



August 4, 2021

Craig Jones  
C/O Jennifer Willet  
MPI Property Management, LLC  
6700 W. Fairview Ave  
Milwaukee, WI 53213

**Subject: Environmental Investigation Sampling Results**  
**BRRTS#: 02-41-515150**

Dear Mr. Jones and Ms. Willet:

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. (EnviroForensics) is providing the results of environmental samples collected from your property located at 3663 East Squire Avenue in Cudahy, Wisconsin. Indoor air and sub-slab vapor samples were collected on June 21-22, 2021. The sampling activities are part of an environmental investigation being performed for the former Packard Way Cleaners facility located at 3650-3652 East Barnard Avenue in Cudahy 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:

Packard Way Cleaners (former)  
3650-3652 E. Barnard Ave.  
Cudahy, WI

### **Sampling Results**

Three indoor air samples were collected from within your home; one (1) in the basement (6306-3677 Squire IA-B), one (1) on the first floor (6306-3677 Squire IA-1), and one (1) on the second floor (6306-3677 Squire IA-2). Additionally, one (1) sub-slab vapor sample (6306-3677 Squire-SSV-1) was collected from beneath the basement floor of your home. An outdoor sample was collected during the same period to rule out any background conditions. The sampling locations are depicted on the attached **Figure 1**. The results of the indoor air and vapor samples are summarized and compared to WDNR standards on the attached **Table 1**. A copy of the laboratory report that relates to the indoor air and vapor samples is also attached.

PCE was detected in the sub-slab vapor sample; however the concentrations was below the respective Vapor Risk Screening Levels established for residential buildings. No other chemicals of concern were detected in the indoor air or sub-slab vapor samples.

At this time there is not a vapor risk to your building. We will contact you to to schedule the next sampling event. If you have any questions or concerns, please contact us at 262-510-0612 or by email at [rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com). The WDNR project manager, Issac Ross, can be reached at 414 263-8519. We greatly appreciate your help and patience with this matter.

Sincerely,  
**EnviroForensics, LLC**

A handwritten signature in blue ink, appearing to read "Rob Hoverman".

Rob Hoverman, PG  
*Senior Project Manager*

Copy: Issac Ross, Wisconsin Department of Natural Resources

Attachments:

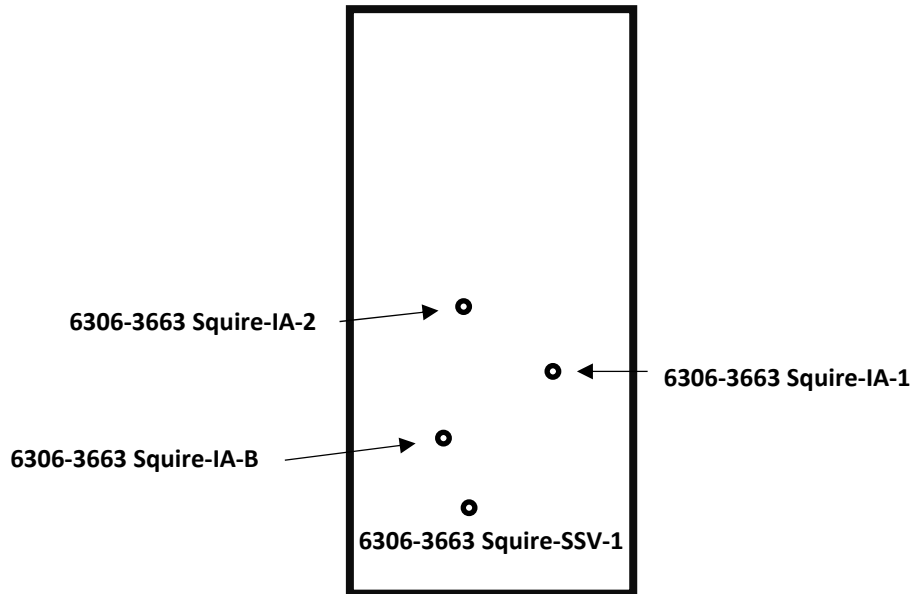
Figure 1 – Vapor Intrusion Sample Locations  
Table 1 – Vapor Intrusion Analytical Results  
Laboratory Analytical Report Excerpt

**FIGURE 1**  
**VAPOR INTRUSION SAMPLE LOCATIONS**  
**3663 E Squire Avenue, Cudahy, Wisconsin**

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East Squire Avenue

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**Legend**

- = Indoor/Outdoor/Sub-slab Air Sample
- IA-B = Basement
- IA-1 = 1<sup>st</sup> Floor
- IA-2 = 2<sup>nd</sup> Floor
- SSV-1 = Sub-Slab



