noted on Magnehelic Gauge.	Is the vacuum measurement close to the baseline conditions? ¹⁰
9/21/23	1	East System	Y	Y	Y/G	0	1.6	Y
	2	Central System	Y	Y	Y/G	0	2.2	Y
	3	West System	Y	Y	Y/G	0	1.5	Y
		East System						
		Central System						
		West System						
		East System						
		Central System						
		West System						
		East System						
		Central System						
		West System						

Notes:

1. Seal monitoring applies to general building infrastructure, see Attachment D in the Operations and Maintenance Plan for photos to assist with inspections.
2. If a sump pump installed in one of the crocks required repair or replacement due to operational issues, the crock seal must be inspected to ensure the mitigation system has not been compromised.
3. If the fire suppression system has been tested, confirm that operations have not comprised the seals on the sump crock lids/view ports.
4. Any identified seal breaches to the sump crock lids, view ports, extraction points, piping, or additional cracks in the basement floor should be repaired / sealed as soon as possible.
5. This inspection portion relates to the entire property building concrete slab - a visual walk through of the building and inspection of the concrete slab should be completed and any worn seals or new cracks should be noted and repaired as soon as possible.
6. The property currently contains three mitigation systems identified as the East System, Central System, and the West System. Attachment A indicates the approximate location of each with respect to the property.
7. Monitor the fan motor for noise level. The motor should operate at a fairly quiet level and loud noises may indicate a problem with the fan system. If loud noise levels are observed, the fan may need repair or replacement. Attachment B includes further manufacturing information for the installed fan.
8. Each VMS is equipped with a vacuum alarm sensor which should display a "green" or "red" light. When a "green" light is present, the alarm is working and sufficient vacuum is being obtained. When the alarm condition changes to "red" and/or an auditable alarm is sounding, the vacuum within the system is too low and the VMS needs inspection. If the system appears to be operating as designed and alarm conditions are present, the alarm sensor may need to be repaired or replaced. The alarm should always be plugged into a power source unless maintenance or repairs are being made. If the alarm is plugged in, and no light is displayed, the alarm system may need to be replaced or repaired.
9. If the system alarm is active (auditable alarm and/or red light displayed), the system is not operating within the standard vacuum range. Check for piping or exhaust vent obstructions, seal breaches, and for basement floor cracking.
10. Typical vacuum ranges for each VMS were obtained during baseline system inspections and are noted in the table below for comparison purposes.

System ID	Typical Vacuum Ranges (inches of water column)
East System	1.5
Center System	2.1
West System	1.35 - 1.45

11. Identified loose piping supports or hangers should be replaced / reinstalled. Loose supports may be a result of vibrations from the active fan system, so ensure fittings are tight.
12. Re-caulk area where piping exits the building to prevent further water damage.
13. Replace plugs or tape over flowrate measurement ports if they are determined to be missing.
14. If building modifications are required, be sure any air intake systems are constructed at least 10 feet from the existing VMS exhaust stacks.

General Information	Depressurization System (Continued)				
Date	Any cracks in PVC Piping? Any broken pipe supports or hangers? ¹¹	Any moisture intrusion / microbial growth noted on walls where system piping exits building? ¹²	Do all flowrate measurement ports contain a plug? ¹³	Has remodeling placed any air intakes near exhaust vents? ¹⁴	Are the exhaust stacks clear of obstructions? ⁹
9/27/23	N	N	Y	N	Y

Notes:

1. Seal monitoring applies to general building infrastructure, see Attachment D in the Operations and Maintenance Plan for photos to assist with inspections.
2. If a sump pump installed in one of the cracks required repair or replacement due to operational issues, the crack seal must be inspected to ensure the mitigation system has not been compromised.
3. If the fire suppression system has been tested, confirm that operations have not comprised the seals on the sump crack lids/view ports.
4. Any identified seal breaches to the sump crack lids, view ports, extraction points, piping, or additional cracks in the basement floor should be repaired / sealed as soon as possible.
5. This inspection portion relates to the entire property building concrete slab - a visual walk through of the building and inspection of the concrete slab should be completed and any worn seals or new cracks should be noted and repaired as soon as possible.
6. The property currently contains three mitigation systems identified as the East System, Central System, and the West System. Attachment A indicates the approximate location of each with respect to the property.
7. Monitor the fan motor for noise level. The motor should operate at a fairly quiet level and loud noises may indicate a problem with the fan system. If loud noise levels are observed, the fan may need repair or replacement. Attachment B includes further manufacturing information for the installed fan.
8. Each VMS is equipped with a vacuum alarm sensor which should display a "green" or "red" light. When a "green" light is present, the alarm is working and sufficient vacuum is being obtained. When the alarm condition changes to "red" and/or an audible alarm is sounding, the vacuum within the system is too low and the VMS needs inspection. If the system appears to be operating as designed and alarm conditions are present, the alarm sensor may need to be repaired or replaced. The alarm should always be plugged into a power source unless maintenance or repairs are being made. If the alarm is plugged in, and no light is displayed, the alarm system may need to be replaced or repaired.
9. If the system alarm is active (audible alarm and/or red light displayed), the system is not operating within the standard vacuum range. Check for piping or exhaust vent obstructions, seal breaches, and for basement floor cracking.
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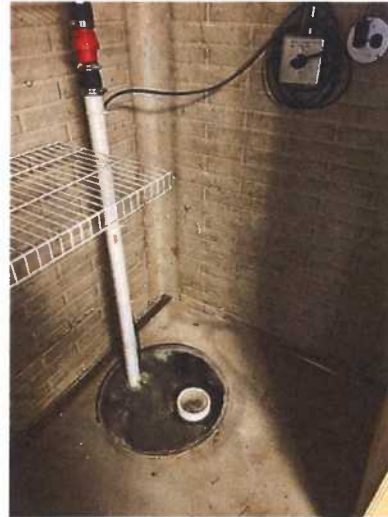
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13. Replace plugs or tape over flowrate measurement ports if they are determined to be missing.
14. If building modifications are required, be sure any air intake systems are constructed at least 10 feet from the existing VMS exhaust stacks.

