

## Foellmi, Thomas J - DNR

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**From:** DiMaggio, Janet H - DNR  
**Sent:** Tuesday, October 18, 2022 1:38 PM  
**To:** DiMaggio, Janet H - DNR  
**Subject:** FW: Former Carriage Trade, 5710 Raymond Road, Madison, WI - VMS audit documentation

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**From:** DiMaggio, Janet H - DNR  
**Sent:** Tuesday, October 18, 2022 1:36 PM  
**To:** Jessica Werner <JWerner@bacelinegroup.com>; Koepke, Cynthia L - DNR <Cynthia.Koepke@wisconsin.gov>  
**Subject:** RE: Former Carriage Trade, 5710 Raymond Road, Madison, WI - VMS audit documentation

Jessica,

Thank you for sending the inspection log for the vapor mitigation system (VMS) today. This along with the updated cap inspection received on Oct. 5th are sufficient documentation of the repairs made. In the future, you will need to fill out all pages of both forms. The notation on pages 3-7 of the VMS form indicated those photos were optional, however a few comments in the text box (right side of page) to acknowledge existing conditions will be required. This time, based on our July 29, 2022 inspection, the repairs and subsequent documentation DNR finds you compliant.

**We are committed to service excellence.**

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

Janet DiMaggio, P.G.  
Cell Phone: (608) 219-2155  
[janet.dimaggio@wisconsin.gov](mailto:janet.dimaggio@wisconsin.gov)

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**From:** Jessica Werner <[JWerner@bacelinegroup.com](mailto:JWerner@bacelinegroup.com)>  
**Sent:** Tuesday, October 18, 2022 12:52 PM  
**To:** Koepke, Cynthia L - DNR <[Cynthia.Koepke@wisconsin.gov](mailto:Cynthia.Koepke@wisconsin.gov)>; DiMaggio, Janet H - DNR <[Janet.DiMaggio@wisconsin.gov](mailto:Janet.DiMaggio@wisconsin.gov)>  
**Subject:** RE: Former Carriage Trade, 5710 Raymond Road, Madison, WI - VMS audit documentation

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please see completed form attached as I did get it to open and saved.

Thank you,

**JESSICA WERNER** | Regional Property Manager, Wisconsin  
Office: 303.615.9544 | Direct: 303.307.8607 | Cell: 720.656.9219  
511 Broadway | Denver, CO 80203

**Neighborhood shopping centers creating community value.**

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**Notice:** In accordance with s. NR 727.05(1)(b)3., Wis. Admin. Code, use of this form for documenting the inspections and maintenance of certain vapor-related 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 Public Records law [ss. 19.31-19.39, Wis. Stats.].

**Directions:** This form was developed to provide the results of a site inspection of a vapor related continuing obligation, typically a vapor mitigation system. See the 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 approval letter. The letter may be found in the database, [BRRTS on the Web](#), by searching for the site using the BRRTS ID number and then looking in the "Action" section for code 56.

Activity (Site) Name: Meadowood Baceline, LLC BRRTS No.: \_\_\_\_\_

Address Being Inspected (e.g., 123 N. Main St.): 5712 Raymond Rd Madison WI 53711 Date of Inspection: 10/14/2022

Inspection Performed By (Name & Title/Company): Brian Thompson Lifetime Radon Solutions

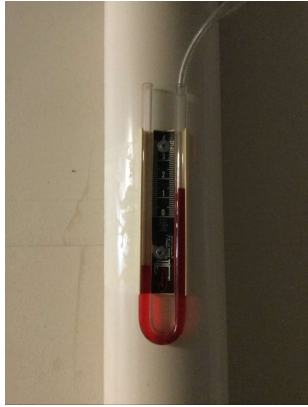
When submittal of this form is required, submit an electronic version or a scanned copy of this completed form to the [RR Submittal Portal](#).

**HOW TO USE THIS FORM**

The Activity (Site) Name, BRRTS No., Address Being Inspected and Date of Inspection entered above will auto-populate the table. Complete only the applicable rows/components. Check "Not Applicable" for components that do not apply. For example, if there is no sump sealed and vented as part of the system, check "Not Applicable" in the "NOTES" section for that component.

**Multiple components:** For systems with multiple components (e.g., two manometers or two fans), add an additional row for that component by clicking the "+" (plus) symbol at the end of the row. After a system component row is added, a "-" (minus) symbol is shown so the added row may be deleted.

**Photos:** Click on the placeholder photo shown in each row to replace it with your own site-specific photo. Site-specific photos are optional but strongly recommended. Enter specific details and observations within the "NOTES" section to assist the DNR in understanding status of the system components.

SYSTEM COMPONENT				Date of Inspection: 10/14/2022
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
<b>Manometer or Differential Pressure Gauge</b>	Measures differential pressure between vacuum side of vent pipe and indoor space.  This measurement confirms there is a vacuum being pulled by the fan.	Liquid Level on Manometer or Gauge	Liquid level in manometer should be offset (not level with each other).	A change in liquid level indicates a change in the vacuum below foundation. This could be caused by failure of fan, blockage of vent pipe, change in water level below building, or other conditions.  Hire a professional to identify cause and repair if needed.
PHOTO			<b>NOTES:</b> (Record the reading on the gauge. Identify specific building and location description:)	
			<input type="checkbox"/> Not Applicable	
			liquid is not level with each other and system is running and working properly	

