



July 16, 2021

Max and Karin Hermans
Thompson Photo Imagery
114 High Avenue
Oshkosh, Wisconsin 54901

Subject: Environmental Investigation Sampling Results
BRRTS#: 02-71-467002

Dear Mr. and Mrs. Hermans:

In accordance with the executed Agreement to Provide Access for Sampling Activities, and in accordance with Wisconsin Department of Natural Resources (WDNR) regulation NR 716.14, EnviroForensics, LLC is providing the results of environmental samples collected from your property located at 114 High Avenue, Oshkosh, Wisconsin. The samples were collected on June 23 and 24, 2021. The sampling activities are part of an environmental investigation being performed for the Gunderson Cleaners facility formerly located at 118 High Avenue at the direction of the WDNR pursuant to the authority granted to it under State and Federal law. The chemicals of concern for the investigation are the dry cleaning solvent tetrachloroethene (PCE) and its associated breakdown products.

The Responsible Party is:

Gunderson Cleaners
41 Main Street
Menasha, WI 54952
920-727-4000

Sampling Results

Two (2) sub-slab vapor samples designated 200017-VP-H and 200017-VP-I were collected from the lower level and first floor of your building, respectively. The approximate sampling locations are depicted on the attached figure. Indoor air sample 200017-114-IA-1 was collected from the ground floor. For quality control purposes a sample of outdoor air designated 200017-OA was also collected. The results of the vapor and air samples are summarized and compared to WDNR standards on the attached table. The laboratory report that relates to the vapor and air samples are also attached.

As shown on the attached table, the chemicals of concern were not detected in the indoor air samples collected on June 24, 2021. The sub-slab vapor samples each contained PCE and trichloroethene (TCE), and one (1) of the samples also contained cis-1,2-dichloroethene. TCE

Document: 200017-0191

and cis-1,2-dichloroethene are breakdown products of PCE. The concentrations of all compounds detected in the vapor samples were less than the small commercial vapor risk screening levels established by WDNR for use in evaluating chemical concentrations at sites such as this.

If you have any questions or concerns, please contact me at 262-745-5054 or by email at bkappen@enviroforensics.com. The WDNR project manager, Kevin McKnight, can be reached at 920-808-0170. We greatly appreciate your help and patience with this matter.

Sincerely,
EnviroForensics, LLC

A handwritten signature in blue ink, appearing to read "Brian Kappen".

Brian Kappen, PG
Project Manager

Copy: Kevin McKnight, Wisconsin Department of Natural Resources

Attachments: Sample Location Map
Results Summary Table
Laboratory Analytical Report



Legend	
	Property boundary
	Former building
	Sub-slab vapor sample port

SUB-SLAB VAPOR SAMPLE LOCATIONS

Former Gunderson Cleaners
 118 High Avenue
 Oshkosh, Wisconsin

Date:	3/10/21
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	200017-0126

825 North Capitol Avenue • Indianapolis, IN 46204
 EnviroForensics.com

Figure	2
Project	200017

APPROXIMATE SCALE: 1" = 40'

VAPOR INTRUSION ASSESSMENT RESULTS SUMMARY

Former Gunderson Cleaners
118 High Ave, Oshkosh, Wisconsin

Address	Sample Identification	Sample Location	Exposure Criteria	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl Chloride
INDOOR/OUTDOOR AIR									
Small Commercial Vapor Action Level					180	8.8	NE	NE	28
114 High Ave	114-IA-1	First Floor	Small Commercial	6/24/2021	<3.19	<1.07	<19.8	<39.6	<1.28
SUB-SLAB VAPOR									
Small Commercial Vapor Risk Screening Level					6,000	290	NE	NE	930
114 High Ave	VP-H	Lower Level	Small Commercial	6/23/2021	4,940	73.1	70.5	<39.6	<1.28
	VP-I	First Floor		6/23/2021	23.0	8.11	<19.8	<39.6	<1.28

Notes:

- Vapor Action and Risk Screening Levels are calculated according to WDNR Publication RR-800 and subsequent vapor intrusion guidance
- Results reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)
- Samples analyzed according to EPA Method TO-15
- NE = Screening/action level not established
- Bolded** values are above detection limits
- Bolded and shaded** values exceed the applicable screening or action level



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Mr. Brian Kappen
Enviroforensics
N16 W. 23390 Stone Ridge Dr
Suite G
Waukesha, WI 53188

July 7, 2021

EnvisionAir Project Number: 2021-315
Client Project Name: 200017 Oshkosh Gundersons

Dear Mr. Kappen,

Please find the attached analytical report for the samples received June 28, 2021. All test methods performed were fully compliant with local, state, and federal EPA methods unless otherwise noted. The project was analyzed as requested on the enclosed chain of custody record. Please review the comments section for additional information about your results or Quality Control data.

Feel free to contact me if you have any questions or comments regarding your analytical report or service.

Thank you for your business. EnvisionAir looks forward to working with you on your next project.

Yours Sincerely,

A handwritten signature in black ink that reads "Stanley A. Hunnicutt".