General Information	
Date	Notes:

Sump Crock 1

No visible defects in the Lid and Lid seal and View Port seal in good condition. All discharge lines in good condition with no sign of damage. Photo taken on 9/27/23



Sump Crock 2

No visible defects in the Lid and Lid seal and View Port seal in good condition. All discharge lines in good condition with no sign of damage. Photo taken on 9/27/23



Sump Crock 3

No visible defects in the Lid and Lid seal and View Port seal in good condition. All discharge lines in good condition with no sign of damage. Photo taken on 9/27/23



Mitigation Vacuum System 1

All extraction points were checked and shown to be sealed. Fan is operational and the alarm indication light was observed to be green. Vacuum gauge at the time of inspection read 1.6. Exterior exhaust vent was observed to be free of any debris.

Inspection was conducted on 9/27/23.



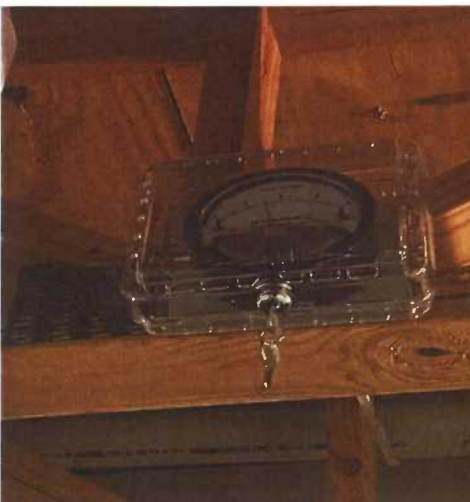
Mitigation Vacuum System 2

All extraction points were checked and shown to be sealed. Fan is operational and the alarm indication light was observed to be green. Vacuum gauge at the time of inspection read 2.2. Exterior exhaust vent was observed to be free of an debris. Inspection was conducted on 9/27/23.



Mitigation Vacuum System 3

All extraction points were checked and shown to be sealed. Fan is operational and the alarm indication light was observed to be green. Vacuum gauge at the time of inspection read 1.5. Exterior exhaust vent was observed to be free of any debris. Inspection was conducted on 9/27/23.



Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name BRRTS No. 02-68-245535
DISTINCTIVE CLEANERS

Inspections are required to be conducted (see closure approval letter):
 annually
 semi-annually
 other - specify _____

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
9/28/23	FAD	<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:	PAVEMENT IN GOOD CONDITION WITH CRACKS REPAIRED, NO SIGN OF STRESSED PAVEMENT.	NO REPAIR OR MAINT. NEEDED AT THIS TIME.	<input checked="" type="radio"/> Y <input type="radio"/> N N/A	<input checked="" type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N



Photo 1 Looking west at existing asphalt cover between the existing building and W. North Ave. Pavement appears to be in good condition with no signs of deterioration or exposed soil.

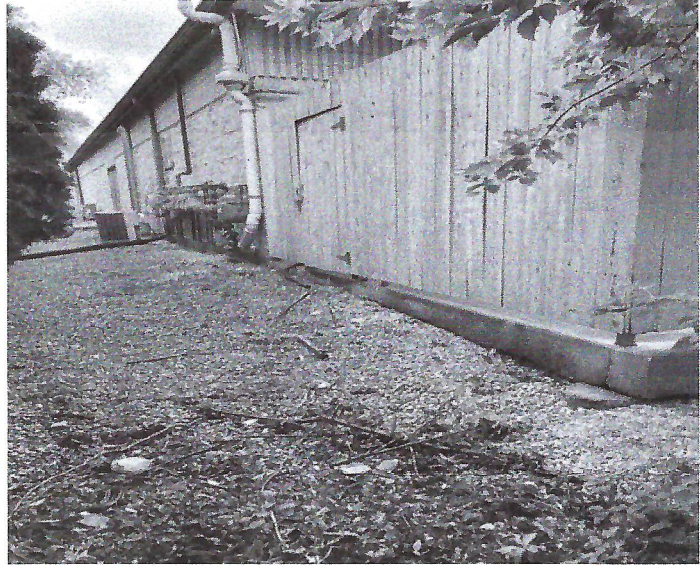


Photo 2 Looking west at the Southeast corner of building at 13855 W. North Ave. all soil shown to be covered by existing dumpster/generator concrete slab and gravel landscaping.



Photo 3. Looking south at existing asphalt pavement. Pavement appears to be in good condition with sign of deterioration or exposed soil.



Photo 4. Looking east at existing asphalt pavement. Pavement appears to be in good condition with sign of deterioration or exposed soil.