**TABLE 1**  
**VAPOR INTRUSION ANALYTICAL RESULTS**

Packard Way, Ltd.  
3650-3652 East Barnard Avenue  
Cudahy, WI

Sample Address	Consultant	Sample Identification	Sample Location	Applicable Criteria	Sample Duration	Date Sampled	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl Chloride
<b>INDOOR/OUTDOOR AIR SAMPLES</b>											
<b>Residential Vapor Action Level</b>							<b>42</b>	<b>2.1</b>	<b>NE</b>	<b>NE</b>	<b>1.7</b>
3663 East Squire Avenue	EnviroForensics	6306-3663 Squire-IA-B	Basement	Residential	24-Hour	7/21/2021	<3.19	<1.07	<19.8	<39.6	<1.28
		6306-3663 Squire-IA-1	1st Floor			7/21/2021	<3.19	<1.07	<19.8	<39.6	<1.28
		6306-3663 Squire-IA-2	2nd Floor			7/21/2021	<3.19	<1.07	<19.8	<39.6	<1.28
		6306-OA	Outdoors	Not Applicable		7/21/2021	<3.19	<1.07	<19.8	<39.6	<1.28
<b>SUB-SLAB VAPOR SAMPLES</b>											
<b>Residential Vapor Risk Screening Level</b>							<b>1,400</b>	<b>70</b>	<b>NE</b>	<b>NE</b>	<b>57</b>
3663 Squire Avenue	EnviroForensics	6306-3663 Squire-SSV-1	Basement	Residential	Grab	7/22/2021	<b>275</b>	<10.7	<198	<396	<12.8

**Notes:**

Results reported in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )

Samples analyzed according to EPA Method TO-15

Vapor Risk Screening/Action Levels are calculated in accordance with WDNR Publication RR-800 and associated guidance documents

IA = Indoor Air

OA = Outdoor Air

SSV = Sub-slab vapor

**Bolded** values are above detection limits

**Bolded** and Blue shaded concentrations exceed the applicable residential screening level

NE = Screening/action level not established



**EnvisionAir**  
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Mr. Rob Hoverman  
Enviroforensics  
N16 W. 23390 Stone Ridge Dr  
Suite G  
Waukesha, WI 53188

July 29, 2021

EnvisionAir Project Number: 2021-357  
Client Project Name: 6306 Packard Way Cleaners

Dear Mr. Hoverman,

Please find the attached analytical report for the samples received July 23, 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:** 6306 - PACKARD WAY CLEANERS  
**Client Project Manager:** ROB HOVERMAN  
**EnvisionAir Project Number:** 2021-357

**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>Initial Field</u>	<u>Final Field</u>	<u>Lab</u>
			<u>Date</u>	<u>Time</u>							
21-1658	6306-3663SQUIRE IA-2	A	7/21/21	10:27	7/22/21	10:35	7/23/21	16:00	-29	0	0
21-1659	6306-3663SQUIRE IA-1	A	7/21/21	10:30	7/22/21	10:36	7/23/21	16:00	-27	-1	-1
21-1660	6306-3663SQUIRE SSV-1	A	7/22/21	11:45	7/22/21	11:48	7/23/21	16:00	-27	-4	-4
21-1661	6306-3663SQUIRE IA-B	A	7/21/21	10:32	7/22/21	10:38	7/23/21	16:00	-30	-8	-8



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**Client Name:** ENVIROFORENSICS  
**Project ID:** 6306 - PACKARD WAY CLEANERS  
**Client Project Manager:** ROB HOVERMAN  
**EnvisionAir Project Number:** 2021-357

**Analytical Method:** TO-15  
**Analytical Batch:** 072321AIR

**Client Sample ID:** 6306-3663SQUIRE-IA-2  
**EnvisionAir Sample Number:** 21-1658  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 7/21/21 10:27  
**Sample Collection END Date/Time:** 7/22/21 10:35  
**Sample Received Date/Time:** 7/23/21 16:00

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></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:	7-24-21/03:46		
Analyst Initials	tjg		



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**Project ID:** 6306 - PACKARD WAY CLEANERS  
**Client Project Manager:** ROB HOVERMAN  
**EnvisionAir Project Number:** 2021-357

**Analytical Method:** TO-15  
**Analytical Batch:** 072321AIR

**Client Sample ID:** 6306-3663SQUIRE-IA-1  
**EnvisionAir Sample Number:** 21-1659  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 7/21/21 10:30  
**Sample Collection END Date/Time:** 7/22/21 10:36  
**Sample Received Date/Time:** 7/23/21 16:00

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></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)	102%		
Analysis Date/Time:	7-24-21/04:27		
Analyst Initials	tjg		