BRRTS No. \_\_\_\_\_

Site Name: Meadowood Baceline, LLC

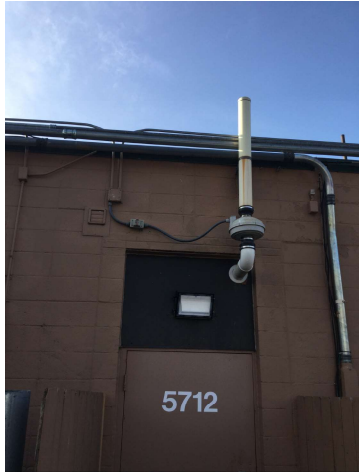
Address Being Inspected: 5712 Raymond Rd Madison WI 53711

### Vapor Mitigation System Inspection Log

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT				Date of Inspection:	10/14/2022
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?	
Fan	<p>Fan creates a vacuum and lowers pressure below foundation.</p> <p>The fan also removes soil gases from below foundation for discharge to atmosphere.</p>	<p>Fan Operation</p> <p>Fan Location</p> <p>Motor Noise</p>	<p>Fan is on.</p> <p>Fan mounted outside &amp; secure.</p> <p>Fan motor is quiet (loud motor may indicate problem).</p>	<p>Replace the fan immediately once the fan stops running. Fans typically run for 10-20 years, but it may be less.</p> <p>Replacement fan to have similar specifications as original with respect to flow and vacuum.</p> <p>After a fan is replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.</p> <p><b>Original Fan Make and Model:</b></p>	

<p>PHOTO</p> 	<p><b>NOTES:</b> (Identify specific building and location description:)</p> <p><input type="checkbox"/> Not Applicable</p>
	<p>Fan is on and working properly. Mounted outside and motor is quiet. No problems indicated</p>



BRRTS No. \_\_\_\_\_

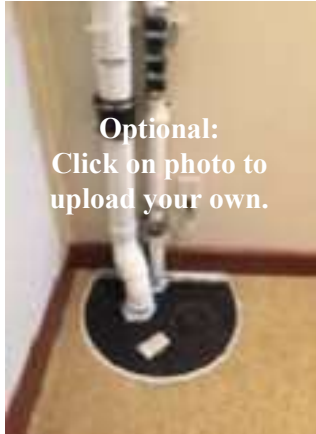
Site Name: Meadowood Baceline, LLC

Address Being Inspected: 5712 Raymond Rd Madison WI 53711

### Vapor Mitigation System Inspection Log

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SYSTEM COMPONENT		Date of Inspection: 10/14/2022		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
<b>Sealed Sump w/Vent Pipe</b>	<b>Sump Cover:</b> Soil gases are collected in sump and the cover prevents soil gas from getting inside home. <b>Vent Pipe:</b> Pipe transports the soil gas from the sump for discharge to the atmosphere.	Suction Point Seal  Vent Pipe Seal Condition	Seal is airtight to floor.  Vent pipe is connected to the sump cover and is not cracked.	Sump cover or vent pipe may need to be sealed or replaced if cracks or leaks appear.  If any piping or sealing of the system is altered or replaced, the system should be evaluated by a plumber or a mitigation professional to verify effectiveness, which includes pressure readings.
PHOTO			<b>NOTES:</b> (Identify specific building and location description:)	
			<input type="checkbox"/> Not Applicable	

BRRTS No. \_\_\_\_\_


Site Name: Meadowood Baceline, LLC

Address Being Inspected: 5712 Raymond Rd Madison WI 53711

### Vapor Mitigation System Inspection Log

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SYSTEM COMPONENT		Date of Inspection: 10/14/2022		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
<b>Outdoor Vent Pipe</b>	Pipe transports the soil gas from beneath the foundation for discharge to the atmosphere.	Vent Pipe Condition  Vent Pipe Location	Vent pipe remains connected to fan. End of pipe free from obstructions. The exhaust is more than 15 feet from windows or air intakes.	Vent pipe may require replacement, or cleaning to remove ice or debris.  If any piping or sealing of the system is altered or replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.
PHOTO			<b>NOTES:</b> (Identify specific building and location description:)	
			<input type="checkbox"/> Not Applicable	

BRRTS No. \_\_\_\_\_


Site Name: Meadowood Baceline, LLC

Address Being Inspected: 5712 Raymond Rd Madison WI 53711

### Vapor Mitigation System Inspection Log

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SYSTEM COMPONENT		Date of Inspection: 10/14/2022		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Foundation Floor	Foundation is a barrier that minimizes soil gas entry into building, and helps fan to work efficiently.	Foundation Condition	No penetrating cracks or holes in foundation.	Seal cracks or other penetrations as you would to prevent water from entering.
		Foundation Footprint	Check if there have been alterations or additions to building or footprint.	If building floor plan has changed, notify DNR and contact a mitigation professional to evaluate if modifications to the vapor mitigation system are necessary.
PHOTO			<b>NOTES:</b> (Identify specific building and location description:)	
 <p>Optional: Click on photo to upload your own.</p>			<input type="checkbox"/> Not Applicable	



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SYSTEM COMPONENT				Date of Inspection:	10/14/2022
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?	
Sub Slab Vapor Port	This is a sample port to measure vacuum or take sample of soil gas if needed. It needs to remain sealed when not in use to prevent soil gas entry into the home.	Port Seal/Cap	If able to measure the vacuum with a micromanometer, the pressure differential should be at least 0.004 inches of H <sub>2</sub> O or at least one Pascal.	Repair or replace the seal and cover as needed.	
		Port Condition	Port is sealed and capped when not in use.	Permanently seal hole if sample port is ever removed.	
PHOTO			<b>NOTES:</b> (If taken, record the pressure differential reading. Identify specific building and location description:)		
 <p>Optional: Click on photo to upload your own.</p>			<input type="checkbox"/> Not Applicable		