

DATE: 4/19/19

FILE REF: BRRTS 265354526

TO: Steve Martin – RR/Fitchburg

FROM: Jim Walden – RR/5

SUBJECT: Vapor Mitigation System (VMS) audit, former Jay Reader property, 701 East Geneva St. ,  
Delavan.

On March 29<sup>th</sup>, 2019, Jeff Ackerman and I visited the property to inspect the VMS. We met owner Chris Hale. The property has been converted to a kitchen and bath retail store. The remodeling doesn't appear to have changed the footprint of the building. Chris showed us the system which consists of one drop, fan, and manometer. The fan was running, the manometer registered 0.75 inches water column (photo), the piping and sealing appeared to be intact. The system is located in a utility closet. I noticed that a vapor pin from commissioning of the system had been left in place and the cover was off, with the top of the pin exposed. This could allow vapors to short-circuit through the slab if the seal on the pin was compromised. I recommended that Chris have the pin removed and the hole grouted.

**Recommendation:** Request the inspection logs in the future to make sure the owner is doing the inspections. Determine whether the owner sealed the remaining vapor pin.