Stanley A Hunnicutt

Project Manager
EnvisionAir, LLC



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-315

Sample Summary

Canister Pressure / Vacuum

<u>Laboratory Sample Number:</u>	<u>Sample Description:</u>	<u>Matrix:</u>	<u>START</u>	<u>START</u>	<u>End Date</u>	<u>End Time</u>	<u>Date</u>	<u>Time</u>	<u>Canister Pressure / Vacuum</u>		<u>Lab</u>
			<u>Date</u>	<u>Time</u>					<u>Initial Field</u>	<u>Final Field</u>	
			<u>Collected:</u>	<u>Collected:</u>	<u>Collected:</u>	<u>Collected:</u>	<u>Received:</u>	<u>Received</u>	<u>(in. Hg)</u>	<u>(in. Hg)</u>	<u>(in. Hg)</u>
21-1490	200017-114-IA-1	A	6/24/21	8:01	6/24/21	15:56	6/28/21	16:30	-27	-3	-3
21-1491	200017-OA	A	6/24/21	8:00	6/24/21	15:52	6/28/21	16:30	-29	-7	-7
21-1492	200017-VP-H	A	6/23/21	10:01	6/23/21	10:09	6/28/21	16:30	-28	-3	-3
21-1493	200017-VP-I	A	6/23/21	9:17	6/23/21	9:21	6/28/21	16:30	-22	-2	-2



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-315

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-114-IA-1
EnvisionAir Sample Number: 21-1490
Sample Matrix: AIR

Sample Collection START Date/Time: 6/24/21 8:01
Sample Collection END Date/Time: 6/24/21 15:56
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	< 3.19	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	101%		
Analysis Date/Time:	7-3-21/14:56		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-315

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-OA **Sample Collection START Date/Time:** 6/24/21 8:00
EnvisionAir Sample Number: 21-1491 **Sample Collection END Date/Time:** 6/24/21 15:52
Sample Matrix: AIR **Sample Received Date/Time:** 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	< 3.19	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	91%		
Analysis Date/Time:	7-3-21/14:22		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-315

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-VP-H
EnvisionAir Sample Number: 21-1492
Sample Matrix: AIR

Sample Collection START Date/Time: 6/23/21 10:01
Sample Collection END Date/Time: 6/23/21 10:09
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	70.5	19.8	
Tetrachloroethene	4,940	638	1
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	73.1	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	98%		
Analysis Date/Time:	7-4-21/06:09		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-315

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-VP-I
EnvisionAir Sample Number: 21-1493
Sample Matrix: AIR

Sample Collection START Date/Time: 6/23/21 9:17
Sample Collection END Date/Time: 6/23/21 9:21
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	23.0	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	8.11	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	100%		
Analysis Date/Time:	7-4-21/06:44		
Analyst Initials	tjg		

TO-15 Quality Control Data

EnvisionAir Batch Number: 070321AIR

<u>Method Blank (MB):</u>	<u>MB Results (ppbv)</u>	<u>Reporting Limit (ppbv)</u>	<u>Flags</u>
cis-1,2-Dichloroethene	< 5	5	
Tetrachloroethene	< 0.47	0.47	
trans-1,2-Dichloroethene	< 10	10	
Trichloroethene	< 0.2	0.2	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	102%		
Analysis Date/Time:	7-3-21/12:43		
Analyst Initials	tjg		

<u>LCS/LCSD</u>	<u>LCS Results (ppbv)</u>	<u>LCSD Results (ppbv)</u>	<u>LCS/D Conc(ppbv)</u>	<u>LCS Rec.</u>	<u>LCSD Rec.</u>	<u>RPD</u>	<u>Flag</u>
Vinyl Chloride	9.45	9.8	10	95%	98%	3.6%	
trans-1,2-Dichloroethene	9.98	10.9	10	100%	109%	8.8%	
cis-1,2-Dichloroethene	10	10	10	100%	100%	0.0%	
Trichloroethene	10.8	10.9	10	108%	109%	0.9%	
Tetrachloroethene	9.99	10.1	10	100%	101%	1.1%	
4-bromofluorobenzene (surrogate)	97%	92%					
Analysis Date/Time:	7-3-21/10:56	7-3-21/11:32					
Analyst Initials	tjg	tjg					



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Flag Number

1

Comments

Reported value is from a 200x dilution. TJG 7/7/21

CHAIN OF CUSTODY RECORD

EnvisionAir | 1441 Sadler Circle West Drive | Indianapolis, IN 46239 | Phone: (317) 351-0885 | Fax: (317) 351-0882

Client:	P.O. Number: 2021-0382
Report Address: bkappene@enviroforensics.com	Project Name or Number: 200077 Oshkosh Gundersons
Report To: Brian Kappen	Sampled by: R. Brown
Phone: 762-290-4001	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: accounts payable@enviroforensics.com	Reporting Units needed: (circle) ug/m ³ mg/m ³ PPBV PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days Std (5 bus. days)	Media type: 1LC = 1 Liter Canister 6LC = 6 Liter Canister TB = Tedlar Bag TD = Thermal Desorption Tube

REQUESTED PARAMETERS

TO-15 Full List

TO-15 Short List (Specify in notes)



Sampling Type:
 Soil-Gas:
 Sub-Slab:
 Indoor-Air:

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Canister Pressure / Vacuum

Air Sample ID	Media Type <small>(see code above)</small>	Coll. Date <small>(Grab/Comp Start)</small>	Coll. Time <small>(Grab/Comp Start)</small>	Coll. Date <small>(Comp. End)</small>	Coll. Time <small>(Comp. End)</small>				Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
200077-114-IA-1	6LC	6-24-21	801	6-24-21	1556			X	11069	5246	-27	-3	-3	21-1490
200077-0A	6LC	6-24-21	800	6-24-21	1552			X	16077	7443	-29	-7	-7	21-1491
200077-VP-H	1LC	6-23-21	1001	6-23-21	1009			X	83922	0082	-28	-3	-3	21-1492
200077-VP-J	1LC	6-23-21	917	6-23-21	921			X	83944	0132	-22	-2	-2	21-1493

Comments: Short List: TCE, PCE, CDCE, & DCE, VC

Relinquished by:	Date	Time	Received by:	Date	Time
<i>[Signature]</i>	6-25-21	1500	<i>[Signature]</i>	6-25-21	1500
			<i>[Signature]</i>	6/28/21	1630