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**Project ID:** 6306 - PACKARD WAY CLEANERS  
**Client Project Manager:** ROB HOVERMAN  
**EnvisionAir Project Number:** 2021-357

**Analytical Method:** TO-15  
**Analytical Batch:** 072321AIR

**Client Sample ID:** 6306-3663SQUIRE-SSV-1  
**EnvisionAir Sample Number:** 21-1660  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 7/22/21 11:45  
**Sample Collection END Date/Time:** 7/22/21 11:48  
**Sample Received Date/Time:** 7/23/21 16:00

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 198	198	
Tetrachloroethene	<b>275</b>	31.9	
trans-1,2-Dichloroethene	< 396	396	
Trichloroethene	< 10.7	10.7	
Vinyl Chloride	< 12.8	12.8	
4-bromofluorobenzene (surrogate)	96%		
Analysis Date/Time:	7-24-21/07:14		
Analyst Initials	tjg		



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**Project ID:** 6306 - PACKARD WAY CLEANERS  
**Client Project Manager:** ROB HOVERMAN  
**EnvisionAir Project Number:** 2021-357

**Analytical Method:** TO-15  
**Analytical Batch:** 072321AIR

**Client Sample ID:** 6306-3663SQUIRE-IA-B **Sample Collection START Date/Time:** 7/21/21 10:32  
**Sample Collection END Date/Time:** 7/22/21 10:38  
**EnvisionAir Sample Number:** 21-1661 **Sample Received Date/Time:** 7/23/21 16:00  
**Sample Matrix:** AIR

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></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)	98%		
Analysis Date/Time:	7-24-21/05:10		
Analyst Initials	tjg		



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**Client Name:** ENVIROFORENSICS  
**Project ID:** 6306 - PACKARD WAY CLEANERS  
**Client Project Manager:** ROB HOVERMAN  
**EnvisionAir Project Number:** 2021-358

**Analytical Method:** TO-15  
**Analytical Batch:** 072321AIR

**Client Sample ID:** 6306-OA      **Sample Collection START Date/Time:** 7/21/21      10:57  
**EnvisionAir Sample Number:** 21-1664      **Sample Collection END Date/Time:** 7/22/21      10:53  
**Sample Matrix:** AIR      **Sample Received Date/Time:** 7/23/21      16:00

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></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:	7-24-21/03:04		
Analyst Initials	tjg		

**TO-15 Quality Control Data**

**EnvisionAir Batch Number:** 072321AIR

<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)	100%		
Analysis Date/Time:	7-23-21/17:43		
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	9.13	9.38	10	91%	94%	2.7%	
trans-1,2-Dichloroethene	10.2	10.6	10	102%	106%	3.8%	
cis-1,2-Dichloroethene	10.3	10.4	10	103%	104%	1.0%	
Trichloroethene	9.67	9.55	10	97%	96%	1.2%	
Tetrachloroethene	9.91	10.1	10	99%	101%	1.9%	
4-bromofluorobenzene (surrogate)	101%	107%					
Analysis Date/Time:	7-23-21/15:37	7-23-21/16:22					
Analyst Initials	tjg	tjg					



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Flag Number

Comments

# CHAIN OF CUSTODY RECORD

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

Canister Pressure / Vacuum

Client:	P.O. Number: 2021-0437
Report: rhaerman@ Address: enviroforensics.com	Project Name or Number: 6306 PackardWay Cleaners
Report To: Rob Haerman	Sampled by: R Brown
Phone: 762-790-4001	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: accounts enviroforensics.com	Reporting Units needed: (circle) ug/m <sup>3</sup> mg/m <sup>3</sup> PPBV PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days 5 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)

Air Sample ID	Media Type (see code above)	Coll. Date (Grab/Comp Start)	Coll. Time (Grab/Comp Start)	Coll. Date (Comp. End)	Coll. Time (Comp. End)	TO-15 Full List	TO-15 Short List (Specify in notes)	Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
6306-3663 SQUIRE- IA-2	6LC	7-21-21	1057	7-22-21	1035	X		11067	7624	-29	0	0	21-1658
6306-3663 SQUIRE- IA-1	6LC	7-21-21	1030		1036	X		11072	8005	-27	-1	-1	21-1659
6306-3663 SQUIRE- 55V-1	1LC	7-22-21	1145		1148	X		83814	0097	-27	-4	-4	21-1660
6306-3663 SQUIRE- IA-B	6LC	7-21-21	1032		1038	X		1085	7621	-30	-8	-0	21-1661

Comments:

Short List: PCE, TCE, CDCE, TDCE, VC

Relinquished by: <i>RLZ</i>	Date: 7-22-21	Time: 1630	Received by: <i>[Signature]</i>	Date: 7-22-21	Time: 1630
				7/23/21	1600